

RETAIL OFFERING MEMORANDUM

1499 E PHILADELPHIA PIKE

1499 EAST PHILADELPHIA AVENUE, GILBERTSVILLE, PA 19525



OFFERING MEMORANDUM

KW COMMERCIAL

131 Woodcutter St Suite 100
Exton, PA 19341



Each Office Independently Owned and Operated

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TABLE OF CONTENTS

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Confidentiality and Disclaimer	3
Executive Summary Highlights	4
OFFERING DETAILS	5
Property Photos	6
ZONING MAP	11
ZONING - CODE	12
Regional Map	13
Demographics	14
Contact	15

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CONFIDENTIALITY AND DISCLAIMER

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EXECUTIVE SUMMARY | HIGHLIGHTS

1499 EAST PHILADELPHIA AVENUE



Executive Summary

Positioned at a bustling signalized intersection along a heavily trafficked corridor, this property offers a prime pad site development opportunity in Gilbertsville, PA. Situated on just under an acre of land in the heart of a rapidly growing commercial area, 1499 E Philadelphia Ave is the perfect canvas for developers or national brands seeking a highly visible and accessible location.

Zoned Village Commercial (VC), this site supports a variety of high-demand uses, including retail, quick-service restaurants, financial institutions, convenience stores, and more—all by right. The flexible zoning allows for seamless development, whether you're looking to build a single-use retail space, a multi-tenant commercial strip, or a mixed-use facility that combines residential and commercial operations.

This property's strategic location, with easy access to major routes and surrounded by a growing residential base, makes it a high-potential site for businesses or developers looking to establish a strong presence in the area. The pad site development possibilities are endless, whether for retail, service-oriented businesses, or mixed-use structures that align with the dynamic growth of the community.

Property Highlights

- Hard corner, signalized intersection with significant traffic exposure
- Flexible zoning allows for retail, office, and service-oriented uses
- Ideal for pad site development with national or local businesses
- High visibility with multiple lighted signs on-site
- Supporting apartment rental income during development phase
- Ample room for parking or additional development

OFFERING DETAILS

1499 EAST PHILADELPHIA AVENUE

Investment Analysis

Asking Price:	\$1,500,000
Lease Rate:	\$15psf NNN
Lot Size:	38,188
Price PSF:	\$47.03



Details

Water	Well/Pvt
Gas:	Public

Parcel Details

Parcel ID	32-00-05460-007, 32-00-05456-002
County:	Montgomery, PA
Municipality Name	Douglass Twp
Zoning:	VCC

Key Features:

- **Premium Location:** High visibility on a signalized hard corner with direct access to East Philadelphia Ave, capturing significant traffic flow daily.
- **Village Commercial Zoning (VC):** Permits a broad range of uses including retail, restaurants (excluding fast food drive-throughs), professional offices, personal services, and mixed-use developments with commercial ground-floor and residential units above.
- **Flexible Development Potential:** Ideal for national chains or local businesses looking for a prime pad site, with potential for a custom-designed facility to maximize exposure and convenience.
- **Existing Infrastructure:** The property includes an oversized 1,080-square-foot steel building with 3 bays and office space, offering flexibility for interim uses or site prep.
- **Supporting Income Stream:** Includes a 2-unit apartment building allowing annual rental income, providing an immediate return while planning and development are underway.

PROPERTY PHOTOS

1499 EAST PHILADELPHIA AVENUE



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ZONING - CODE

1499 EAST PHILADELPHIA AVENUE

VC Village Commercial District

VC Village Commercial District
[Ord. 2013-01, 2/11/2013]

Purpose

The purpose of the Village Commercial District is to provide an area for a mixture of residential and nonresidential land uses in a village setting. It supports the function and viability of the mixed-use corridor along Route 562, within Pine Forge and Little Oley. The district also encourages further enhancement of the village character through residential development, small retail shops, services, and convenience-oriented facilities while preserving the rural nature of the community.

Uses Permitted by Right

The following uses are permitted, provided all applicable requirements are satisfied:

Single-family detached dwellings.

Two-family structure, including single-family semi-detached dwellings (subject to §§ 27-731, 27-732).

General agricultural uses (subject to § 27-705, Subsection 1).

Retail sales of goods and services (excluding adult businesses), up to 3,000 sq. ft. per building.

Eating and drinking establishments (excluding drive-throughs and fast food).

Bakery or confectioner with no commercial shipping.

Professional offices.

Mixed-use structures (commercial on the first floor, residential on the second), limited to 5,000 sq. ft. of total commercial space.

Houses of worship (subject to § 27-748).

Bed and breakfast (subject to § 27-733).

Personal and household services (e.g., barber shops, dry cleaners, repair shops).

Fire and ambulance stations (with or without social quarters).

Fraternal/social clubs.

Public buildings or structures operated by the Township or public utilities.

No-impact home-based businesses.

Forestry activities (subject to § 27-756).

Convenience stores (subject to §§ 27-750, 27-751).

Tourist, bed & breakfast, rooming house, group home, boarding house (subject to § 27-733).

Accessory uses/structures related to permitted uses.

Uses Permitted by Conditional Use

The following uses are permitted when granted by the Board of Supervisors:

Semi-detached residential developments (subject to § 27-731).

Home occupations (subject to § 27-703).

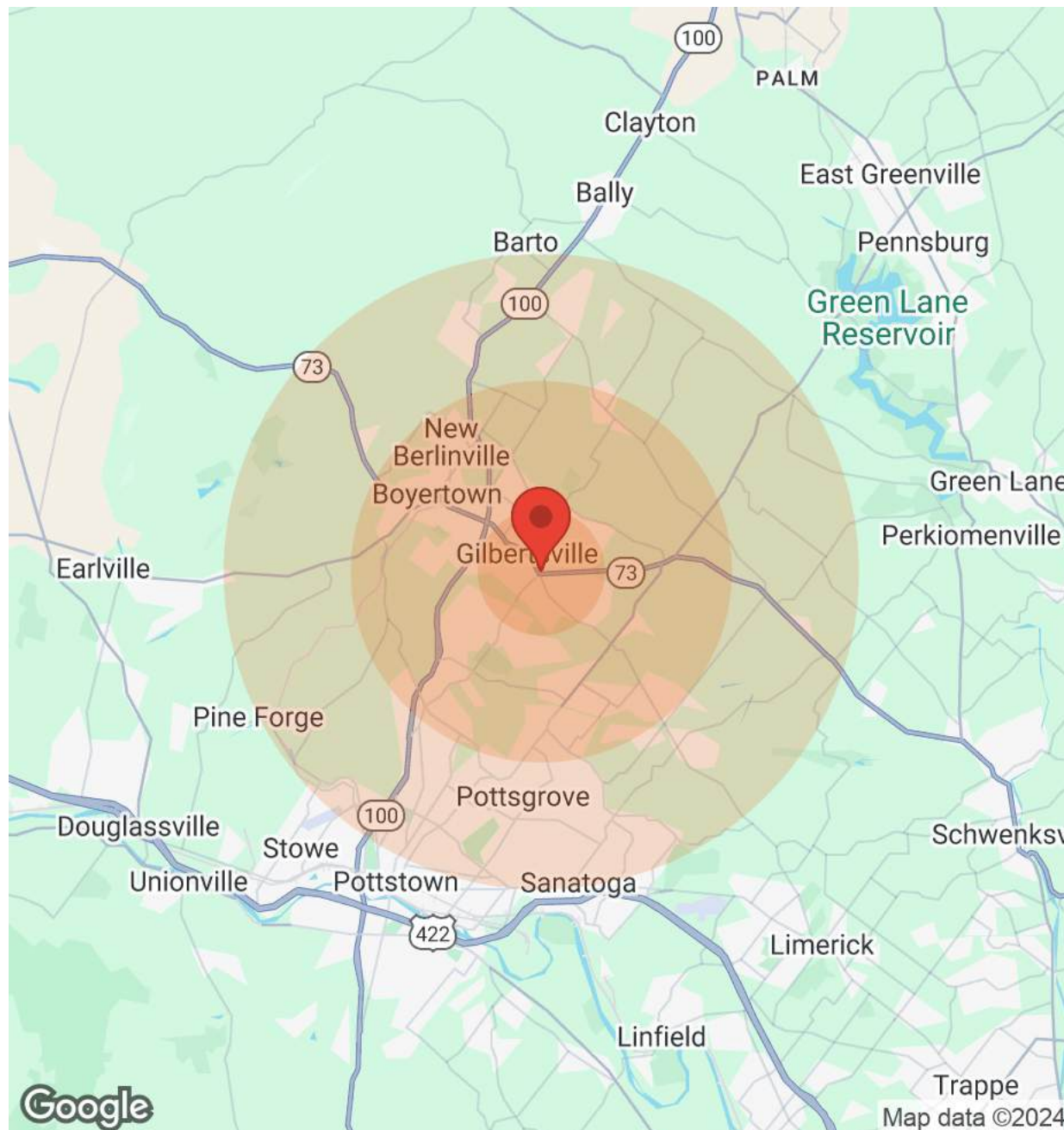
Accessory uses/structures related to conditional uses.

Uses Permitted by Special Exception

[Click for More Information](#)

DEMOGRAPHICS

1499 EAST PHILADELPHIA AVENUE



Population	1 Mile	3 Miles	5 Miles
Male	1,224	12,463	32,852
Female	1,204	12,598	33,409
Total Population	2,428	25,061	66,261

Age	1 Mile	3 Miles	5 Miles
Ages 0-14	484	4,500	11,714
Ages 15-24	378	3,722	9,342
Ages 25-54	938	9,322	24,862
Ages 55-64	239	3,329	8,923
Ages 65+	389	4,188	11,420

Race	1 Mile	3 Miles	5 Miles
White	2,370	24,663	62,174
Black	12	98	2,851
Am In/AK Nat	N/A	7	19
Hawaiian	N/A	N/A	2
Hispanic	43	205	1,031
Multi-Racial	92	326	1,758

Income	1 Mile	3 Miles	5 Miles
Median	\$50,635	\$60,817	\$61,600
< \$15,000	145	591	1,783
\$15,000-\$24,999	66	651	1,922
\$25,000-\$34,999	150	994	2,544
\$35,000-\$49,999	130	935	2,519
\$50,000-\$74,999	176	2,042	4,910
\$75,000-\$99,999	140	1,449	4,462
\$100,000-\$149,999	71	1,938	4,630
\$150,000-\$199,999	57	556	1,447
> \$200,000	13	242	914

Housing	1 Mile	3 Miles	5 Miles
Total Units	899	9,771	26,590
Occupied	844	9,421	25,342
Owner Occupied	517	7,460	20,441
Renter Occupied	327	1,961	4,901
Vacant	55	350	1,248

CONTACT

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