

**SALE PRICE**

\$1,800,000

**LEASE PRICE**

\$15/PSF Triple Net

**SIZE**

10,966

**ZONING**

Borough of Pottstown's  
Downtown  
(Conservation)

*Motivated Seller*



## RETAIL / COMMERCIAL SPACE FOR LEASE IN THE HEART OF DOWNTOWN POTTSTOWN

Position your business in a prime Pottstown location with exceptional visibility, flexible space, and ample parking. This former Rite Aid sits in the heart of the Borough's Downtown (Conservation) district, just steps from dining, retail, and community institutions.

**Property Highlights:**

- Open floor plan ideal for a variety of uses
- Private parking lot with 49 parking spaces
- Accessible from E. High St. and S. Evans St.
- Single-lane drive-through window supports 2 vehicles
- Existing 8' high by 6' wide rolling garage door
- Excellent pedestrian and vehicle visibility
- Ceiling Height to grid: 11'11"
- Ceiling Height to deck: 16'08"
- Electric:
  - 600 - Amp, 208/120VAC, 3 phase service
  - 1 600 Amp-rated Panelboard
  - 2 225 Amp-rated Subpanels
- Less than 1 mile from both 422 and Route 100
- HVAC: 3 York Manufactured Rooftop Units
  - Manufacturer: York
  - Tonnage: x2 10-Ton; x1 5-Ton
  - Date of Manufacture: June & July 2011

**Potential Uses:**

- Retail/Convenience Store
- Financial Institution
- Pharmacy or Health Services
- Automotive Services
- Child/Daycare
- Fitness/Gym

## PRESENTED BY

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# RETAIL / COMMERCIAL SPACE FOR LEASE

340 E. High St, Pottstown, PA 19464



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