

## OFFICE FOR LEASE

# FULLY FURNISHED OFFICE SPACE

535 E High Street, Pottstown, PA 19464



### OFFERING SUMMARY

<b>AVAILABLE SF:</b>	
<b>LEASE RATE:</b>	N/A
<b>LOT SIZE:</b>	0.11 Acres
<b>ZONING:</b>	OR

### PROPERTY OVERVIEW

900 SF office space available for lease.

Space is a FULLY furnished former law office, equipped with recorder books and all law books. Great space for YOUR office for whatever entity you bring.

Perfect for Accountant, Insurance Agency, Real Estate, Dentist, Doctor, and many office uses.

Affordable lease rate of \$1,350 modified gross per month.

Office features a reception area, waiting room, conference room/additional office, private office, kitchenette and restroom. Space has parking for 6 cars in the rear and plenty of on street parking.

Who wants it?? Come and get it before someone else does! POTTSTOWN is on FIRE....be part of the FLAME that makes it GLOW!

ALLENTOWN, PA



**JAMES BALLIET**

Keller Williams-Allentown-The James Balliet Property Group

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james@jbpropertygroup.com

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

Each Office Independently Owned and Operated [TheCommercialPropertyGroup.com](http://TheCommercialPropertyGroup.com)

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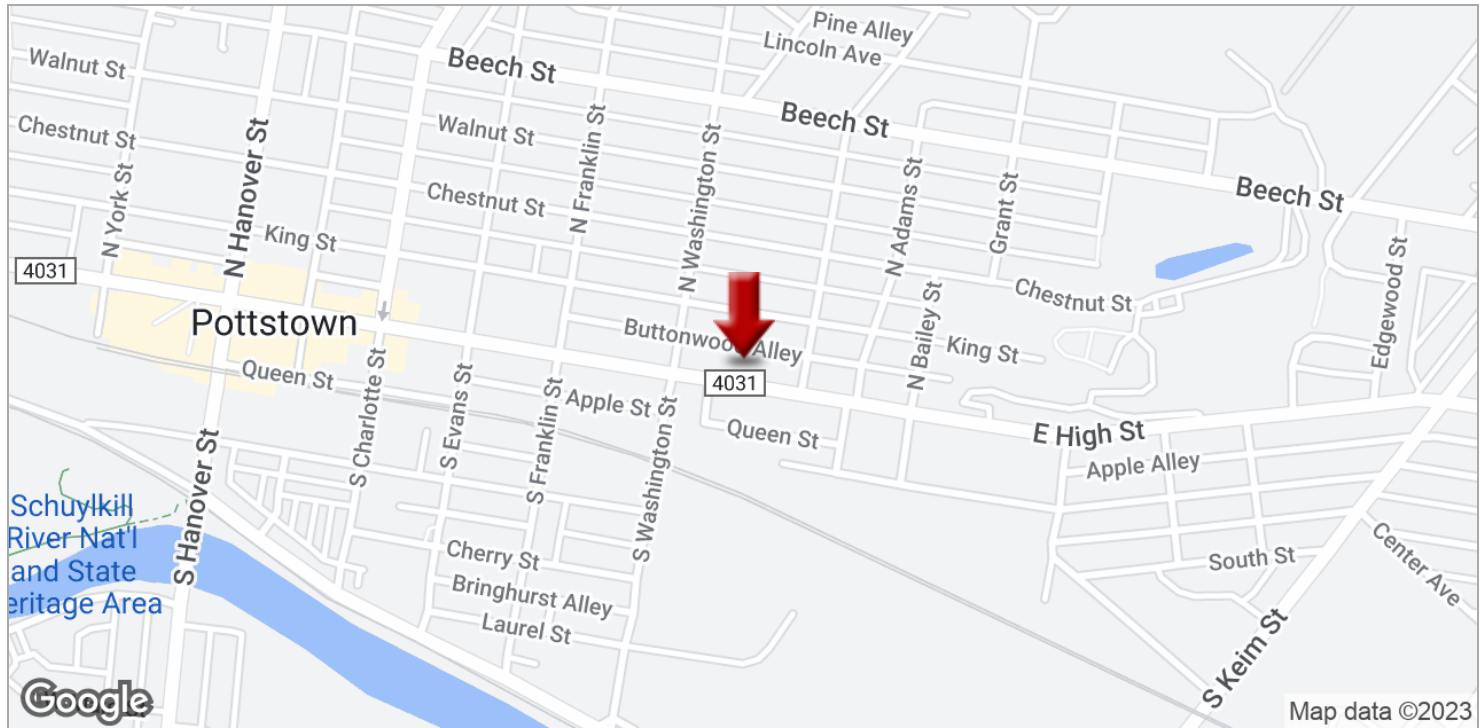
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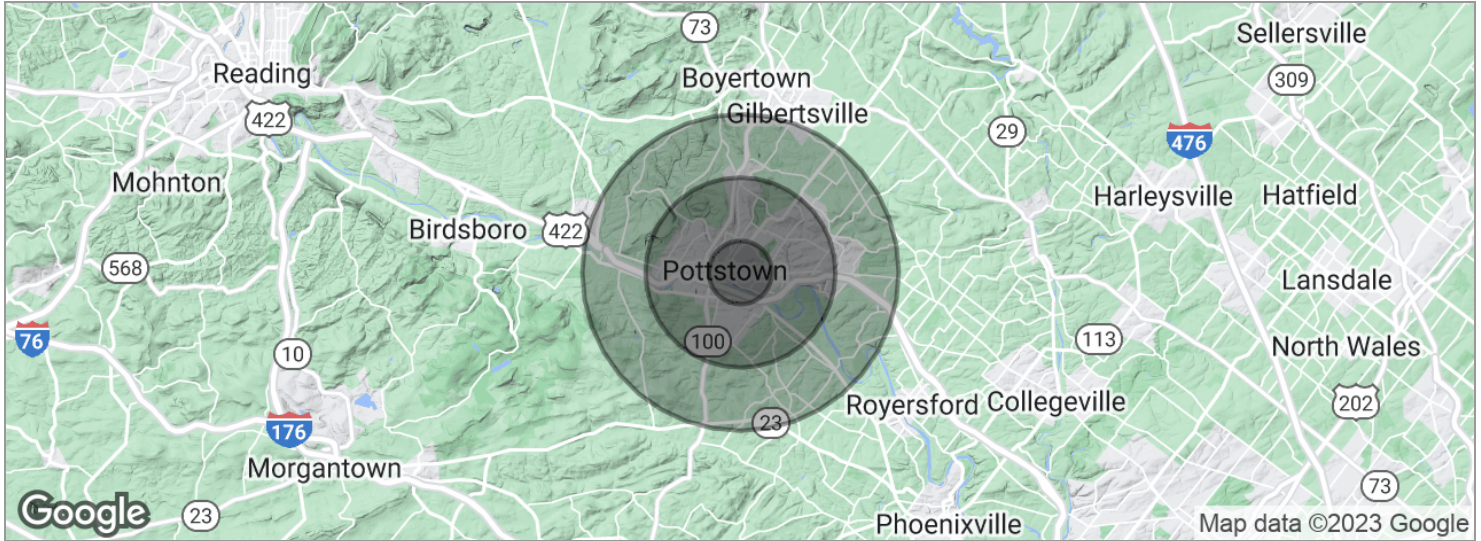
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POPULATION	1 MILE	3 MILES	5 MILES
Total population	16,105	51,681	85,638
Median age	37.2	37.1	38.2
Median age (male)	36.0	35.7	37.1
Median age (Female)	38.9	38.4	39.3
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	6,897	21,247	33,795
# of persons per HH	2.3	2.4	2.5
Average HH income	\$49,486	\$62,262	\$72,572
Average house value	\$135,834	\$214,793	\$252,374

\* Demographic data derived from 2020 ACS - US Census

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