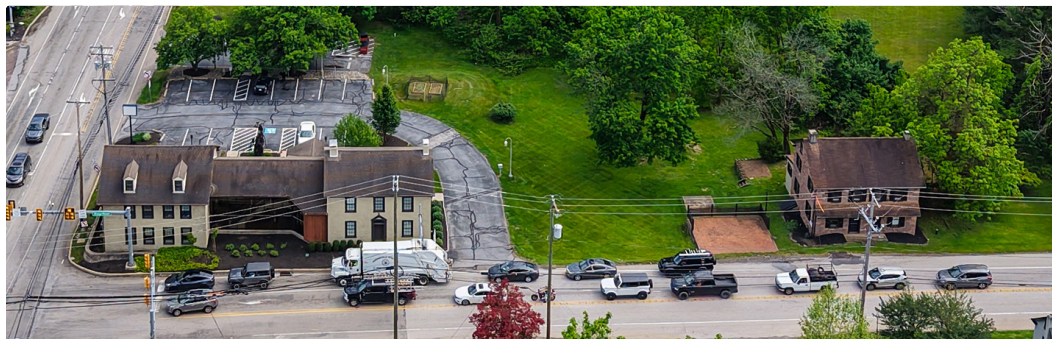




Mixed-Use
Investment
Opportunity



1000 & 1018 Ridge Road

Pottstown, Pennsylvania

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Executive Summary

Mixed-Use Investment Opportunity

Position your business or expand your investment portfolio with this exceptional mixed-use offering located at the highly visible signalized intersection of Ridge Road and Pottstown Pike (Route 100) in South Coventry Township, Chester County. This unique opportunity includes a well-maintained commercial office building at 1000 Ridge Road and a separate residential duplex at 1018 Ridge Road, providing flexibility for owner occupants, investors, or those seeking future redevelopment potential.

The primary building at 1000 Ridge Road is a two-story, 7,297 square foot commercial office building situated on approximately 1.83 acres. Originally designed as a financial institution, the property features an attractive and functional layout with a spacious first-floor office area, private offices, service counter space, and a second floor configured with additional private offices, open work areas, and a kitchenette. An enclosed two-story breezeway serves as a common lobby, complete with an open staircase and shared restrooms. The first floor offers ADA accessibility, while the building's flexible floor plan lends itself to a variety of office, medical, financial, and commercial uses.

Included in the offering is the adjacent 2,079 square foot residential duplex at 1018 Ridge Road. Whether utilized for residential income, owner occupancy, employee housing, or future repositioning, the duplex enhances the overall value and versatility of this unique offering.

The property benefits from exceptional visibility at one of the area's busiest commercial intersections, with more than 19,000 vehicles passing the site each day. Two existing access points, approximately 22 on-site parking spaces, mature landscaping, a courtyard, and prominent frontage provide both convenience and strong curb appeal for customers and employees alike.

Located within the Village Mixed Use (VM) Zoning District, the property offers a wide range of potential uses, subject to South Coventry Township regulations. Its strategic location makes it an outstanding opportunity for businesses, investors, and developers seeking a highly visible location with long-term potential.



Property Information

Street Address	1000 & 1018 Ridge Road
City, State, Zip	Pottstown, PA 19465
County	Chester
Property Type(s)	Office & Mixed-Use
Zoning	VM-Village Mixed Use
Lot Size	1.83 Acres
Corner Property	Yes
Parking	22 Surface Spaces
Tenancy	Multiple
Other	2 Points of Ingress/Egress, Signalized Intersection, Signage on Pottstown Pike

Office Building

Building Size	7,297 SF
Building Class	C
Year Built	1870
Condition	Average
Handicap Access	Yes - First Floor Only
Current Use	Existing Bank Branch Infrastructure with Offices
Amenities	Enclosed Breezeway, Mature Landscaping, Courtyard

Duplex Structure

Building Size	2,079 SF
Year Built	1890
Condition	Shell









Location Advantages

Roadway	Distance	Time
Route 422	4.5 miles	8 min
I-76	9.6 miles	16 min
I-176	12.5 miles	20 min

- Prominent, signalized corner with over 19,000 vehicles per day
- Direct access to Route 100 provides easy connectivity to Route 422, I-76, and I-176
- Approximately 30 minutes to King of Prussia
- Positioned between Reading and the western Philadelphia suburbs
- Minutes from Pottstown Hospital and numerous professional offices
- Located within a growing residential and commercial trade area
- Easy access to dining, shopping, banking, and daily conveniences

Investment Highlights

Two Buildings. One Exceptional Opportunity.

This unique mixed-use offering presents the opportunity to acquire a highly visible commercial property together with an adjacent residential duplex at one of northern Chester County's busiest signalized intersections. Ideal for owner/users, investors, professional offices, medical, financial institutions, boutique retail, or adaptive reuse. Combining a well-maintained commercial office building with a separate residential structure, the property offers flexibility for owner-occupants, investors, or those seeking future repositioning opportunities.

Village Mixed Use District

According to the South Coventry Township zoning ordinance, the Village Mixed Use District provides for a complementary mixture of uses, including residential as well as small-scale commercial, service, and employment oriented development, building on historical development patterns. It is intended that new development complement the character of the surrounding area, and not be visually dominated by large expanses of parking.

Permitted By-Right Uses

- Single-family detached or two-family dwelling
- Conversion apartments (subject to provisions)
- Retail store (certain exceptions apply)
- Business, administrative or professional office, studio, library
- Personal service shop, such as barber, beauty salon et al.
- Cottage industries including crafts/homemade products
- Church or other religious organization, club or fraternal organization
- Restaurant (except fast food)
- Bed & Breakfast or Tourist Home
- Day Care Center (subject to provisions)
- Teaching of not more than ten (10) pupils simultaneously, or for musical instruction, not more than two (2) pupils
- Shop for a trade

Prospective purchasers are encouraged to independently review and verify permitted uses and zoning regulations with South Coventry Township.



1000 & 1018 RIDGE ROAD
POTTSTOWN, PENNSYLVANIA

Mixed-Use Building Portfolio

Premium Location

Prominently positioned at the signalized intersection of Ridge Road and Route 100, this property offers exceptional visibility, regional accessibility, and exposure to more than 19,000 vehicles per day.

Flexible by Design

A commercial office building, residential duplex, and Village Mixed Use (VM) zoning provide flexibility for owner-occupants, investors, and future redevelopment opportunities.

Investment Potential

Multiple income opportunities, ample parking, dual access points, and a highly visible location create lasting value and long-term investment potential.

Strategic Ownership Opportunity

Position your business or investment in one of southeastern Pennsylvania's growing commercial corridors with a property designed for long-term success.

For more information

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