



ATLAS
REALTY ADVISORS

FOR SALE

34,000 +/- SF FLEX/SHOWROOM W/ 6,000 SF OUTDOOR STORAGE



522 W MAIN STREET | NORRISTOWN, PA 19401

Disclaimer

This Memorandum contains select information pertaining to the Property and the Owner, and does not purport to be all-inclusive or contain all or part of the information which prospective tenants may require to evaluate a lease for all or a portion of the Property.

The information contained in this Memorandum has been obtained from sources believed to be reliable, but has not been verified for accuracy, completeness, or fitness for any particular purpose. All information is presented “as is” without representation or warranty of any kind. Such information may include estimates based on forward-looking assumptions relating to the general economy, market conditions, competition and other factors which are subject to uncertainty and may not represent the current or future performance of the Property. All references to acreages, square footages, and other measurements are approximations.

All renderings, floor plans, and architectural drawings of the subject property are for demonstration purposes only and may not reflect the finished construction of the property.

This Memorandum may describe certain documents, including leases and other materials, in summary form. These summaries may not be complete nor accurate descriptions of the full agreements referenced. Additional information and an opportunity to inspect the Property may be made available to qualified prospective tenants. You are advised to independently verify the accuracy and completeness of all summaries and information contained herein, to consult with independent legal and financial advisors, and carefully investigate the economics of this transaction and Property’s suitability for your needs. ANY RELIANCE ON THE CONTENT OF THIS MEMORANDUM IS SOLELY AT YOUR OWN RISK.

The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest or offers to lease or purchase the Property, and/or to terminate discussions at any time with or without notice to you. All offers, counteroffers, and negotiations shall be non-binding and neither Atlas Realty Advisors, LLC. nor the Owner shall have any legal commitment or obligation except as set forth in a fully executed, definitive lease delivered by the Owner.



Zachary Lasorsa

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PROPERTY INFORMATION

INVESTMENT HIGHLIGHTS

- ⌚ 17,000 +/- SF showroom space ideal for flexi, retail, or warehouse use. ADA accessible, with access to 1 loading dock.
- ⌚ 17,000 +/- SF of grade level workshop space, suitable for flex, manufacturing, storage, or more, and featuring multiple drive-in access points
- ⌚ Ample parking, and 5,600 +/- SF of covered outdoor storage space

LOCATION HIGHLIGHTS

- ⌚ Direct access to US-202 (1 mile) and I-276/PA Turnpike (3 miles), providing easy connection to Philadelphia and King of Prussia
- ⌚ Located in densely populated Montgomery County (850,000+ residents), with 250,000+ people within a 5-mile radius
- ⌚ Walking distance to Norristown Transportation Center, offering regional rail service to Philadelphia and surrounding areas



PRICING:

Sale Price:	\$2,900,000
Taxes:	\$34,292

PROPERTY INFORMATION:

Building Area:	34,000 +/- SF (17,000 per Floor)
Covered Outdoor Area:	5,600 +/- SF
Total Lot Size:	1.41 +/- Acres
Upper Level Clear Height:	11'6" to bottom of joist 15'6" to deck
Lower Level Clear Height:	9'5" to bottom of joist 10'8" to Deck
Power:	3-Phase, 480v
Docks:	1 Loading Dock (Upper Level)
Drive-Ins:	2 Drive-Ins (Lower Level)
Parking:	-
Zoning:	Mixed-Use District
Municipality:	Norristown Borough

EXTERIOR PHOTOS



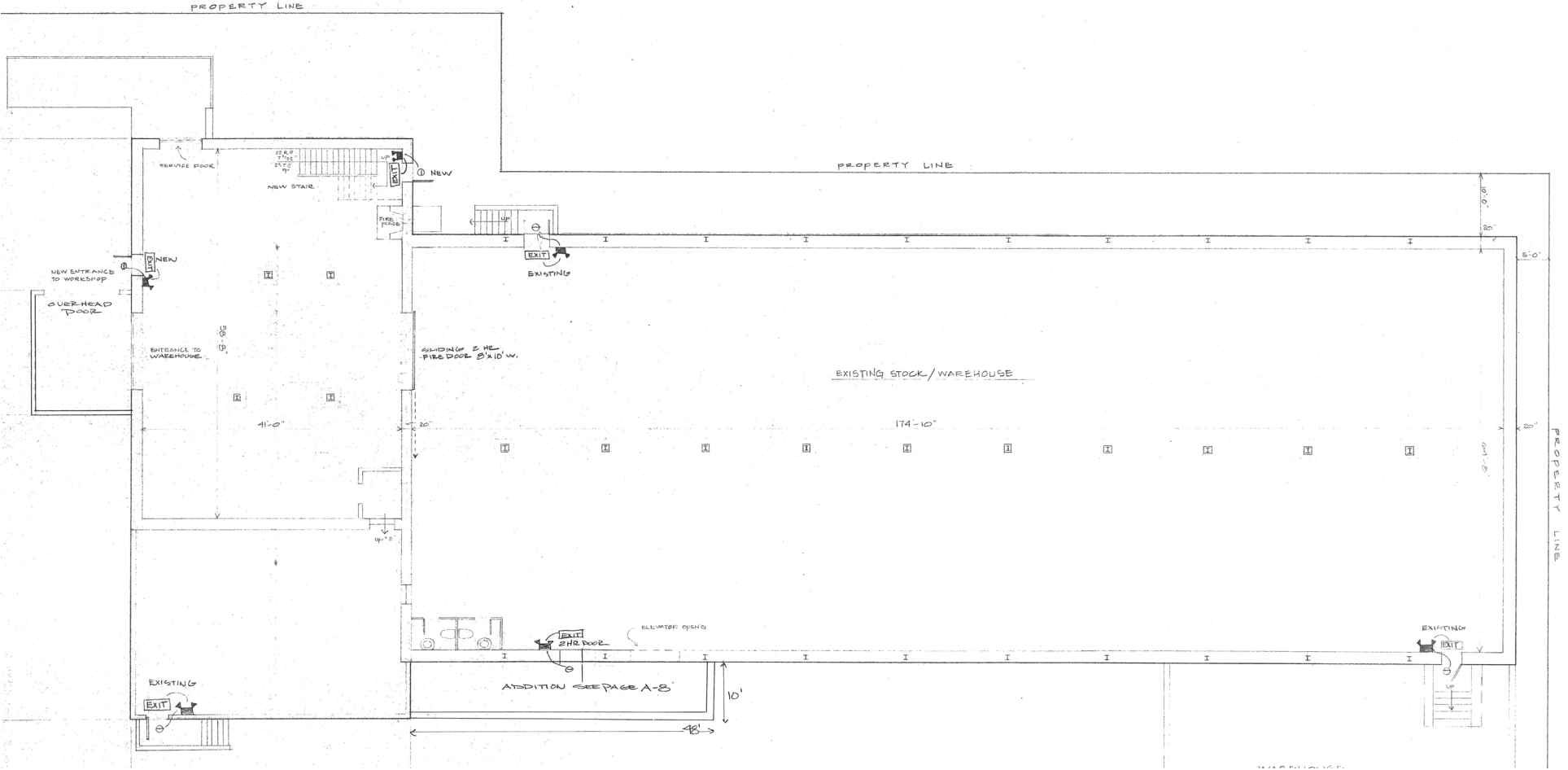
INTERIOR PHOTOS



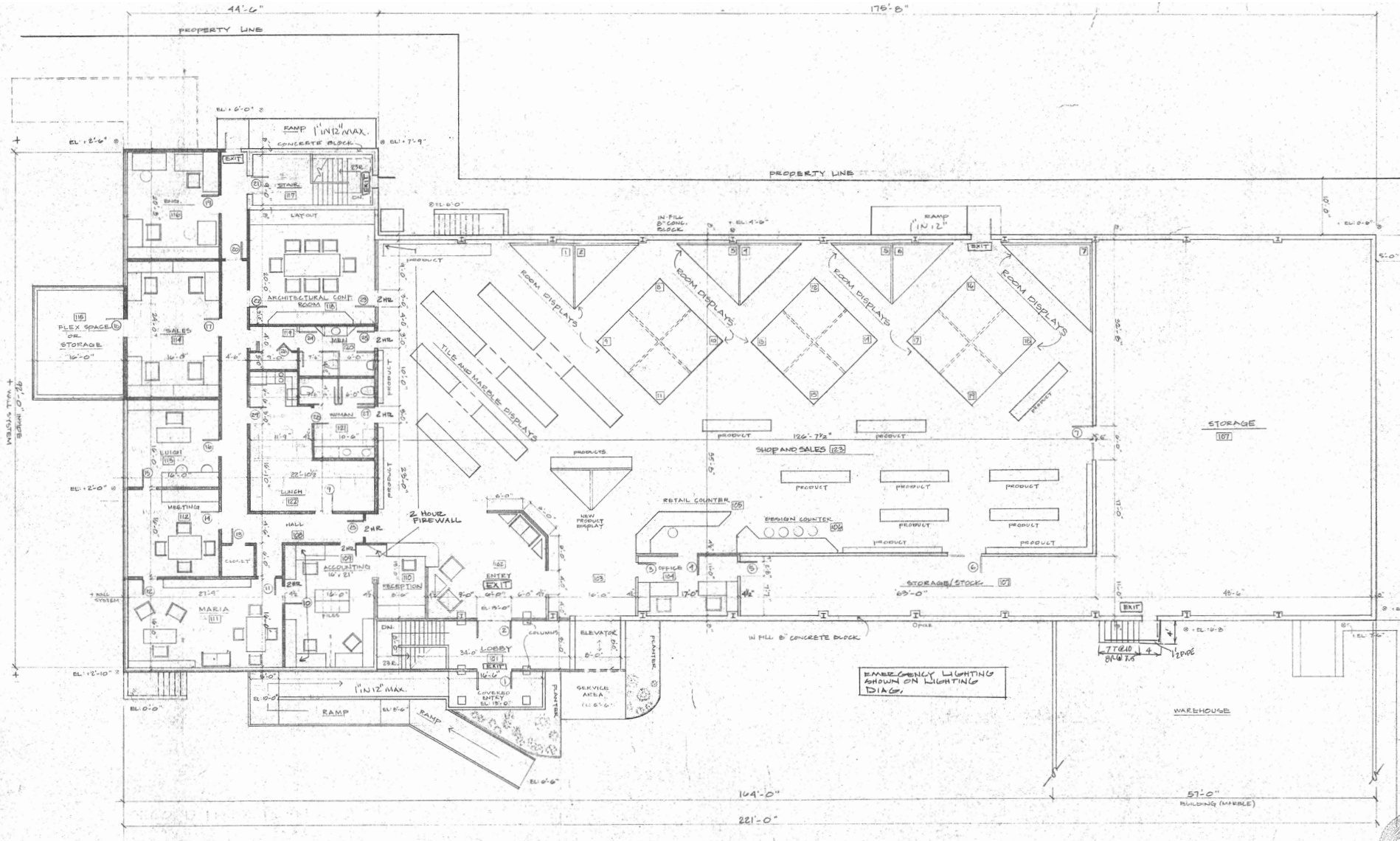
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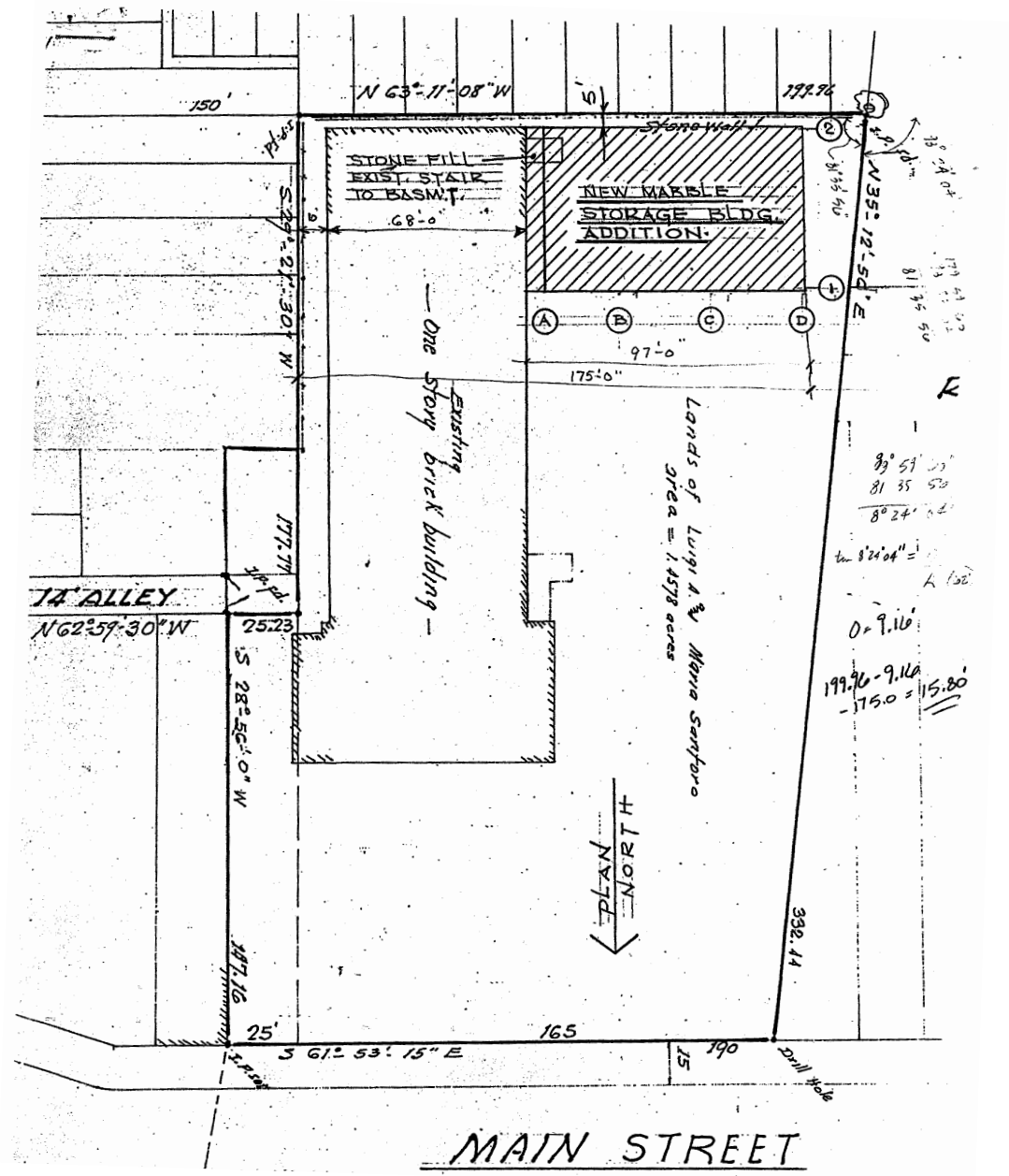
LOWER LEVEL FLOOR PLAN



UPPER LEVEL FLOOR PLAN



SITE PLAN



AERIAL VIEW



AMENITY MAP



ZONING | MIXED-USE DISTRICT

Permitted Uses

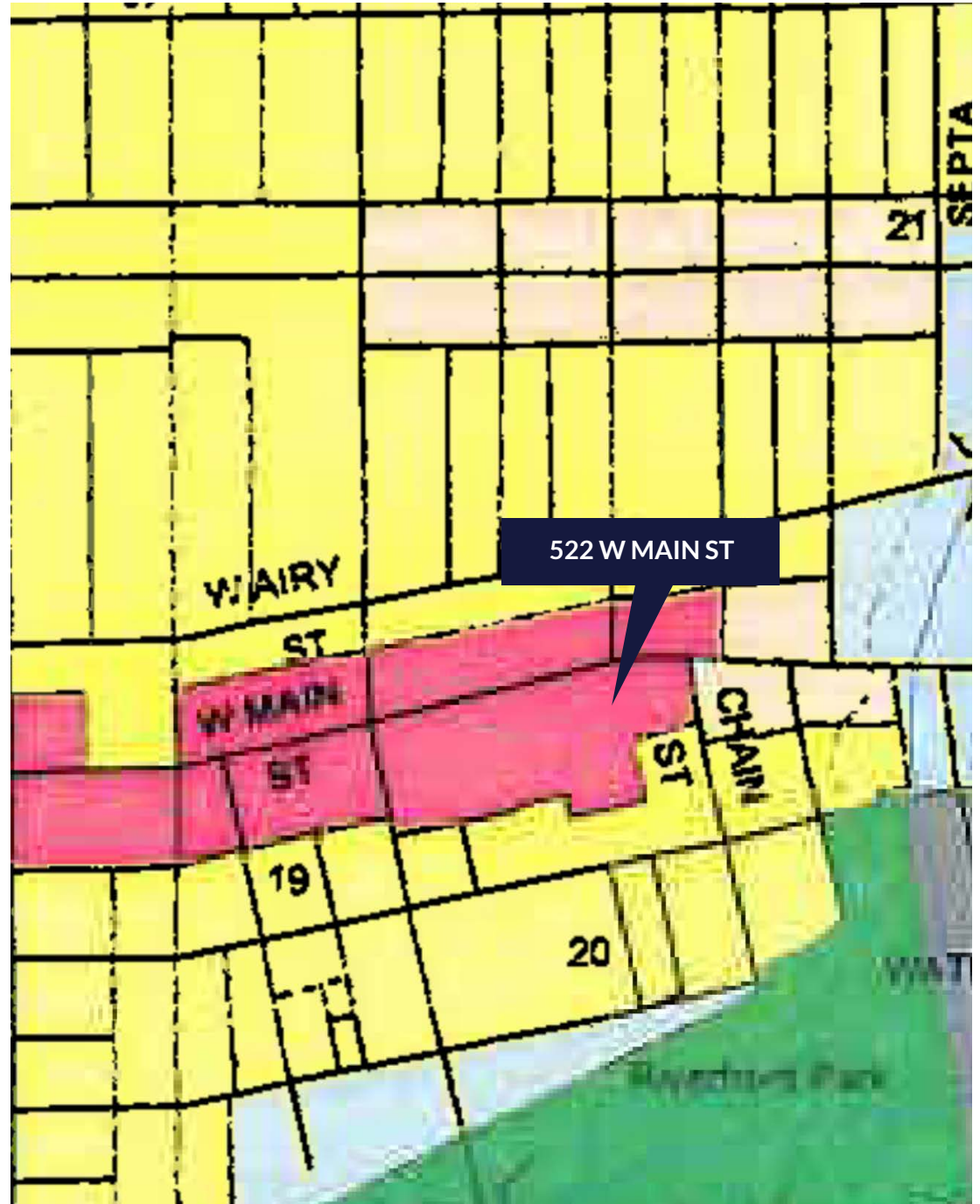
A building may be erected or used or occupied by any of the following purposes and no other as per the following. To determine allowable housing types on each block (see § 320-11 for definition of "block"), not less than three residential buildings of the same housing type from the list below must currently exist on the block. For the purpose of this district, two individual twin dwelling units sharing a common wall shall constitute a single building. All other housing types, or those housing types listed below that comprise two or fewer buildings on the block, are not permitted, and shall be considered nonconforming on the block on which they are located.

1. Single-family detached dwelling.
2. Twin dwelling.
3. Duplex dwelling provided that the dwelling was designed and originally constructed as such.
4. The following residential mixed-use conversions:
 - a. Professional office for the practice of medicine, law, engineering, architecture or design, real estate, insurance or financial consultation or other such similar professions.
 - b. Studio for photography, music or dance.
 - c. Retail store for the sale of groceries ("mini-markets"/bodegas), dry goods, variety merchandise, flowers, books, crafts or other household supplies.
 - d. Personal service shop, including barbershop, hairdresser, dressmakers, shoe repair, tailor.
 - e. Limited restaurant selling commercially precooked, preheated, or microwaved food.
 - f. Funeral home.
 - g. Coffee shop, tearoom or internet cafe.
8. Accessory uses on the same lot with and customarily incidental to any principal use permitted by this section, including no-impact home-based business.
9. Up to three amusement devices as an accessory use to a permitted residential mixed-use conversion permitted in this section, according to the regulations of § 320-271, Amusement devices.

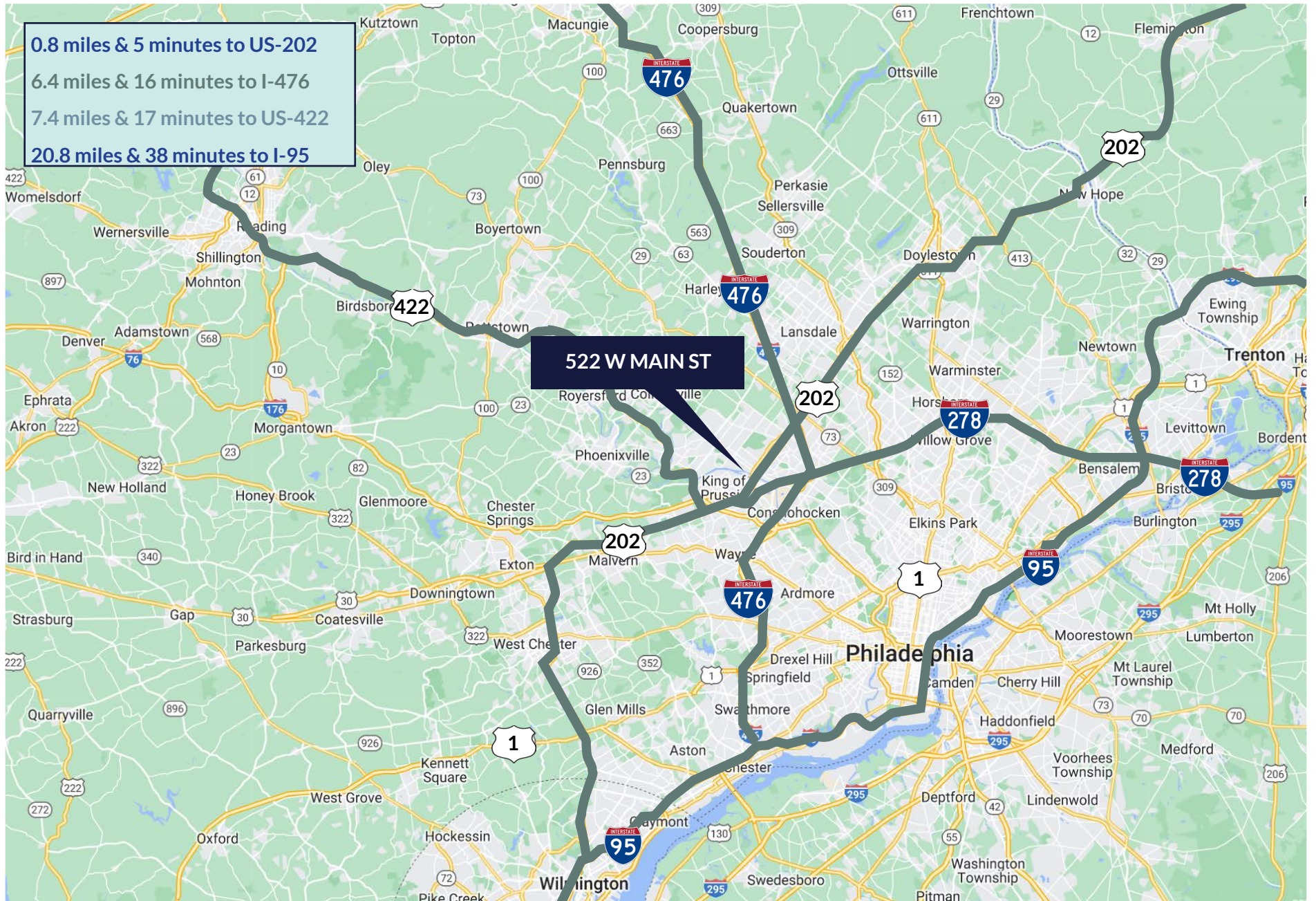
Special Exception

Any of the following uses when authorized by the Zoning Hearing Board pursuant to Article XXI, Special Exceptions, and the criteria contained herein.

1. Conversion of an existing residential building where the commercial use occupies more than one floor after conversion.
2. Stand-alone commercial/office uses such as:
 - a. General retail commercial establishments for the sale of dry goods, variety merchandise, and hardware.
 - b. Drugstores with drive-through facilities
 - c. Banks with drive-through facilities
 - d. Restaurants with drive-through facilities
 - e. Laundromats.
 - f. Professional offices.
 - g. Arcade or place of business with four or more amusement devices, according to the regulations of § 320-271, Amusement devices.



REGIONAL MAP



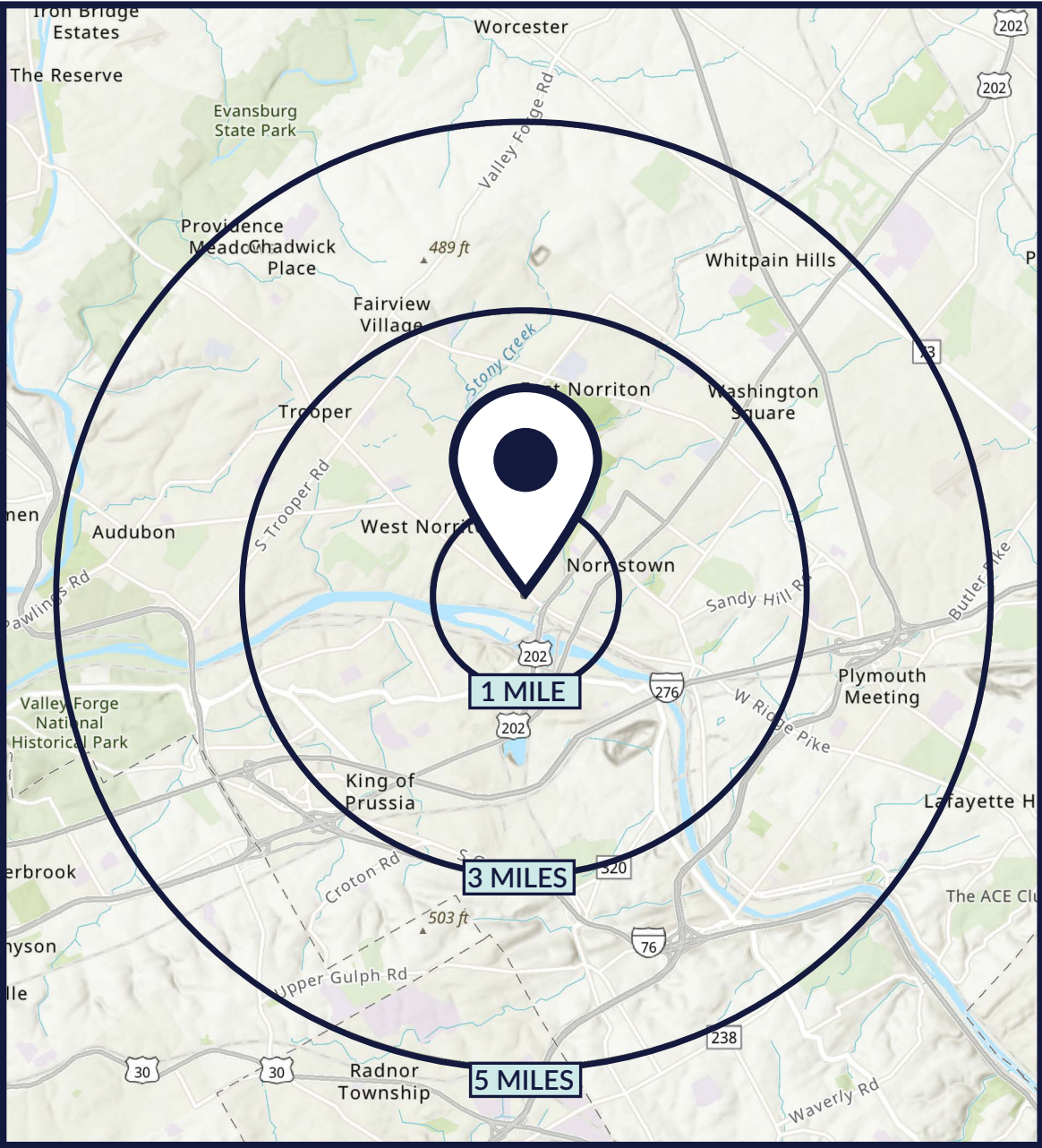
DEMOGRAPHICS

2024 Summary

	1 Mile	3 Mile	5 Mile
Population	27,593	97,338	193,859
Households	10,011	38,696	78,248
Average Household Size	2.69	2.46	2.40
Owner Occupied Housing Units	3,903	22,277	47,547
Renter Occupied Housing Units	6,108	16,419	30,701
Median Age	34.7	38.9	39.1
Average Household Income	\$77,575	\$111,915	\$145,325

2029 Summary

	1 Mile	3 Mile	5 Mile
Population	27,935	98,692	196,292
Households	10,190	39,510	80,086





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