



FOR LEASE

Medical Office Opportunity in Pottstown's Healthcare Hub

20 SUNNYBROOK ROAD, POTTSTOWN, PA 19464

Modern, single-story medical office
building minutes from Pottstown Hospital

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DETAILS

Address	20 N Sunnybrook Rd Pottstown, PA 19464
SF RBA	15,000
Year Built	2013
Building Height	1 story
Ceiling Height	12'
Parking	60 Surface Parking Spaces
Zoning	Gateway East (GE)
Tenant Roster	MidLantic Urology – 11,250 SF Tri County Urologic – 3,750 SF



Strong visibility in established suburban healthcare corridor; neighbors include Pottstown Hospital (Tower Health) and CHOP Primary Care



Ideal for medical, clinical, or general offices uses



Ample on-site parking, providing easy access for patients and staff



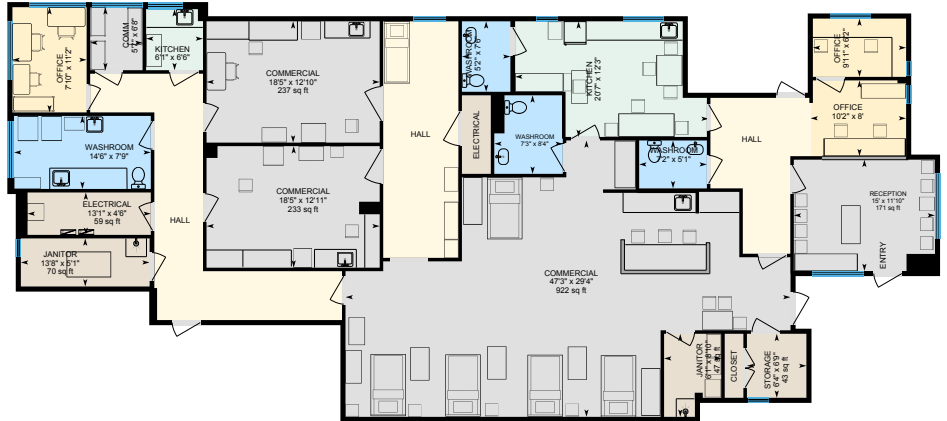
Immediate access to Rt-422 and front-door access to SEPTA bus route 93

Floor plans

3,467.56 SF



[Click here to tour](#)

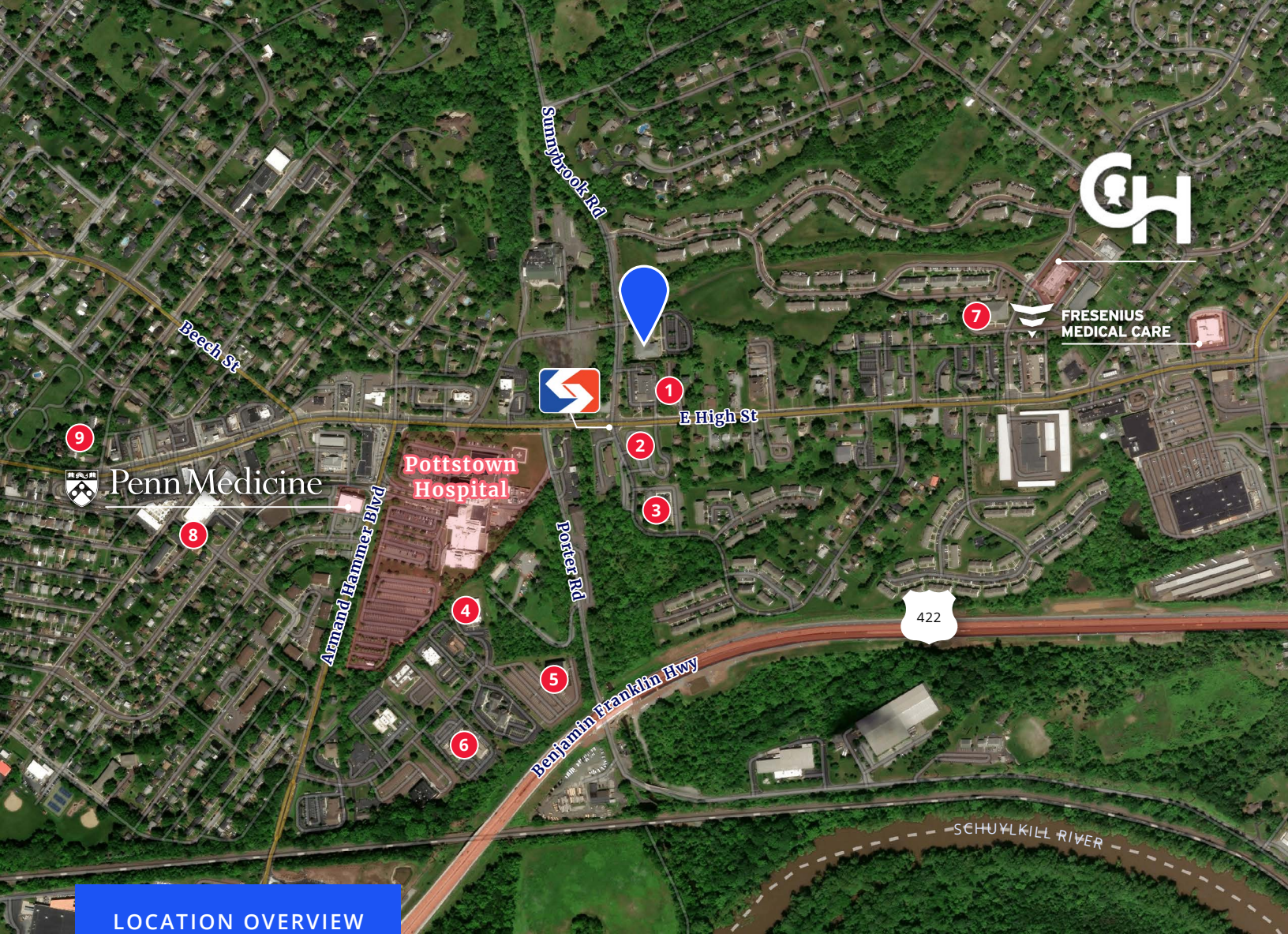


10,676.54 SF



[Click here to tour](#)





LOCATION OVERVIEW

Medical neighbors

- 1 American Dental Solutions
- 2 ROG Orthodontics
- 3 Allergy & Asthma Specialists
- 4 Pottstown Radiation Oncology
- 5 Center for Total Women's Health
- 6 1590 Medical Drive
Pure Smiles Pediatric Dentistry
Timeless Smiles Dental
Galletto, McCarthy & Assoc. Orthodontics
- 7 Pottstown Oral & Maxillofacial
Surgery Associates, Inc.
- 8 Pottstown Ophthalmic Associates
- 9 Premier Osteoarthritis Centers
of Pennsylvania



Pottstown Hospital
TOWER HEALTH

0.4 miles | 2 mins



0.8 miles | 3 mins



Penn Medicine

0.5 miles | 2 mins



**FRESENIUS
KIDNEY CARE**

0.8 miles | 3 mins

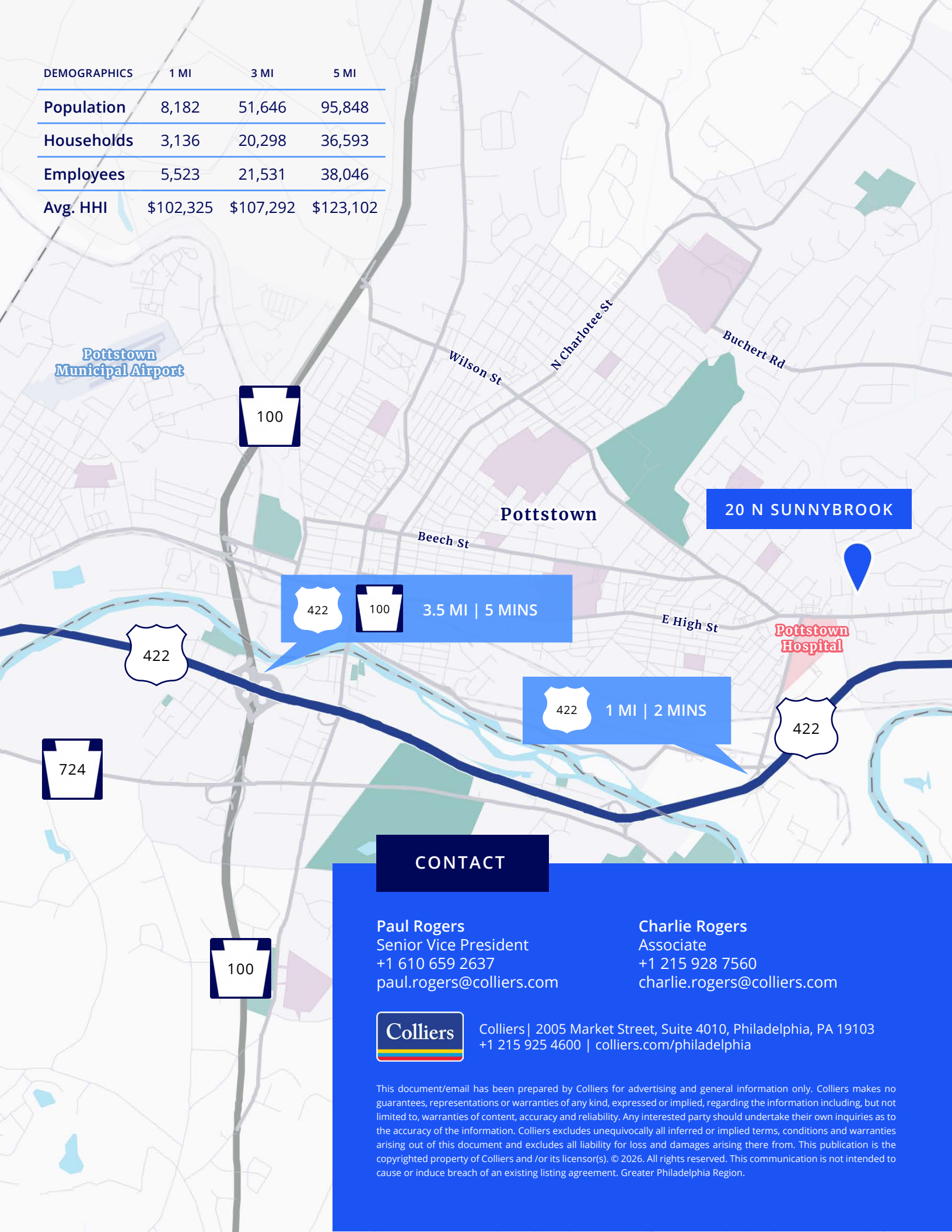
Nearby public transit



Route 93

Eastbound to Norristown Transit Center
Westbound to Pottstown

DEMOGRAPHICS	1 MI	3 MI	5 MI
Population	8,182	51,646	95,848
Households	3,136	20,298	36,593
Employees	5,523	21,531	38,046
Avg. HHI	\$102,325	\$107,292	\$123,102



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