



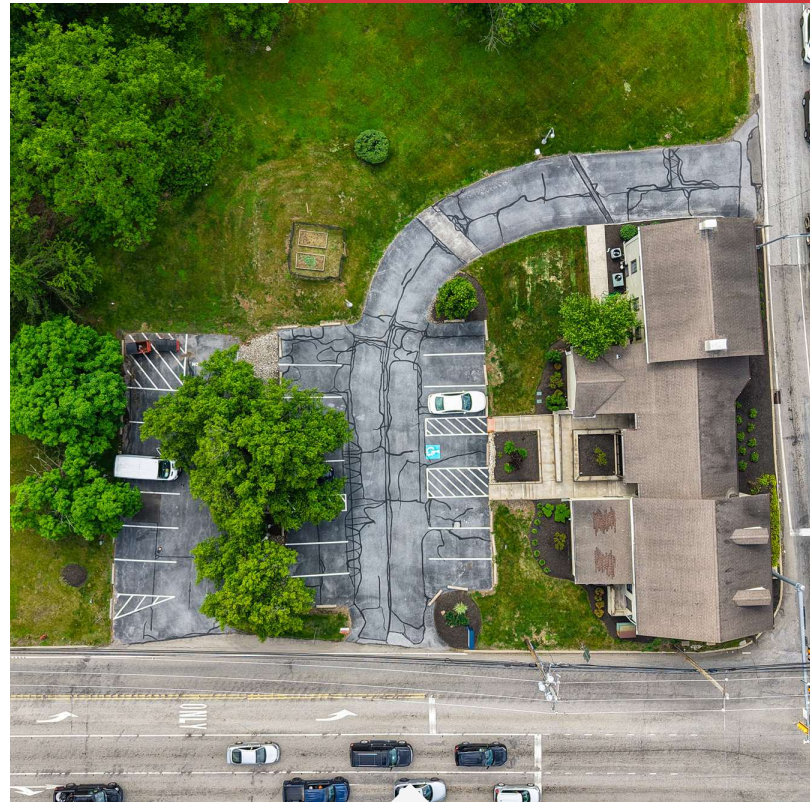
Multi-Tenant  
Office Building



# 1000 Ridge Rd

Pottstown, PA 19465

**Sarah Finney Miller**  
O: 610.871.1719 | C: 610.554.5695  
sfinney@naisummit.com



1000 Ridge Road consists of a two story, 7,297 SF freestanding retail/office building with a former first-floor bank branch plus general offices on second floor. It sits directly on the four-way signalized intersection of Ridge Road and Pottstown Pike (Route 100), two of the area's preferred commercial corridors, and sees over 19,000 vehicles passing the property each day. The facility is a well-maintained and renovated building, with ramp and small courtyard. Ample onsite parking. The 1.83 acre parcel has two existing means of access.

An enclosed two-story breezeway connects the two professional office spaces and functions as a common lobby. It includes an exposed staircase and separate restrooms. First floor configurations include open area with service counters and multiple private offices. The second floor layouts, accessible by stairwells only, include private offices, open workspace, and breakroom with kitchenette.

This offering includes an additional freestanding shell building on adjacent parcel. The vacant duplex measures approximately 2,079 SF.

- Exceptional visibility on busy signalized intersection
- Building and grounds well-maintained
- Variety of permitted uses including potential for conversion to residential

## Location Information

Street Address	1000 Ridge Rd
City, State, Zip	Pottstown, PA 19465
County	Chester

## Building Information

Office Building Size	7,297 SF
Vacant Duplex Size	2,092 SF
Building Class	C
Tenancy	Multiple
Number of Floors	2 and 2 1/2
Year Built	1870
Condition	Average

## Sale Price

## Call For Details

## Property Information

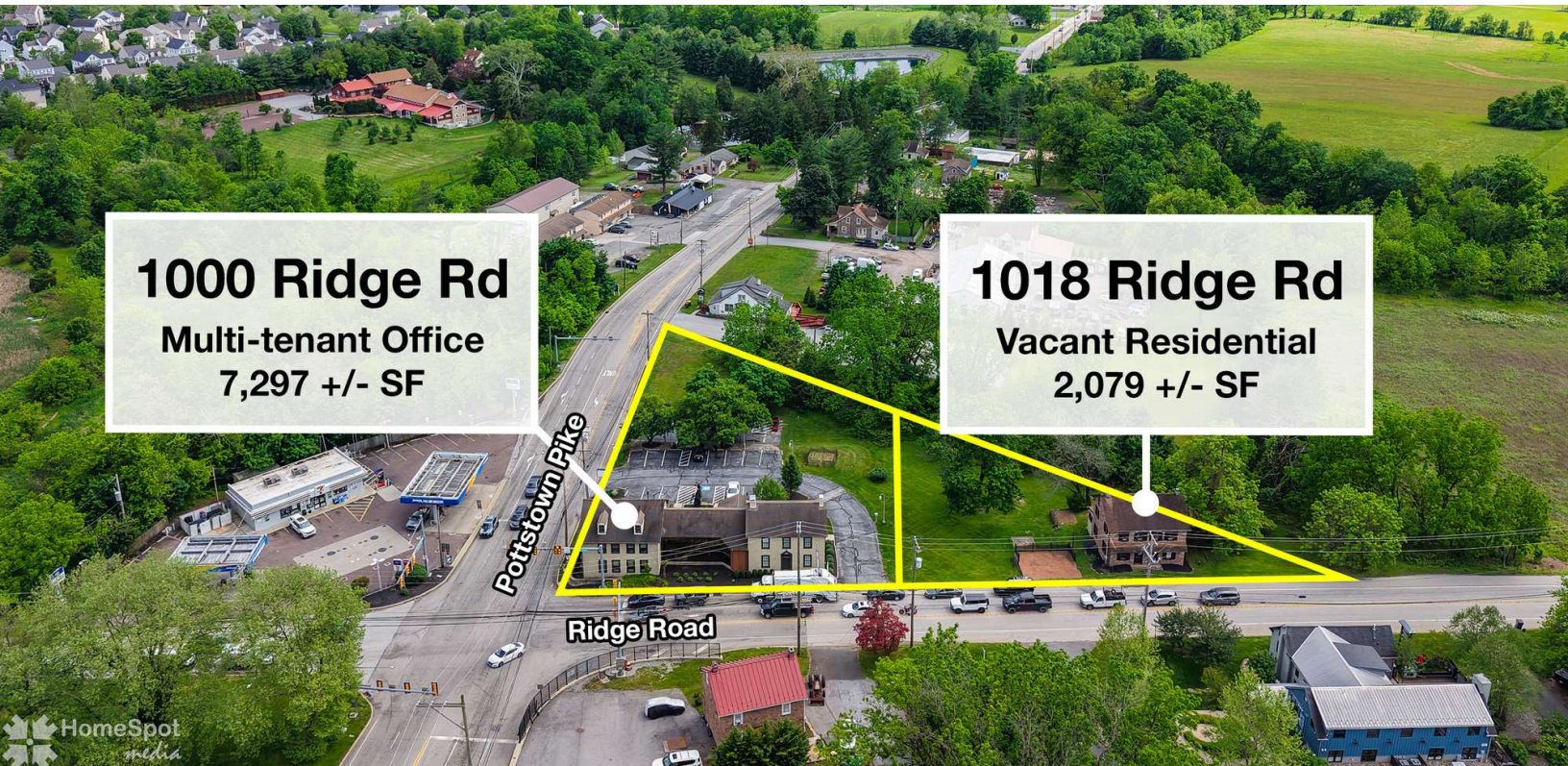
Property Type	Office
Property Subtype	Office Building
Zoning	VM - Village Mixed Use
Lot Size	1.06 Acres
Corner Property	Yes

## Parking & Transportation

Parking Type	Surface
Number of Parking Spaces	22

## Utilities & Amenities

Handicap Access	Yes
-----------------	-----

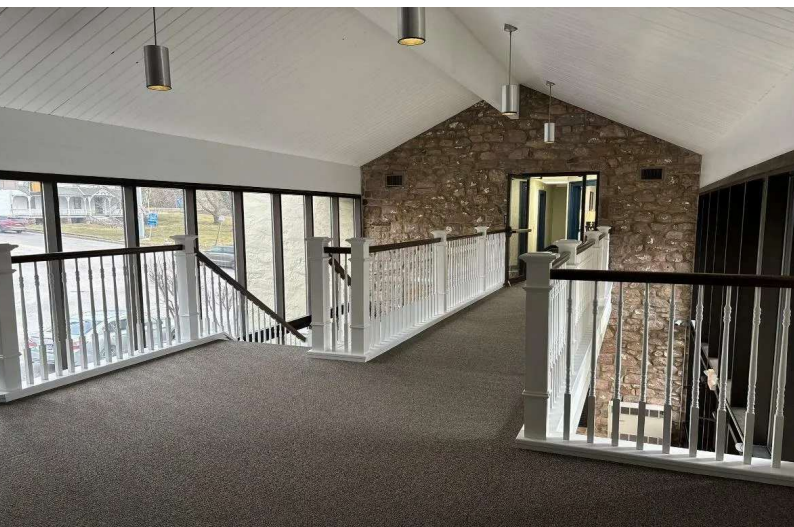
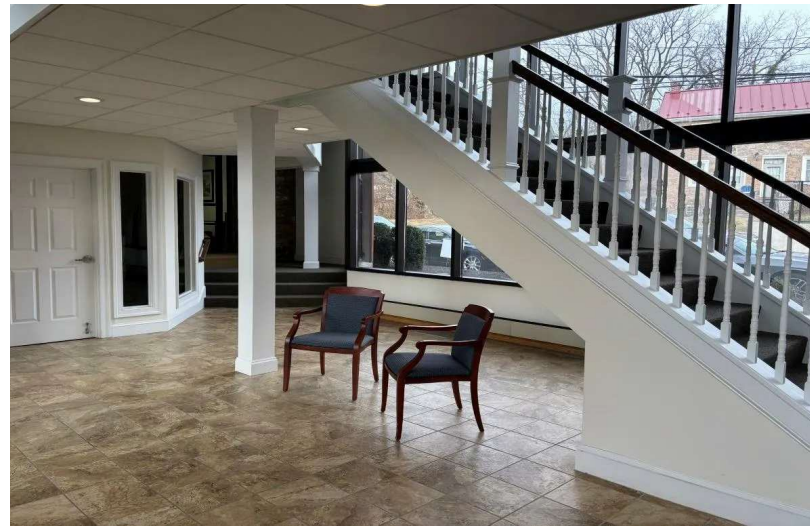


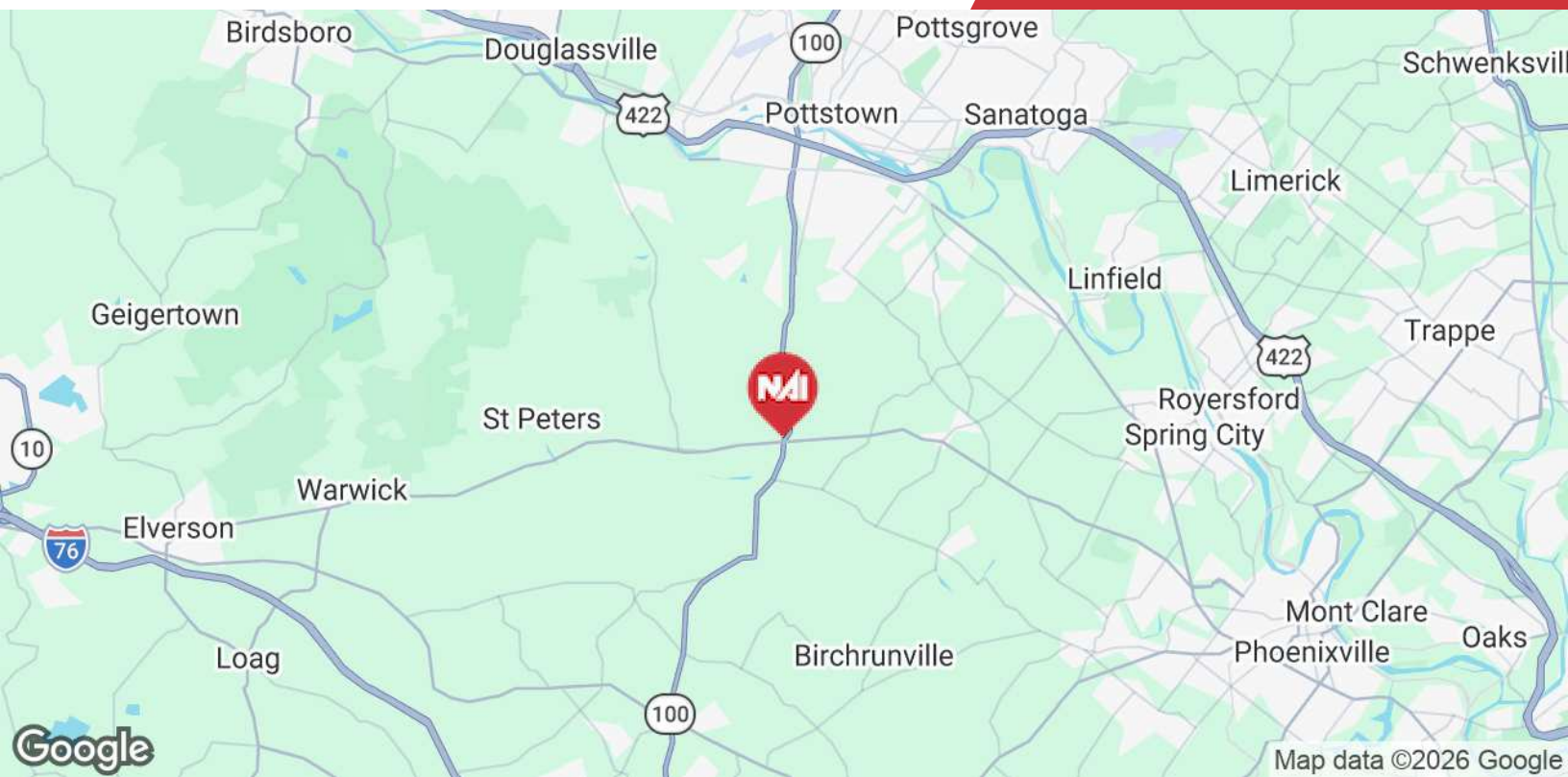
**1000 Ridge Rd**  
Multi-tenant Office  
7,297 +/- SF

**1018 Ridge Rd**  
Vacant Residential  
2,079 +/- SF









	Time	Miles
Route 422	8 min	4.5 miles
I-76	16 min	9.6 miles
I-176	30 min	23.8 miles

### Location Advantages

- Strategic access to major transportation routes providing easy access to Pottstown, Phoenixville, Exton, and the broader Philadelphia suburbs.

### About NAI Summit

NAI Summit is the greater Lehigh Valley's leading full-service commercial and industrial real estate firm. Our services offered include property sales & leasing, investment sales, distressed properties, consulting, and comprehensive property management and building services.

Sarah Finney Miller  
Senior Vice President  
O: 610 871 1719  
sfinney@naisummit.com