

FOR SALE OR LEASE: ONE-ACRE SITE

57 Easton Road
Warrington, Bucks County, PA 18976

EQUITY CRE



PROPERTY FEATURES & DETAILS

- ±1 acre available zoned BZ – Business Zone*
- Highly visible site along a major Rt 611 / Easton Rd retail corridor
- Surrounded by national retailers including Walmart, Target, Lowe's, Home Depot and Wegmans with over 1,500,000 SF of retail space in the immediate trade area
- Stable in-fill retail / commercial market
- Over 30,000 ADT on Easton Road
- Flexible Sale / Lease options
- 2023 Property Taxes: \$9,160.77

**See pages 4-5 for permitted and conditional uses*

CONTACT

PATRICK McCABE

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DIRECT 484.417.2010

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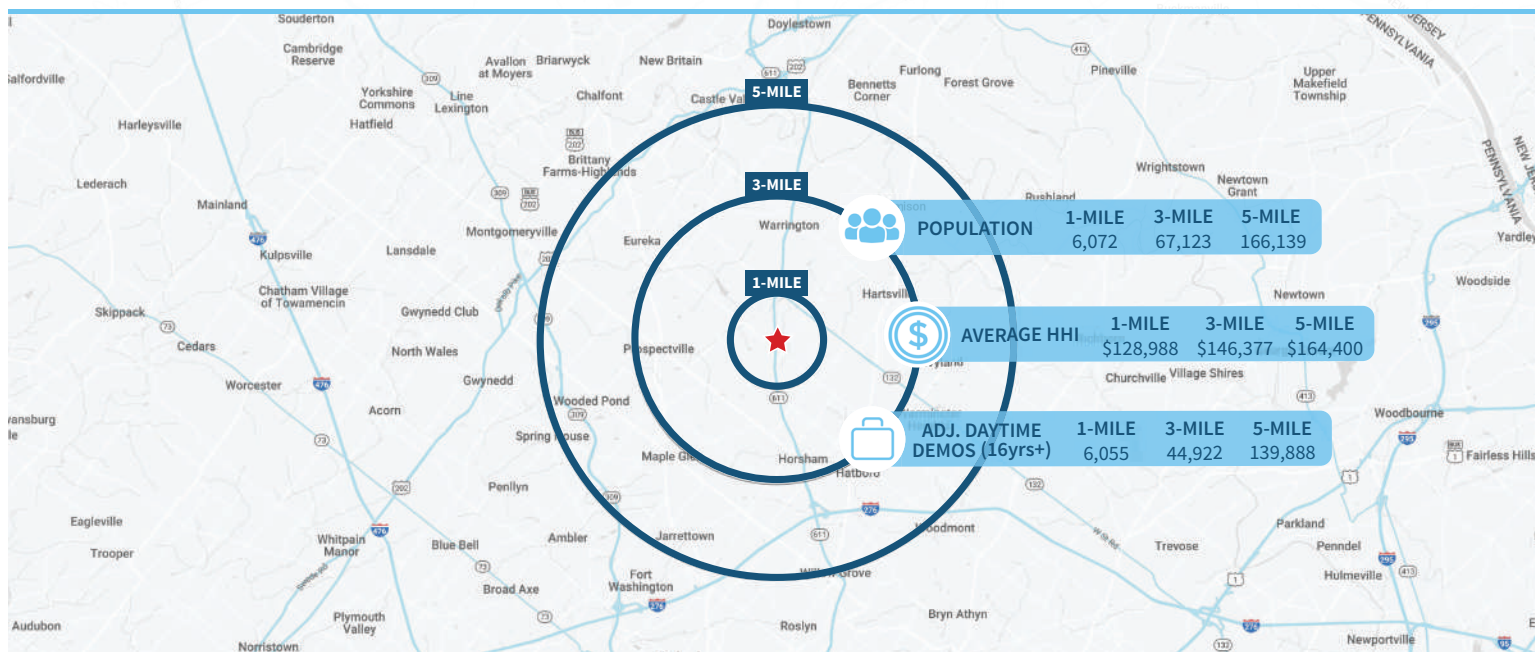
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Demographic Overview (1, 3, 5-mile radius)



The right space. The right move.

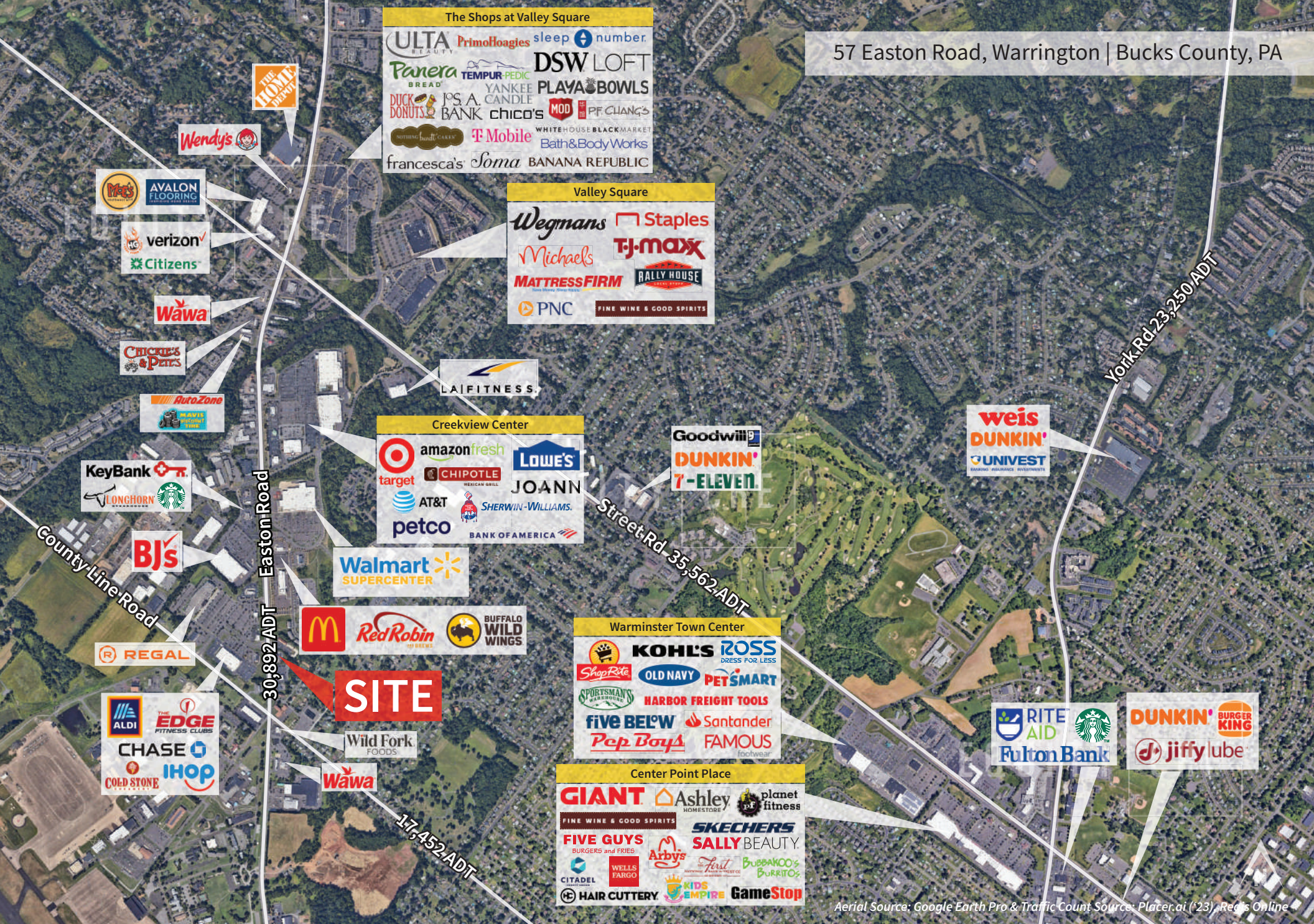


CMRE CAPITAL MARKETS REAL ESTATE NETWORK

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Aerial Source: Google Earth Pro & Traffic Count Source: Placer.ai ('23), Reg's Online

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EQUITY CRE**ZONING USES****BZ Business Zone District**

A. Purpose. The purpose of the BZ Business Zone District is to provide for a balanced mix of modern, well-designed, integrated, and compatible development that encourages economic vitality along the Route 611 corridor. Provide coordinated access management and ensure that new buildings, additions, renovations, and landscaping are consistent and enhance the visual appeal of the streetscape environment.

B. Applicability.

(1) Any change of use or new land development of one lot or two or more contiguous lots, tracts, or parcels is subject to the area and dimensional requirements and provisions of this district. These regulations shall apply in addition to all other applicable regulations of the Zoning Ordinance and Subdivision and Land Development Ordinance.

(2) All existing permitted uses in the former districts at the time of adoption of this chapter shall continue to be permitted. If an existing permitted use located on a lot, tract, or parcel in an underlying district at the time of adoption of this chapter proposes new development (See definition of “development” in Article II, § 370-202.) or expansion, it shall comply with the requirements, standards, and compatibility criteria of this section and § 370-802, Conditional uses.

(3) If an existing use is not permitted in this section, it shall be considered nonconforming and subject to § 370-801.

C. Permitted uses. The following uses are permitted by right:

- (1) Use A7, Forestry.
- (2) Use B17, Live-work units.
- (3) Use C4, Library/museum.
- (4) Use C5, Municipal use.
- (5) Use D1, Professional or business office.
- (6) Use D2, Veterinary office.
- (7) Use D3, Medical service, clinic, urgent care.
- (8) Use D5, Medical service - physician's office.
- (9) Use D6, Medical service, integrated medical health center.
- (10) Use E3, Financial establishment.
- (11) Use E9, Restaurant.
- (12) Use E10, Restaurant, fast-food.
- (13) Use E15, Retail/store, trade and service.
- (14) Use E22, Microbrewery, microwinery, microdistillery.
- (15) Use E23, Brewpub.
- (16) Use E25, Nightclub.
- (17) Use E26, Pet day-care and salon.
- (18) Use E27, Smoking lounge.
- (19) Use E29, Shopping center.
- (20) Use E30, Garden center.
- (21) Use E31, Day-care center.
- (22) Use E34, Dwelling in combination with business.
- (23) Use E35, Combined office/commercial multifamily building.
- (24) Use E36, Personal service business establishment.
- (25) Use E40, Indoor entertainment facility.

- (26) Use E41, Athletic recreational facility.
- (27) Use E42, Medical service lab.
- (28) Use E43, Commercial school.
- (29) Use F1, Utility operating facility.
- (30) Use F3, Emergency services.
- (31) Use H12, Electric vehicle charging station. [Added 1-10-2023 by Ord. No. 2023-O-2]

D. Conditional uses. The following uses may be permitted as a conditional use when authorized by the Board of Supervisors in accordance with the provisions of § 370-802:

- (1) Use C8, Recreation facility/community center.
- (2) Use C11, Place of worship.
- (3) Use E4, Motor vehicle service station.
- (4) Use E5, Automotive sales.
- (5) Use E6, Automotive repair.
- (6) Use E8, Car wash.
- (7) Use E28, Convenience store with fuel sales.
- (8) Use H6, Drive-through.
- (9) Use H7, Temporary structure or use.
- (10) Use H9, Accessory outdoor eating area.

E. Area requirements.

- (1) Bulk standards. The proposed development shall be constructed in accordance with an overall plan and shall be designed as a single architectural scheme with appropriate landscaping.
 - (a) Minimum lot area: 20,000 square feet, except as follows:

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BZ Business Zone District

- [1] Use F1, Utility operating facility: 3,500 square feet.
- [2] Use F3, Emergency services: 0.5 acre.
- [3] Use C11, Place of worship: five acres.
- (b) Minimum site area:
 - [1] Use C4, Library or museum: five acres.
 - [2] Use E29, Shopping center: 20,000 square feet.
- (c) Maximum nonresidential building footprint: 25,000 square feet.
- (d) Maximum building height: 35 feet, except as follows:
 - [1] Use C11, Place of worship: 50 feet.
 - [2] Uses B17, Live-work units, and E35, Combined office/commercial multifamily building: 40 feet.
 - [3] Use H9, Accessory outdoor eating area: 20 feet.
- (e) Minimum lot width at minimum building setback line: 40 feet, except as follows:
 - [1] Uses E6, Automotive repair, and E8, Car wash: 200 feet.
 - [2] Use E28, Convenience store with fuel sales: 175 feet.
- (f) Minimum setbacks: [Amended 4-12-2022 by Ord. No. 2022-O-06]
 - [1] Minimum front yard: 25 feet, except as follows:
 - [a] Front facade location: not less than 15 nor more than 35 feet from the street line.
 - [b] Use B17, Live-work units: 10 feet.
 - [c] Use E28, Convenience store with fuel sales: 60 feet.
 - [2] Minimum side yard: 10 feet, except as follows:
 - [a] Use E28, Convenience store with fuel sales: 50 feet.
 - [3] Minimum rear yard: 25 feet, except as follows:
 - [a] Use B17, Live-work units: 10 feet.
 - [b] Use E28, Convenience store with fuel sales: 50 feet.
 - [4] Minimum side and rear yard when adjacent to a residential district or residential use: 50 feet.
- (g) Maximum building coverage: 35%.
- (h) Maximum impervious surface ratio: 70%, except as follows:
 - [1] Use B17, Live-work units: 80%.
 - [2] Use C4, Library or museum: 75%.
- (i) Maximum dwelling units per building:
 - [1] Use B17, Live-work units: six dwelling units per acre.
 - [2] Use E34, Dwelling in combination with business: eight dwelling units per building.
 - [a] A minimum mix of two of the following unit types is required: studio, one-bedroom, or two-bedroom.
 - [3] Use E35 Combined office/commercial multifamily building: eight dwelling units per acre.
- (j) Maximum building length facing a street: 100 feet.
- (k) Minimum open space: See § 370-504, except as follows:
 - [1] Use B17, Live-work units: 20%.1

F. Overall provisions.

- (1) In the BZ Business Zone District, Use E29, Shopping center includes:
 - (a) Permitted by right.
 - [1] Use C11, Place of worship.
 - [2] Use E3, Financial establishment.
 - [3] Use E9, Restaurant.
 - [4] Use E10, Restaurant, fast-food.
 - [5] Use E15, Retail/store, trade and service.
 - [6] Use E23, Brewpub.
 - [7] Use E25, Nightclub.
 - [8] Use E26, Pet day-care and salon.
 - [9] Use E27, Smoking lounge.
 - [10] Use E31, Day-care center.
 - [11] Use E36, Personal service business establishment.
 - [12] Use E40, Indoor entertainment facility.
 - [13] Use E41, Athletic recreational facility.
 - [14] Use E43, Commercial school.
 - [15] Use H12, Electric vehicle charging station.
[Added 1-10-2023 by Ord. No. 2023-O-2]
 - (b) Permitted as a conditional use.
 - [1] Use H6, Drive-through.

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