

For Sale

FORMER BRANCH & OFFICE BUILDING

Bennett Williams
COMMERCIAL REAL ESTATE

Price
\$1,700,000



CHILMARK
REAL ESTATE SERVICES, LLC

*1000 Ridge Road
Pottstown, PA 19301*

INVESTMENT HIGHLIGHTS

PROPERTY OVERVIEW:

SUMMARY: LIST PRICE - \$1,700,000

- Total Square Footage: 9,376
- Taxes: \$21,539
(Chester County)
- Zoning: VM Village Mixed Use
(South Conventry Township)
- Land: 1.83 Acres
- Frontage: 38' Pottstown Pike & 109' Ridge Rd

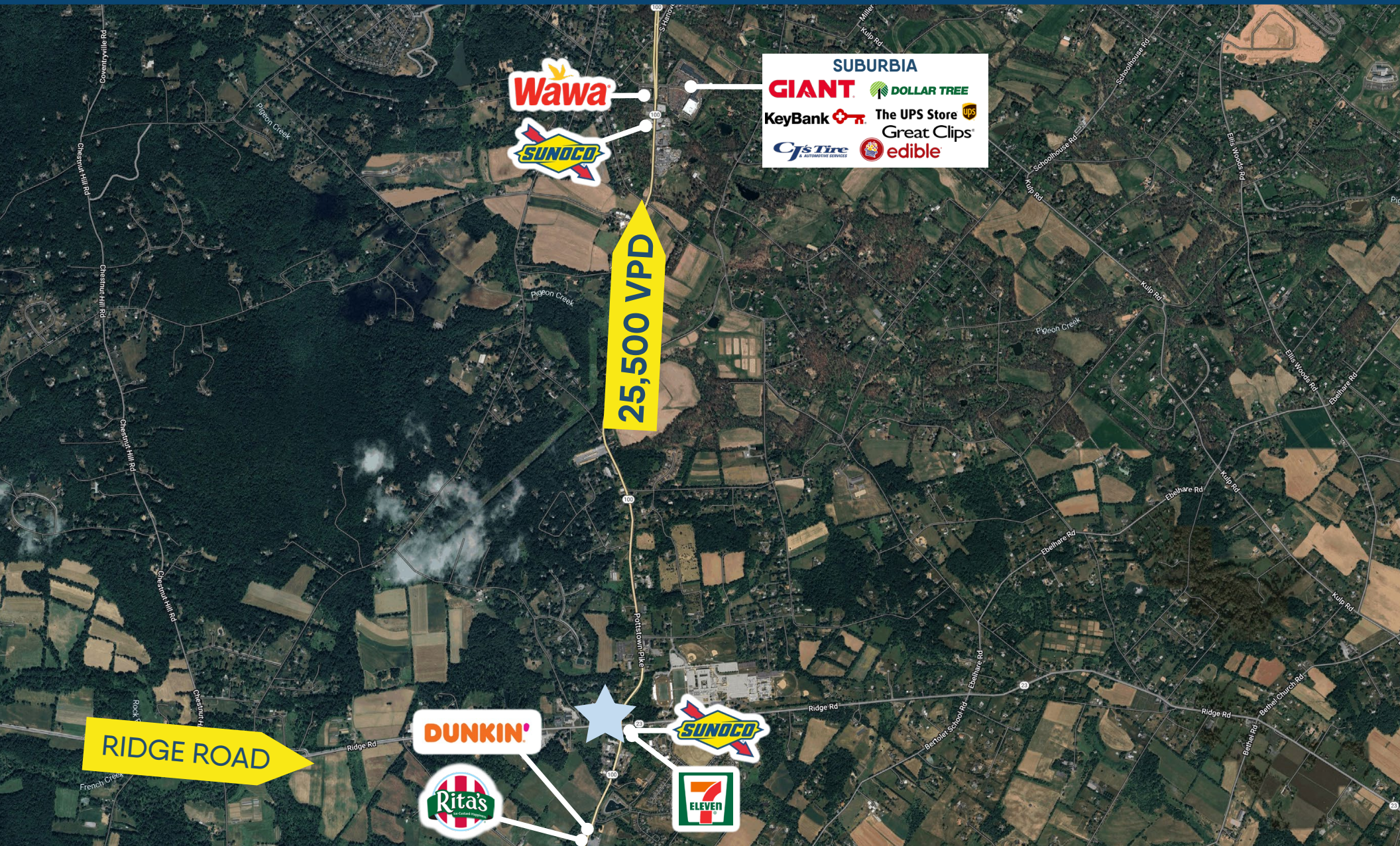
1000 Ridge Road consists of a two story, 7,297 sf of free standing retail/office building which includes a former first floor branch directly on the four-way signalized intersection of Ridge Road and Pottstown Pike. Additionally, there is a free-standing shell building measuring approximately 2,079 sf.

The **1.83 acre** parcel boasts exceptional corner visibility and two existing means of access. The Building and grounds have been meticulously maintained and is strategically situated along the areas preferred commercial corridors.

Over 19,000 vehicles passing the property each day.



AREA OVERVIEW



1000 Ridge Road Pottstown, PA 19301

AREA DEMOGRAPHICS

UTILITIES Public

PARKING 22 Spaces

TOWNSHIP South Coventry Township

ZONING **VM, Village Mixed Use**
The purpose of the VM District is to provide for a complementary mixture of uses, including residential uses as well as a small-scale commercial, service, and employment oriented development, building on historical development patterns.



	2 MILES	5 MILES	10 MILES
POPULATION			
2023	4,556	33,319	251,865
2028 Projection	4,731	34,083	257,487
TOTAL BUSINESSES			
2023	255	1,129	10,121
TOTAL EMPLOYEES			
2023	1,224	10,184	94,004
INCOME			
2023			
Average HH	\$151,892	\$126,009	\$125,494
Median HH	\$123,331	\$92,354	\$97,465
HOUSEHOLDS			
2023 (est)	1,653	12,554	95,098
2028 Projection	1,733	12,881	98,855

PERMITTED USES (INCLUDE BUT NOT LIMITED TO)

- Single-family detached or two-family dwelling
- Retail Store
- Professional Office
- Restaurant (except fast-food)
- Day Care Service
- Personal Service
- Minor General Service and Repair Shop
- Shop for a trade, including carpentry, plumbing & blacksmithing
- Municipal Use
- Conversion Apartments



ABOUT POTTSTOWN

South Coventry Township is a 2nd Class Township in northern Chester County, Pennsylvania. South Coventry is a rural township with a commercial center at the intersection of Routes 100 & 23 (location of subject). Downtown Pottstown is located 5 miles north of the property. Pottstown is located on the Schuylkill River. Route 100 and Route 422 are the main highways providing access in and out of the area.

South Coventry is located in the Owen J. Roberts School District
All Rankings

#2,176 in National Rankings

#83 in Pennsylvania High Schools

#50 in Philadelphia, PA Metro Area High Schools

ABOUT THE BANK

Sample of Personal and Business Loans & Services

Asset Based Lending

Business Express

Private Equity Banking

SBA Lending

Term Loans

Online Banking

Mobile Banking

Construction Financing

Auto Loans

Residential Mortgage Loans

Home Equity Loans and Lines of Credit

Overdraft Protection

www.firstbanknj.com

Nasdaq Global Market: FRBA

\$3.61 Billion in assets

26 full service branches

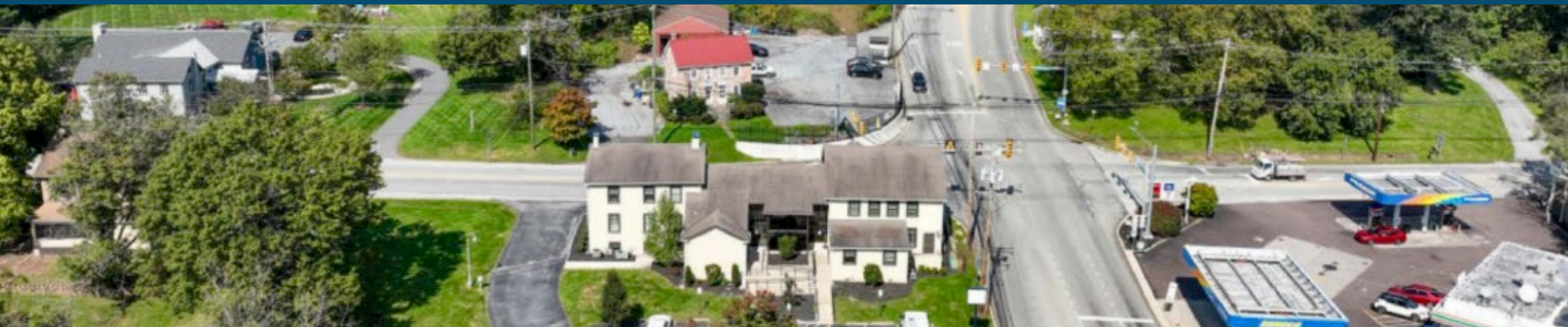


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SITE PHOTOS

Bennett Williams
COMMERCIAL REAL ESTATE



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UNDERSTANDING; Chilmark has been engaged by the owner to use its best efforts to assist in the sale of the property. This information has been obtained from sources believed reliable but has not been verified for accuracy or completeness. Any reference income, square footages, expenses and so forth are estimates or approximates. Chilmark or its personnel makes no guarantee, representation or warranty and accepts no responsibility or liability as to the accuracy, completeness, or reliability of the information contained herein. Any interested party should preform its own independent, investigation of the property and verify all information. The information herein is subject to change.