



2190 E HIGH ST, POTTSTOWN, PA



GROCERY ANCHORED CENTER

LONG TERM LEASES

INSTITUTIONAL CORRIDOR

Marcus & Millichap
THE DOUGHERTY TEAM



MULTI-TENANT INVESTMENTS | SINGLE TENANT NET LEASE | REDEVELOPMENT | 1031 EXCHANGE

LEAD AGENT CONTACT



SCOTT WOODARD

SENIOR DIRECTOR INVESTMENTS

(215) 531-7058
scott.woodard@marcusmillichap.com
License No. RS329242 (PA)



DERRICK DOUGHERTY

SENIOR MANAGING DIRECTOR INVESTMENTS

(215) 531-7026
derrick.dougherty@marcusmillichap.com
License No. RS305854 (PA)

FINANCING CONTACT



STEPHEN FILIPPO

MANAGING DIRECTOR - CAPITAL MARKETS

(212) 430-5288
stephen.filippo@marcusmillichap.com
License No. 10401269437 (NY)

2.5M+ ANNUAL VISITS



COVENTRY CHRISTIAN SCHOOLS

250+ Students Enrolled
2 Miles Away



422 US 422 (49,639 VPD)

Fresenius
COMMITTED TO LIFE

Lindis SUPERMARKET L LINCARE
A Linde company.
2190 E HIGH ST, POTTSTOWN, PA

LIBERTY MINISTRIES
THRIFT

E High St (13,020 VPD)





213 Staffed Beds

THE HILL SCHOOL

530+ Students Enrolled
 2.7 Miles Away
 \$55,660 Annual Tuition | 2nd Most Expensive Private School in PA

POTTSGROVE SENIOR HIGH SCHOOL

980+ Students Enrolled
 3 Miles Away

CVS

Placer.ai National Rank
 Top 30%

Lindis SUPERMARKET **LINCARE**
 A Linde company.
 2190 E HIGH ST, POTTSTOWN, PA

Moove In Self Storage

Cup of Joy, Domino's Pizza, BEYOND SMOKE, Optima NAILS & SPA



E High St (13,020 VPD)

Fresenius
 COMMITTED TO LIFE

LIBERTY MINISTRIES THRIFT

INVESTMENT OVERVIEW

LANDIS CENTER | POTTSTOWN, PA



\$4,465,193

ASKING PRICE



7.00%



CAP RATE



\$312,564

NOI

2190 E HIGH ST, POTTSTOWN, PA

Tenant		
Doing Business As	Landis Supermarket	Lincare
Unit Size	35,040	2,525
GLA %	93.3%	6.7%
Lease Commencement	Dec-2015	Oct-2023
Lease Expiration	Apr-2036	Sep-2028
Lease Term Remaining	10 Years	2 Years
Annual Rent	\$280,320	\$36,000
Lease Type	NNN	NNN
Total GLA	37,565 SF	
Lot Size	1.49 Acres	
WALT	9.7 Years	
Year Built	1997	
Parking Spaces	-	
Zoning	SC	

INVESTMENT OVERVIEW

LANDIS CENTER // POTTSTOWN, PA

GROCERY ANCHORED CENTER | Landis Supermarket, founded in 1938 with 4 Pennsylvania locations, has operated at this site for 10+ years, demonstrating long-term commitment and proven performance at the location.

LONG-TERM LEASE SECURITY | Boasts a Weighted Average Lease Term (WALT) of over 9.7 years, providing long-term stability.

STRONG REAL ESTATE FUNDAMENTALS | 1.5 acres with approximately 37,000 SF of rentable space along Pottstown's primary commercial corridor.

POTTSTOWN NEW DEVELOPMENTS | Directly benefits from the \$25M Lastick Building Mixed-Use redevelopment and the city's "Western Gateway" streetscape project, including new lighting, signage, and bike racks along High Street.

DENSE STUDENT POPULATION | Proximate to Montgomery County Community College – West Campus (2,200 students) and Pottsgrove School District (3,000 students).

RECENTLY EXTENDED ANCHOR | Landis Supermarket (35,040 SF) signed a 10-year extension in late 2025, showing commitment to the site.

PASSIVE NET INVESTMENT | Triple Net Lease (NNN) structures with tenants covering taxes, insurance, and CAM.

VISIBILITY & ACCESSIBILITY | Prominent frontage and signage along East High Street with 15,000 VPD and immediate access to U.S. Route 422 (48,000 VPD - Pottstown Expressway).

INSTITUTIONAL CORRIDOR | Surrounded by major national retailers, including Aldi, Costco, Wawa, and Home Depot, driving consistent regional traffic. Adjacent to Pottstown Hospital, a nearly 200-bed facility employing approximately 700 professionals.

POPULATION GROWTH & AFFLUENT SUBMARKET | Five-mile radius average household income exceeds \$108,000 with a population of 99,000+ residents, projected to grow over 2% by 2029.



RENT ROLL

LANDIS CENTER // POTTSTOWN, PA

Tenant Name	SF	GLA %	Start Date	End Date	Increase Date	Rent/SF	Monthly Rent	Annual Rent	% Increase	Options	Lease Type
Landis Supermarket	35,040	93.3%	Dec-2015	Apr-2036	Current	\$8.00	\$23,360	\$280,320	-	-	Fee Simple NNN
					May-2031	\$8.50	\$24,820	\$297,840	6.3%		
Lincare	2,525	6.7%	Oct-2023	Sep-2028	Current	\$14.26	\$3,000	\$36,000	-	1, 5-Year Option	Fee Simple NNN
37,565		100%	Annual Base Rent: \$316,320								

[1] In November 2025, Landis signed an ammendment to the Lease, extending the term by 10 years, providing \$100,000 in rent credit through 2026. The tenant retained no option periods upon expiration of Lease term.

* Landis Supermarket rent increases from \$263,000 annually to \$280,320 as of 5/1/2026



INCOME & EXPENSES

LANDIS CENTER // POTTSTOWN, PA

INCOME		\$/SF
Base Rent ⁽¹⁾		
Landis Supermarket	\$280,320	\$8.00
Lincare	\$36,000	\$14.26
Total Base Rent	\$316,320	\$8.42
Reimbursement Rent ⁽²⁾		
Real Estate Tax	\$62,430	\$1.66
Insurance	\$18,872	\$0.50
Total Reimbursement Rent	\$81,302	\$2.16
Effective Gross Income	\$397,622	\$10.58
EXPENSES		
Real Estate Taxes	\$62,430	\$1.66
Insurance	\$18,872	\$0.50
Common Area Maintenance ⁽³⁾	-	-
Capital Reserves ⁽⁴⁾	\$3,757	\$0.10
Total Expenses	\$85,058	\$2.26
Net Operating Income	\$312,564	

UNDERWRITING NOTES:

(1) **Base Rent:** Reflective of 1/1/2027 analysis start date.

(2) **Reimbursement:** Both Tenants responsible for reimbursement to Landlord of all Real Estate Tax and Insurance expenses

(3) **Maintenance:** Both Tenants responsible, at sole cost and expense, for the maintenance and repair of entire premises, including snow removal, landscaping, etc.

(4) **Capital Reserves:** Reflective of \$0.10/SF

* Landlord is responsible for the repair and replacement of outside walls and roof. Landis pays for roof repairs up to \$3,500 annually.

* Landlord is responsible for the repair and maintenance of Lincare's HVAC systems



LEASE ABSTRACT

LANDIS CENTER // POTTSTOWN, PA



Tenant Legal Name	Landis Supermarket, Inc
Guarantor	N/A
Square Footage	35,040 SF
Pro Rata Share	93.31%
Commencement Date	December 15, 2015
Rent Commencement Date	May 1, 2016
Expiration Date	April 30, 2036
Term Remaining	10.3 Years
Estoppel/SNDA	10 days written notice
Taxes	Tenant shall pay Landlord its PRS of all Taxes
Insurance	Tenant shall pay Landlord its PRS of all Insurance Premiums Tenant shall carry its own general Liability Insurance
Utilities	Tenant, at its own cost and expense, shall arrange with the appropriate utility companies for the provision of water, electricity, gas, and telephone service to the Premises, and shall pay the utility provider when such charges become due and payable.
Repairs & Maintenance - Tenant	Tenant shall, at its sole cost and expense, repair, maintain, and replace the HVAC system. In addition, Tenant shall be responsible for snow plowing, ice removal, landscaping and maintaining, repairing, restriping, and repaving of the parking lot of the Premises. Tenant shall have no obligation to care for the section of the parking lot around the other building (Lincare). If the tenant fails to make any required repairs, within 30 days after notice from Landlord, may at its option make the same, and charge an additional 10% admin fee for all repairs made.
Repairs & Maintenance - Landlord	Landlord shall only repair foundation and footers, exterior walls, roof (Landis reimburses up to \$3,500 annually), docks, and gutters and downspouts of the Building, exclusive of the doors, door frames, door checks, windows, and window frames located in the exterior building walls, upon receipt of written notice from Tenant advising Landlord of the need for such repairs
Exclusive	No portion of the Shopping Center except for the Premises shall be used as a supermarket, convenience store, dollar store, pharmacy/drug store, or the like, where the sale of food stuffs is more than 10% of its business (provided, such shall not preclude a restaurant).
Go Dark	Provided Tenant continues to pay all Rent, Tenant shall not be obligated to operate and the Premises may be left vacant.
Permitted Use	Premises may be used solely for the operation of a supermarket, and no other purpose without prior Landlord's written consent.
Tenant Improvements	Prior to May 1, 2026, Landlord will manage and pay for replacement of the front lower shingled roof and gutters, paint the front soffit and replace the old soffit's lighting with new LED lighting. The color of paint and the style of shingles, gutters and lighting shall be to the reasonable satisfaction of Tenant.
Assignment Note	Tenant shall not assign, or transfer this Lease or Premises without prior written approval from Landlord. If the Tenant assigns or sublets without written Landlord consent, the Landlord shall have the right to terminate all unexercised renewal options. Any transfer, regardless of consent from Landlord, shall not release Tenant from any Lease responsibilities. Tenant shall be permitted to sublet any portion of the Premises provided that such shall only be for ancillary portions of the Premises to 3rd parties that reasonable complement a supermarket use (bank, sushi bar, postal services, etc). Tenant must provide copies of any subleases to LL within 10 days following execution of such.

LEASE ABSTRACT

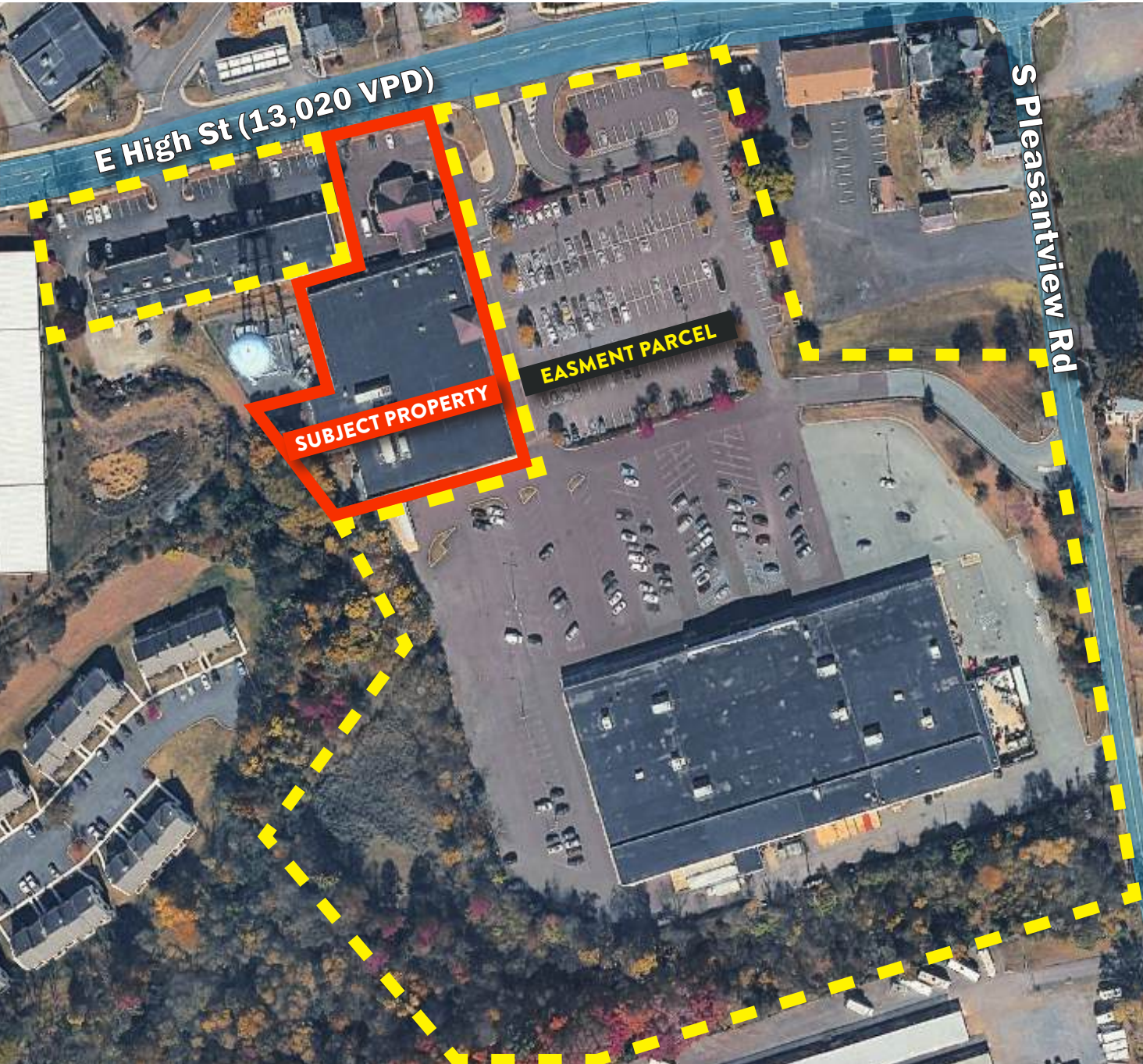
LANDIS CENTER // POTTSTOWN, PA



Tenant Legal Name	Lincare Inc.
Square Footage	2,525 SF
Pro Rata Share	6.00%
Commencement Date	October 1, 2023
Rent Commencement Date	October 1, 2023
Expiration Date	September 29, 2028
Term Remaining	Five (5) year base term
Current Options	1, 5-Year Option
Option Notice	90 days written notice
Option Notice Date	July 1, 2028
Taxes	Tenant shall pay Landlord its PRS of all Taxes
Insurance	"Tenant shall pay Landlord its PRS of annual insurance premium Tenant shall carry its own general liability insurance"
Utilities	Tenant shall pay for all utilities delivered to Lessee, and which it consumes on the premises directly to the utility provider. With regard to utilities on common meters with other tenants, Lessee shall pay its PRS of such utility charges delivered directly to the Lessee. Tenant shall NOT be responsible for any charges for common area utilities
Repairs & Maintenance - Tenant	Tenant shall, at its sole cost and expense, maintain the interior of the Premises and good working order including, HVAC, electrical, plumbing and mechanical systems, fixtures and equipment within the Premises. Tenant shall also, at its sole cost and expense, maintain the driveways and manage for snow removal.
Repairs & Maintenance - Landlord	Landlord, at its sole costs and expense, shall make all repairs which are not required by the Tenant, d all replacements including HVAC, electrical, plumbing, and mechanical systems. Landlord shall also make all structural repairs and replacements, repairs to the exterior, windows, roof, and foundation of the Premises.
Exclusive	Landlord agrees that during the term of the Lease and any extension period thereof, it shall not lease any space within 2 mile radius of the Premises to another entity that is in the business of marketing, advertising, selling, leasing, renting, distributing, or otherwise providing oxygen, oxygen equipment, or any medical equipment which falls under tenants permitted business use of Premises
Permitted Use	Tenant shall use the Premises for business and administrative offices, storage and repair space for its homecare medical business and for such other lawful purposes as may be incidental thereto
Assignment Note	Tenant may, with prior consent of landlord, assign or sublet the Lease as it pertains to any and all portions of the Premises to a credit worthy entity whose financials are comparable to Tenant, who shall remain liable for the performance of obligations of this Lease.

EASEMENT ABSTRACT

LANDIS CENTER // POTTSTOWN, PA



Landis, at its sole cost and expense, is responsible for the maintenance and repair of its designated portion of the parking lot.

- Landis maintains a snow removal contract with a third-party vendor.
- All invoices related to the parking lot area are sent directly to Landis.
- An electrical contractor handles lighting maintenance and bills Landis directly.
- Any parking lot repairs are paid for directly by Landis.



SUBJECT PROPERTY



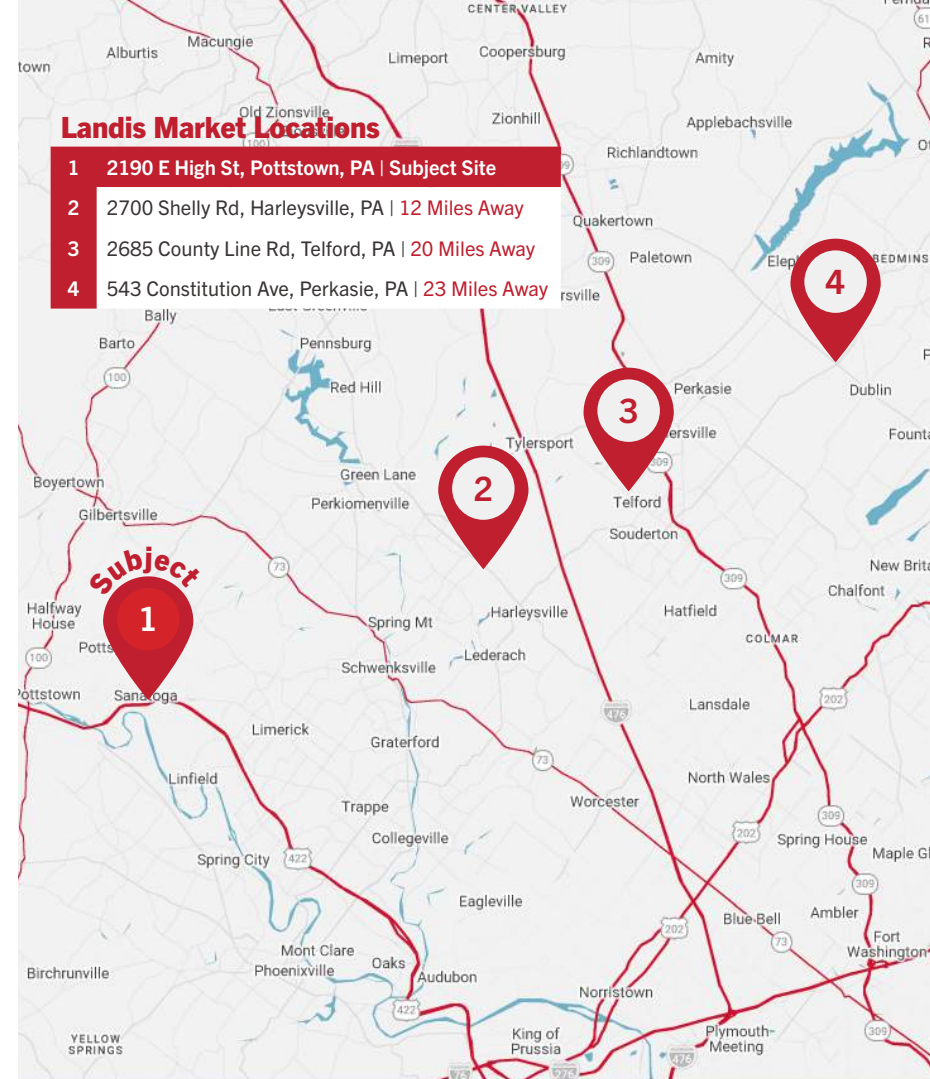
EASEMENT PARCEL



Landis Supermarkets is a well-established local supermarket chain operating 4 locations throughout the greater Philadelphia region. Started in 1938 by Frank Landis, the chain has remained a locally-owned and operated business, now run by both second and third generations of the Landis Family. They have built a strong reputation for quality products, competitive pricing, and exceptional customer service, sourcing much of their produce and meats/poultry from local Lancaster County farms.

With a multi-location footprint, Landis demonstrates operational expertise and market stability while maintaining the personal touch and community connection that distinguishes itself from regional and national grocery chains.

Founded	1938
Headquarters	Telford, PA
Locations	4
Territory	Local (Bucks / Montgomery County)
Business Type	Grocery Store / Supermarket
Type	Private / Employee Owned
Employees	650+
Website	www.landismarket.com





Lincare Holdings Inc. is the largest distributor of respiratory homecare equipment in the United States, and remains a leading provider of home medical equipment services. Established in 1987, Lincare has built a network of 10,000 employees, including a staggering 1,300+ licensed clinicians. The company serves nearly 1.8 million patients nationwide from the comfort of their homes, provided personalized respiratory care and durable medical equipment solutions. Lincare’s comprehensive service offerings include oxygen therapy, sleep apnea treatment (CPAP/BiPAP), nebulizer therapy, ventilator products, enteral therapy, home INR testing, as well as a full range of medical equipment including wheelchairs, walkers, hospital beds, and more.

Founded	1987
Headquarters	Clearwater, FL
Locations	700+ in 49 States
Business Type	Medical Equipment & Home Healthcare Services
Industry Category	Respiratory & Durable Medical Equipment
Employees	10,000+ (including 1,300+ Licensed Clinicians)
Revenue	\$2.4B (2024)
Website	www.lincare.com

Medicare Announces Final Rule for the Competitive Bidding Program

January 29, 2026

While the purpose of competitive bidding is to provide the best pricing for patients, in an industry such as respiratory equipment, patients need the correct equipment, not necessarily the cheapest equipment.

In the Final Rule, Medicare announced that oxygen therapy and CPAP equipment won't be included, which means continued stability that patients depend on every day.

[CLICK HERE TO READ](#)

Lincare Receives Reaccreditation by CHAP

April 16, 2025

CHAP, or Community Health Accreditation Partner, is a non-profit accrediting body for home and community-based healthcare organizations. Every 3-years, healthcare company's must renew this accreditation in order to meet Medicare standards, and to prove to patients they are still safe, competent, and following the rules.

Lincare was awarded this accreditation as of December 2024, ensuring their standards meet the critical requirements across industry practices including clinical care, patient safety, management practices, and organizational governance.

[CLICK HERE TO READ](#)





	122,157 VPD
	76,397 VPD
	55,821 VPD
	51,233 VPD
	39,104 VPD
	26,207 VPD
	23,383 VPD
	23,024 VPD

SUBJECT PROPERTY

LINCARE
A Linde company



HARRISBURG
80 MILES AWAY

ALLENTOWN
30 MILES AWAY

TRENTON
65 MILES AWAY

PHILADELPHIA
40 MILES AWAY

WILMINGTON
60 MILES AWAY

95,951
POPULATION
5-MILE RADIUS

\$102,287
AHHI
5-MILE RADIUS

POTTSTOWN HIGH SCHOOL
920+ Students Enrolled
2 Miles Away

POTTSGROVE SENIOR HIGH SCHOOL
980+ Students Enrolled
3 Miles Away

THE HILL SCHOOL
530+ Students Enrolled
2.7 Miles Away
\$55,660 Annual Tuition | 2nd Most Expensive Private School in PA

COVENTRY CHRISTIAN SCHOOLS
250+ Students Enrolled
2 Miles Away

Hanover St Mill Apartments
85 Apartments - 2026 Opening

Pottstown Mercury Building
25 Apartments- Redevelopment

Wawa
Placer.ai National Rank
Top 21%

CVS
Placer.ai National Rank
Top 30%

SUBJECT PROPERTY
Landis *L* **LINCARE**
A Linde company

2.5M+ ANNUAL VISITS
PHILADELPHIA PREMIUM OUTLETS
A SIMON CENTER

COSTCO WHOLESALE *Chick-fil&*

Rte 422 51,811 VPD

Firestone
Placer.ai National Rank
Top 6%

Pottstown Hospital
TOWER HEALTH
Advancing Health. Transforming Lives.
213 Staffed Beds

LIMERICK CLEAN ENERGY CENTER

INDUSTRIAL PARK
2M+ SF Flex & Industrial Space

THE HOME DEPOT
Placer.ai National Rank
Top 47%

TRI-COUNTY COMMERCE PARK
700K+ SF Warehouse Space

SUBMARKET DRIVERS – EMPLOYMENT | TOURISM | EDUCATION



MONGOMERY COUNTY COMMUNITY COLLEGE POTTSTOWN CAMPUS (3 MILES AWAY)

- Founded in 1996 as an academic center serving the Pottstown area. Boasts an enrollment of nearly 10,000 students, and a student-faculty ratio of 16:1
- Recently recognized as the most technologically advanced community college in the nation



POTTSTOWN HOSPITAL TOWER HEALTH (1 MILE AWAY)

- 219-bed acute care hospital, with over 300 physicians offering 40+ medical specialties.
- The emergency department sees more than 40,000 patients annually, being the second busiest ER in Montgomery County
- Part of the Tower Health network, integrating 10,000+ employees and 1,200+ beds across the region



POTTSTOWN SENIOR HIGH SCHOOL (2 MILES AWAY) - 1,000 STUDENTS

- Enrolls nearly 1,000 students
- Boasts a graduation rate exceeding 85%



SCHUYLKILL RIVER TRAIL (1 MILE AWAY)

- 75+ mile multi-use trail system connecting Philadelphia to Reading
- Most popular sections run through Pottstown



LIMERICK CLEAN ENERGY CENTER (1 MILE AWAY)

- Two-unit nuclear generation facility capable of producing enough electricity for more than 1.7 million homes.

DEMOGRAPHICS

LANDIS CENTER // POTTSTOWN, PA

POPULATION	1-MILE	3-MILE	5-MILES
2024 Population	7,631	50,405	96,976
2029 Population Est.	7,828	51,504	99,110
Population Growth (%)	2.6%	2.2%	2.2%

HOUSEHOLDS	1-MILE	3-MILE	5-MILES
2024 Households	2,895	19,512	36,999
2029 Household Est.	2,975	19,947	37,827
Household Growth (%)	2.8%	2.2%	2.2%

HOUSEHOLD INCOME	1-MILE	3-MILE	5-MILES
2024 Average HH Income	\$92,233	\$97,751	\$108,492
2024 Median HH Income	\$73,595	\$76,280	\$85,940

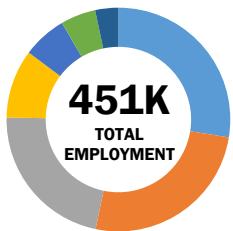
EMPLOYMENT	1-MILE	3-MILE	5-MILES
Businesses	718	2,419	5,011



MARKET PERFORMANCE

MONTGOMERY COUNTY // POTTSTOWN, PA

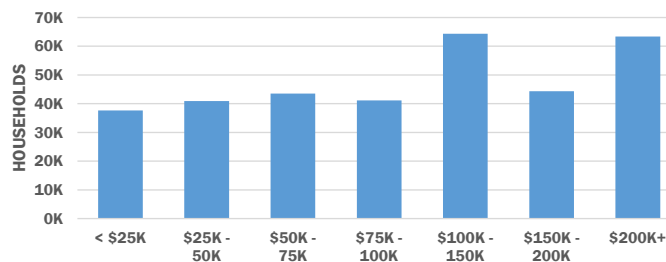
TOP INDUSTRIES



- (28%) TRADE, TRANSPORTATION, & UTILITIES
- (26%) EDUCATION & HEALTHCARE
- (22%) PROFESSIONAL & BUSINESS SERVICES
- (10%) FINANCIAL ACTIVITIES
- (6%) LEISURE & HOSPITALITY
- (5%) CONSTRUCTION
- (3%) GOVERNMENT

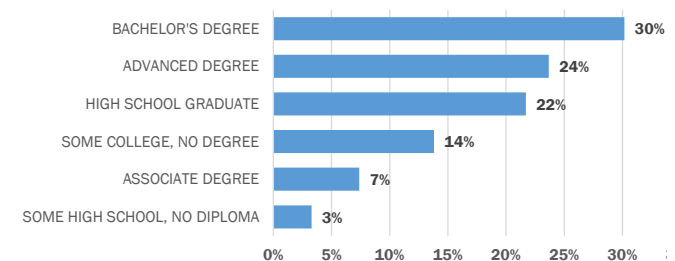
Source: ACS 2021

HOUSEHOLD INCOME



Source: ACS 2021

EDUCATIONAL ATTAINMENT



Source: ACS 2021

MONTGOMERY COUNTY, PA

QUALITY OF LIFE

Montgomery County is ranked as the #1 Best County to Live in Pennsylvania and the #16 Best County to Live in America.



EDUCATIONAL OPPORTUNITIES

Strong educational system with nationally-ranked public schools and several top colleges and universities. More than 50% of the County's population 25-years and over attained a Bachelor's or Advanced Degree.



STRONG JOB MARKET

Montgomery County is home to a diverse range of industries, including healthcare, education, and technology with a total civilian workforce of 451K+ employees.



Employment:

EMPLOYER	EMPLOYEES
Abington Jefferson Health	10,000 ±
Montgomery County Government	4,000 ±
Pfizer	2,800 ±
Arcadia University	900 ±
Ursinus College	900 ±



Transportation:

ROADWAY	TRAFFIC COUNTS (PA)
Interstate 76	145,000 VPD
Interstate 276	118,000 VPD
Route 202	85,000 VPD
Route 422	70,000 VPD
Route 611	49,000 VPD



Education:

EMPLOYER	STUDENTS
Montgomery County Community College	13,000 ±
Villanova University	10,000 ±
Arcadia University	3,500 ±
Penn State Abington	3,300 ±
Eastern University	3,200 ±





EXCLUSIVE OFFERING

INVESTMENT SALES ADVISORS

LEAD AGENTS



Scott Woodard
Senior Director Investments

(215) 531-7058
scott.woodard@marcusmillichap.com



Derrick Dougherty
Senior Managing Director Investments

(215) 531-7026
derrick.dougherty@marcusmillichap.com



Mark Krantz
Senior Director Investments

(215) 531-7056
mark.krantz@marcusmillichap.com



Nick Geaneotes
Associate Director Investments

(215) 531-7071
nick.geaneotes@marcusmillichap.com



Colin Reder
Associate Director Investments

(215) 531-7057
colin.reder@marcusmillichap.com



Jacob Haslach
Associate Investments

(215) 531-7078
jacob.haslach@marcusmillichap.com



NON-ENDORSEMENT AND DISCLAIMER NOTICE

NON-ENDORSEMENTS

Marcus & Millichap is not affiliated with, sponsored by, or endorsed by any commercial tenant or lessee identified in this marketing package. The presence of any corporation's logo or name is not intended to indicate or imply affiliation with, or sponsorship or endorsement by, said corporation or Marcus & Millichap, its affiliates or subsidiaries, or any agent, product, service, or commercial listing of Marcus & Millichap, and is solely included for the purpose of providing tenant lessee information about this listing to prospective customers.

ALL PROPERTY SHOWINGS ARE BY APPOINTMENT ONLY. PLEASE CONSULT YOUR MARCUS & MILLICHAP AGENT FOR MORE DETAILS.

DISCLAIMER

The information contained in the following Marketing Brochure is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from Marcus & Millichap and should not be made available to any other person or entity without the written consent of Marcus & Millichap. This Marketing Brochure has been prepared to provide summary, unverified information to prospective purchasers, and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation. Marcus & Millichap has not made any investigation, and makes no warranty or representation, with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCB's or asbestos, the compliance with State and Federal regulations, the physical condition of the improvements thereon, or the financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property. The information contained in this Marketing Brochure has been obtained from sources we believe to be reliable; however, Marcus & Millichap has not verified, and will not verify, any of the information contained herein, nor has Marcus & Millichap conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein. Marcus & Millichap is a service mark of Marcus & Millichap Real Estate Investment Services, Inc. © 2025 Marcus & Millichap. All rights reserved. Activity ID: ZAH0300102

BROKER OF RECORD

Timothy Stephenson, Jr.

**2005 Market St., Suite 1510
Philadelphia, PA 19103
P: (215) 531-7000**

**Lic. #: RMR006104
Firm Lic. #: RB062197C**



2190 E HIGH ST, POTTSTOWN, PA



GROCERY ANCHORED CENTER

LONG TERM LEASES

INSTITUTIONAL CORRIDOR

Marcus & Millichap
THE DOUGHERTY TEAM