



ATLAS
REALTY ADVISORS

FOR LEASE
UNDER NEW MANAGEMENT

LIMERICK RIDGE SQUARE



196 W. RIDGE PIKE | LIMERICK, PA 19468

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

Principal & Broker of Record

Office: 484-497-9150; Ext 1

Mobile: 484-432-3881

Email: ZL@AtlasRealtyAdvisors.com

Joseph Battaglia

Principal

Office: 484-497-9150; Ext 2

Mobile: 484-883-9210

Email: JB@AtlasRealtyAdvisors.com

TABLE OF CONTENTS

Property Information

Property Highlights

Location Highlights

Space Availability

Plans

Maps

Demographics



PROPERTY INFORMATION

PROPERTY HIGHLIGHTS

- Ⓢ Under new management with significant capital improvements planned
- Ⓢ Prime commercial center with retail, service, food, and entertainment uses
- Ⓢ Located at signalized intersection with easy ingress & egress
- Ⓢ Ideal for retail, restaurant, medical office, professional office, and more
- Ⓢ Potential for small-format drive-thru pad site
- Ⓢ Ample parking with 4+ spaces per 1,000 SF

LOCATION HIGHLIGHTS

- Ⓢ 700+ FT of frontage on W. Ridge Pike
- Ⓢ High visibility site with ample signage
- Ⓢ 17,000+ ADT
- Ⓢ Surrounded by retail, restuarants, office, and residential

PRICING:

| | |
|---------------|---------------------|
| Lease Rate | \$18.00 PSF/YR, NNN |
| Estimated CAM | \$5.00 PSF/YR |

PROPERTY NAME:

| | |
|------------------|--|
| Property Address | 196 W Ridge Pike Limerick, PA 19468 |
| Parcel | 37-03898007 |

BUILDING INFORMATION:

| | |
|----------------------------|---|
| Number of Stories (Retail) | Two |
| Year Built | 2000 |
| GLA | 80,000 +/- SF |
| Lot Area | 7.31 +/- Acres |
| Parking | 350 +/- Spaces 4 spaces per 1,000 SF |
| Zoning | (MS) Main Street District |
| Frontage | 700+ FT on W. Ridge Pike |
| Traffic | 17,000 +/- ADT |
| Exterior | Masonry; Siding |
| Roof | Metal Roof |
| HVAC | Propane & Electric |
| Utilities | PECO, Public Water, Public Sewer, Propane |



SPACE AVAILABILITY

Retail Space Availability:

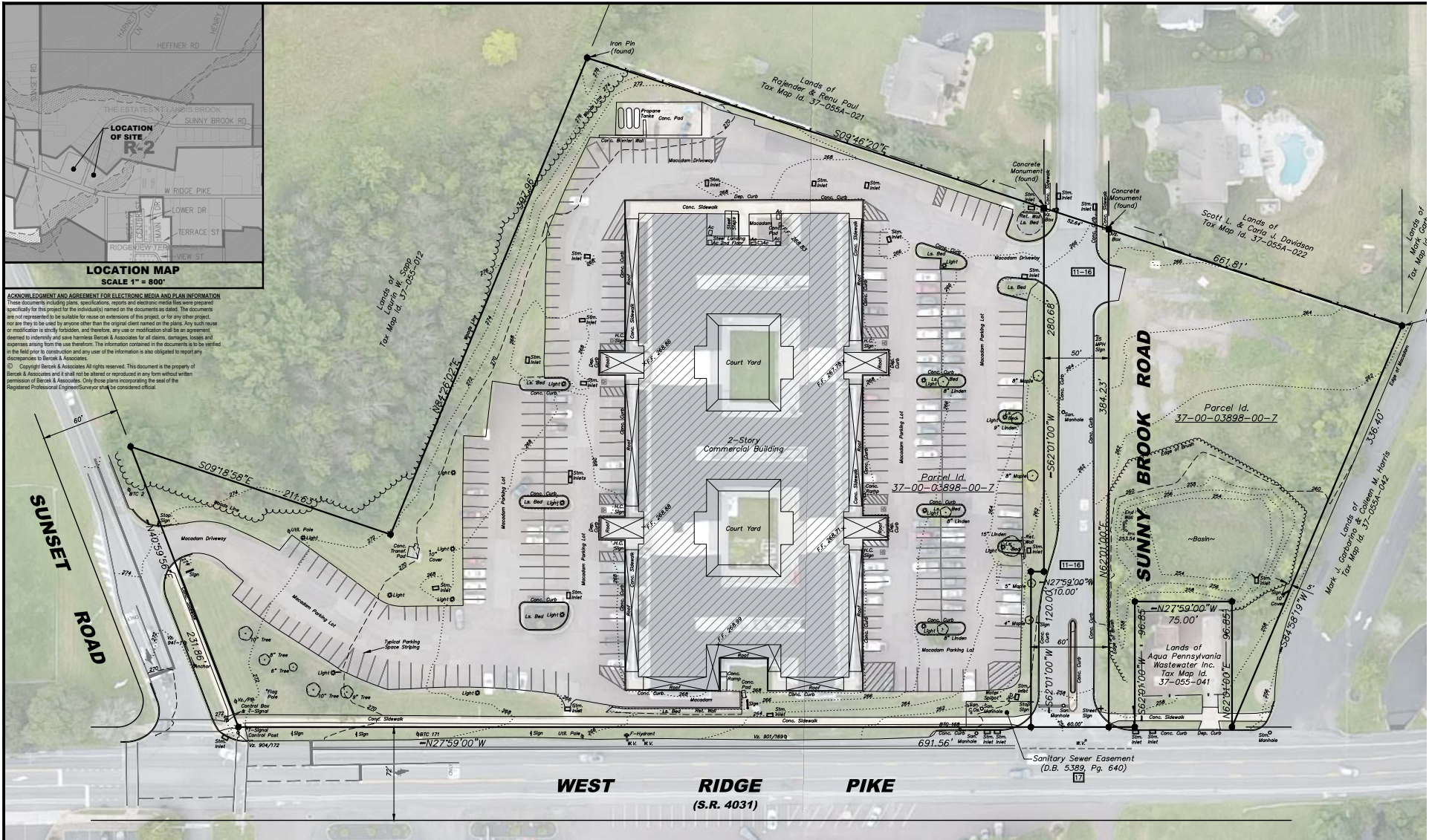
| | | | |
|-------------|-----------|-------------|-----------|
| Suite 120* | 4,572 RSF | Suite 164** | 1,471 RSF |
| Suite 128 | 1,292 RSF | Suite 170* | 1,611 RSF |
| Suite 160** | 2,281 RSF | Suite 174* | 1,448 RSF |
| Suite 162** | 2,946 RSF | | |

■ *CAN BE COMBINED FOR A TOTAL OF 7,630 +/- RSF

■ **CAN BE COMBINED FOR A TOTAL OF 8,200 +/- RSF



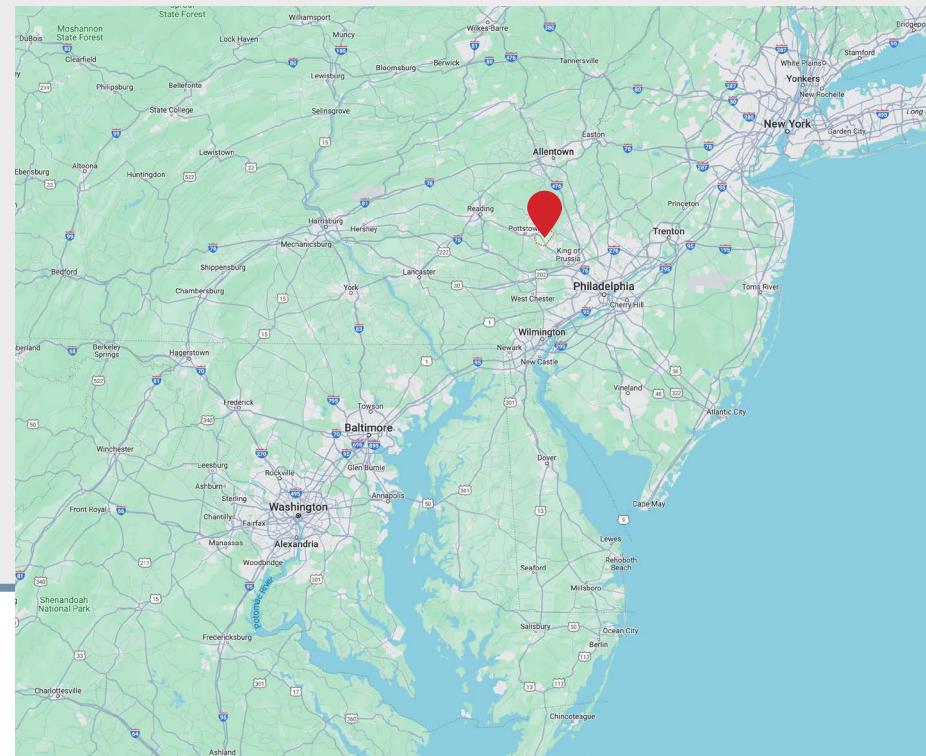
SITE PLAN



LOCATION HIGHLIGHTS

Limerick, PA

Limerick is a town in Montgomery County, Pennsylvania. With a population of 93,314 +/- and an average income of over \$130,393 within a five mile radius, this area is a great place to conduct business. Additionally, the economy in Limerick surpasses the national average in several categories including future job growth and a lower unemployment rate.

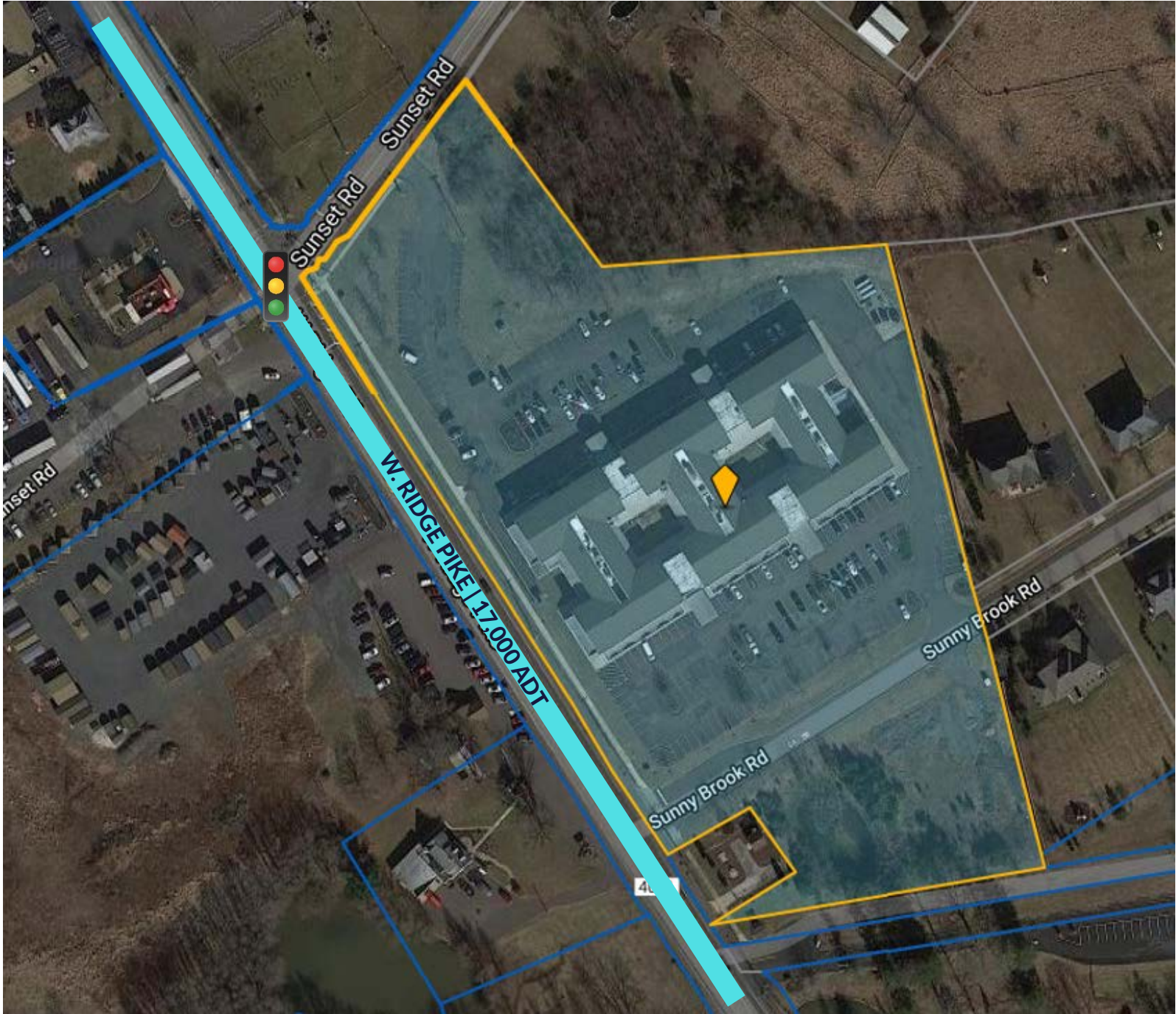


Strong Location

- Strong Demographics - Population of 93,314 +/- and average household income of \$130,393 within a 5-mile radius
- Located within the seventh largest US MSA - Philadelphia MSA (6,069,875 +/- Population)
- Significant frontage on W. Ridge Pike, with an average daily traffic of over 17,000
- Within 5 miles of Spring-Ford Middle School, Spring-Ford High School, Royersford Elementary, and Limerick Elementary School
- Within 5 miles of The Philadelphia Premium Outlets, Costco, McDonald's, Chick-Fil-A, KFC, Dunkin' Donuts, Outback Steakhouse, Marshall's, Kohls, Wawa, TD Bank, Papa John's Pizza, GIANT Food Stores, Dairy Queen, Dollar General, CVS, Subway, Applebees, Texas Roadhouse, Wendy's, Wells Fargo Bank, and many more



OVERHEAD MAP



AMENITY MAP



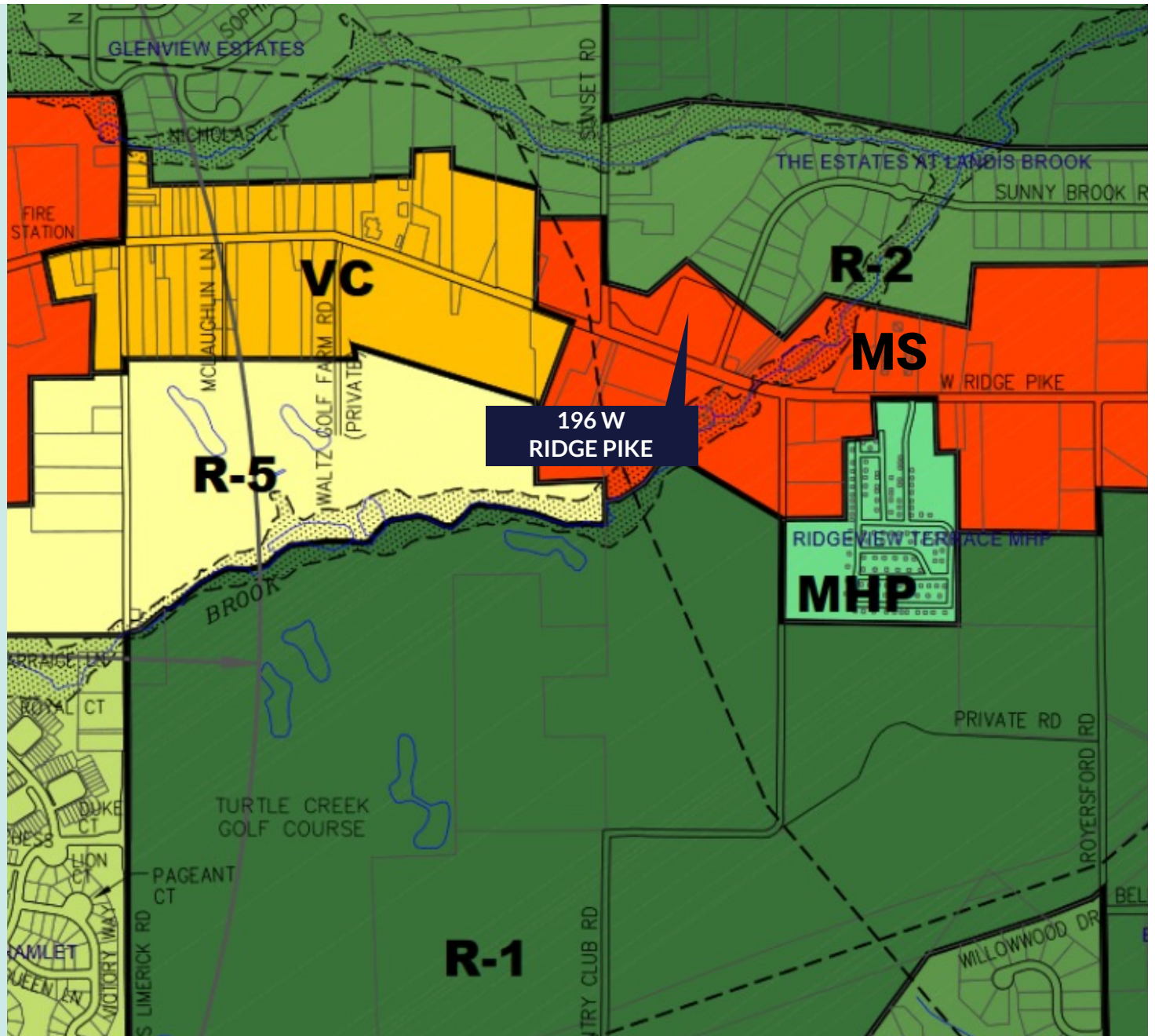
ZONING MAP - MAIN STREET DISTRICT

PERMITTED USES

- (1) Home occupation in accordance with § 184-72.
- (2) No-impact home-based business, as defined, and subject to the provisions of the definition of "no-impact home-based business" in § 184-10.
- (3) Retail sales. This use does not include the sale of gasoline or the sale, repair or servicing of vehicles, such as automobiles, trucks, motorcycles, farm equipment, boats, motorized and nonmotorized recreational vehicles, trailers, construction equipment and related accessories and attachments, mobile homes, or other vehicles.
- (4) Retail garden center.
- (5) Bank.
- (6) Restaurant/tavern/cafe.
- (7) Drive-through restaurant in accordance with § 184-76.3.
- (8) Hotel or motel.
- (9) Personal services.
- (10) Professional and business offices.
- (11) Cultural use.
- (12) Health services. This use excludes outpatient care facilities with a gross floor area greater than 1,500 square feet unless this use is part of an outpatient surgical center with a minimum gross floor area of 50,000 square feet.
- (13) Health care facility. This use excludes outpatient clinics or dispensaries with a gross floor area greater than 1,500 square feet unless this use is part of a hospital with a minimum gross floor area of 100,000 square feet.
- (14) Indoor commercial recreation. This use excludes outdoor commercial recreation.
- (15) Day care in accordance with § 184-73.
- (16) Undertaking or funeral establishment.
- (17) Small appliance or electronics repair.
- (18) Rental of goods, merchandise and equipment. This use shall be totally contained indoors.
- (19) Conversion, as defined. Residential conversions shall be subject to the provisions of § 184-70.
- (20) Municipal/government.
- (21) Educational use.
- (22) Place of worship.
- (23) Fire/ambulance station.
- (24) Open space.
- (25) Clubs, lodges, fraternal organizations.
- (26) Public utilities facility. [Amended 4-22-2014 by Ord. No. 347]
- (27) Veterinarians, not including animal boarding facilities or kennels, § 184-75 does not apply.
- (28) Agriculture.
- (29) Bed-and-breakfasts in accordance with § 184-74.
- (30) Customary accessory uses to permitted uses.

CONDITIONAL USES

- (1) Two-family in accordance with the following conditions.
- (2) Single-family attached in accordance with the following conditions.
- (3) Small lot single-family detached in accordance with the following conditions.
- (4) Apartments in accordance with the following conditions.
- (5) Scientific or industrial research or engineering facilities in accordance with the following conditions.
- (6) Planned office and/or industrial parks in compliance with § 184-158 and in accordance with the following conditions.
- (7) Any use or combination of uses permitted in Article XXXIII, MS Main Street District, in a building larger than 65,000 square feet gross floor area in accordance with the following conditions.
- (8) Health care facilities, hotels, business or professional office uses and no other are permitted in buildings not to exceed 65 feet in height in accordance with the following conditions.
- (9) Gasoline service station with convenience retail or retail sales with gas station in accordance with the following conditions.



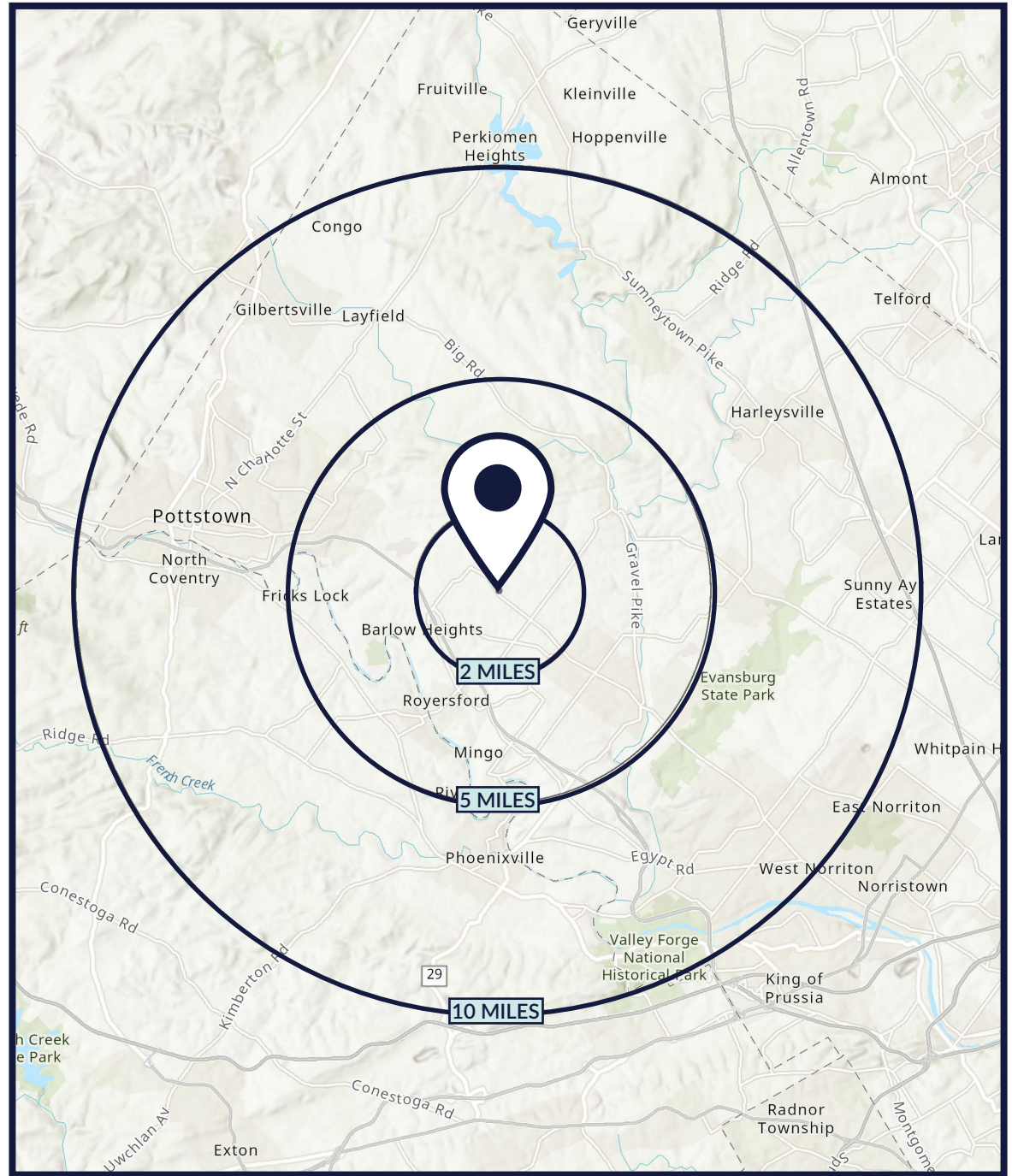
DEMOGRAPHICS

2023 Summary

| | 1 Mile | 3 Mile | 5 Mile |
|-------------------------------|-----------|-----------|-----------|
| Population | 3,194 | 35,704 | 93,314 |
| Households | 1,153 | 13,114 | 32,585 |
| Average Household Size | 2.70 | 2.70 | 2.70 |
| Owner Occupied Housing Units | 902 | 10,548 | 25,977 |
| Renter Occupied Housing Units | 250 | 2,566 | 6,608 |
| Median Age | 41.40 | 40.50 | 40.80 |
| Median Household Income | \$119,185 | \$107,454 | \$103,295 |
| Average Household Income | \$153,286 | \$131,607 | \$130,393 |

2028 Summary

| | 1 Mile | 3 Mile | 5 Mile |
|-----------------------------|--------|--------|--------|
| Population | 3,336 | 36,976 | 96,285 |
| Projected Population Growth | 4.45% | 3.56% | 3.18% |
| Households | 1,205 | 13,589 | 33,667 |
| Projected HH Growth | 4.51% | 3.62% | 3.32% |





ATLAS

REALTY ADVISORS

Zachary Lasorsa

Principal & Broker of Record

Office: 484-497-9150; Ext 1

Mobile: 484-432-3881

Email: ZL@AtlasRealtyAdvisors.com

Joseph Battaglia

Principal

Office: 484-497-9150; Ext 2

Mobile: 484-883-9210

Email: JB@AtlasRealtyAdvisors.com