

### PROPERTY DESCRIPTION

High visibility mixed use building available in Towamencin Township. This commercially zoned property is comprised of two buildings: a large 3-bedroom single family home and a single story ~900 sf retail storefront. Ideal for an owner user or investor, the property offers highly flexible C-Commercial zoning and unmatched exposure being situated at the foot of the PA Turnpike's Lansdale interchange.

### PROPERTY HIGHLIGHTS

- Zoning permits retail, convenience, office, medical, food-service
- Ideal for an owner user or investor
- Unique mixed use property
- Single family rental + commercial building
- Immediate to the PA Turnpike's Lansdale interchange

### OFFERING SUMMARY

Sale Price:	\$325,000
Lot Size:	0.23 Acres
Building Size:	2,775 SF

DEMOGRAPHICS	0.5 MILES	1 MILE	1.5 MILES
Total Households	833	3,137	5,407
Total Population	2,011	7,549	12,877
Average HH Income	\$110,585	\$107,886	\$113,457





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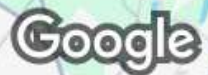
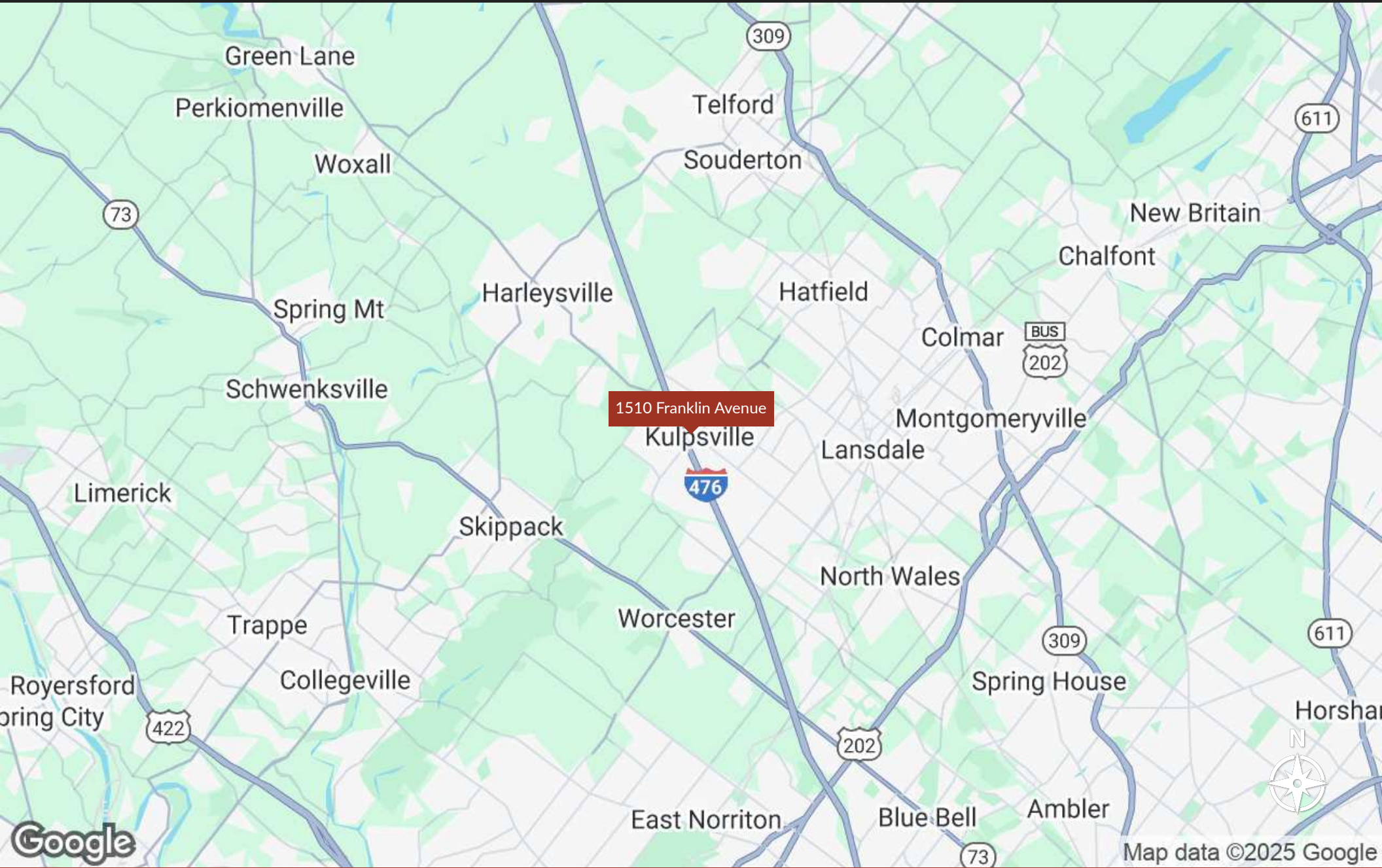
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# Demographics

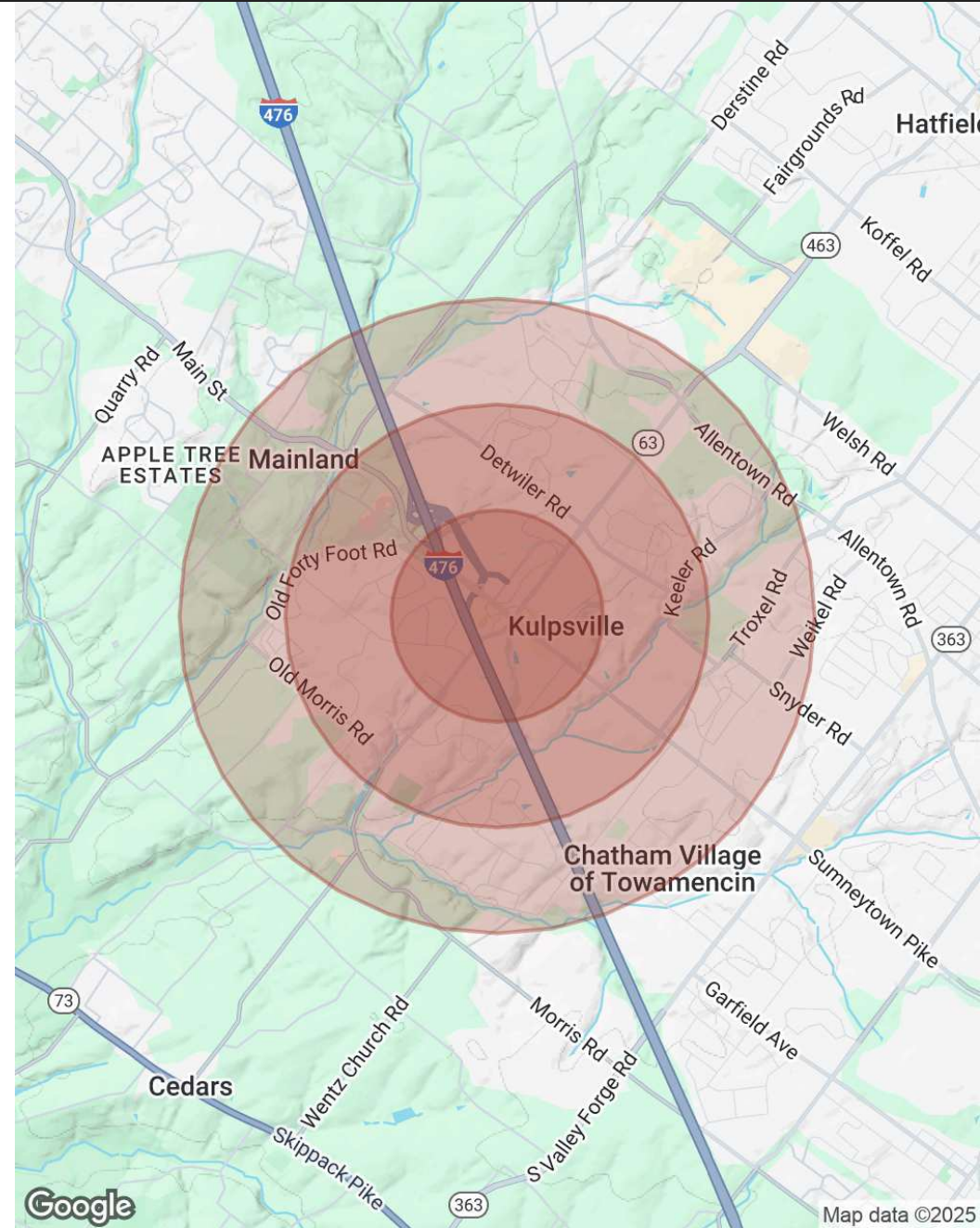
1510 Franklin Avenue Harleysville, PA 19438

POPULATION	0.5 MILES	1 MILE	1.5 MILES
Total Population	2,011	7,549	12,877
Average Age	41.2	41.9	44.3
Average Age (Male)	39.2	38.5	40.2
Average Age (Female)	41.6	43.1	45.5

HOUSEHOLDS & INCOME	0.5 MILES	1 MILE	1.5 MILES
Total Households	833	3,137	5,407
# of Persons per HH	2.4	2.4	2.4
Average HH Income	\$110,585	\$107,886	\$113,457
Average House Value	\$280,767	\$277,831	\$310,847

2020 American Community Survey (ACS)



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**suburban city**  
 COMMERCIAL

**§ 153-413. C Commercial District.**

In all C Districts the following regulations shall apply unless otherwise specified in Article V of this chapter:

A. Permitted land uses. A building may be erected or altered, to be used either in whole or in part, and a lot may be used or occupied for any of the following uses and no other, provided that such uses shall comply with such regulations as yard, lot sizes, lot width, building area and heights, impervious surfaces, easements, buffer yards, off-street parking and other provisions as specified herein.

(1) Uses by right. Any of the following uses and no others shall be permitted by right within the C District provided that all applicable requirements for the use and district are satisfied:

- B-1 Medical Office
- B-2 Office
- C-5 Convenience Store
- C-6 Eating Place
- C-8 Entertainment
- C-9 Financial Establishment
- C-10 Funeral Home
- C-15 Repair Shop
- C-16 Retail Trade and Retail Services
- E-2 Commercial School
- E-3 Day-Care Center/Nursery School
- E-6 Municipal Facility
- A-2 Dwelling in Combination with a Business
- A-11 Temporary Structures and Vehicles
- A-12 Nonresidential Storage Building
- A-17 Solar Energy System, Roof-Mounted [Added 2-26-2015 by Ord. No. 15-03]
- A-19 Attached Exterior Refrigeration Units [Added 2-26-2015 by Ord. No. 15-04]

(2) Uses by condition. The following uses and no others shall be permitted as a conditional use within the C District provided that all of the conditions for said use are satisfied and a conditional use approval is granted by the Board of Supervisors after public notice and hearing and further provided that all applicable requirements for the use and district have also been satisfied:

- C-2 Vehicle and Equipment Sales
- C-4 Car Wash
- C-7 Eating Place - Drive Through and Fast Food
- C-13 Motel or Hotel
- C-20 Miniature Golf, Driving Range, Batting Cage

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- C-23 Limited-Access Self-Storage Facility [**Added 12-11-2019 by Ord. No. 19-13**]
- E-10 Private Organization
- E-11 Recreational Facility/Community Center
- A-15 Convenience Window [**Added 12-19-2001 by Ord. No. 01-10**]

(3) Uses by special exception. The following uses shall be permitted as a special exception use within the C District provided that all of the standards and criteria for said use are satisfied and a special exception approval is granted by the Zoning Hearing Board after public notice and hearing and further provided that all applicable requirements for the use and district have also been satisfied:

- B-3 Veterinary Office or Clinic
- C-1 Adult Entertainment
- C-17 Vehicular Repair and Service Station
- I-2 Building Material Sales and Equipment Storage

(4) Accessory uses. By conditional use, the sale of gasoline shall be permitted as an accessory use to a C-5 Convenience Store which is situated on a parcel or parcels of land or pad site of at least 1.25 acres, provided that the parcel of land or pad site is on property located on an arterial highway or controlled access road; provided that the convenience store itself does not exceed 10,000 square feet in gross floor area; provided that adequate parking, in accordance with the Zoning Ordinance is provided on the parcel or pad site; and further provided that the grant of permission for gasoline sales shall specifically be conditioned upon site access and interior circulation being designed to the satisfaction of the Board of Supervisors during the land development approval process. Furthermore, should the site be within the designated boundaries of the Towamencin Village Overlay District on the Township Zoning Map, the following design elements shall specifically be in accordance with the Towamencin Village Land Use and Design Manual, whether or not the owner and/or applicant has opted in to the Village Overlay District: [**Added 9-12-2007 by Ord. No. 07-06; amended 8-13-2008 by Ord. No. 08-03; 5-11-2016 by Ord. No. 16-09**]

- (a) Each applicant shall submit architectural drawings showing concepts for facades, roof design, and materials for buildings and structured parking facilities and incorporate specific design standards in order to qualify for conditional use approval.
- (b) These design standards shall include, but may not necessarily be limited to, building and streetscape elements such as the type of lighting, sidewalk design, street furniture, street signs, and architectural details and facade materials. The streetscape elements shall be required along the frontage of the site where the convenience store is located.
- (c) The Board of Supervisors may at its discretion waive or modify requirements contained within the Towamencin Village Land Use and Design Manual upon determination that strict compliance would not further the purpose and intent of the chapter.

B. Lot area and width requirements.

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Regulation	Use Type	Requirement
Minimum lot area	All uses <sup>1</sup>	1 acre
Minimum lot width	All uses	150 feet

NOTES:

<sup>1</sup> For the one A-2 dwelling unit permitted per lot as an accessory use to a permitted use on such lot, an additional 5,000 square feet of lot area shall be added to the minimum requirements herein.

C. Setback requirements.

Regulation	Use Type	Requirement
Minimum front yard	All uses	25 feet
Minimum side yards	All uses	25 feet <sup>1</sup>
Minimum rear yards	All uses	20 feet

NOTES:

<sup>1</sup> On a lot the interior side of which abuts a residential district, the side yard shall have a width of not less than that required in the adjoining district.

D. Maximum coverage regulations.

Regulation	Use Type	Requirement
Building coverage	All uses	65%
Impervious coverage	All uses	85%

E. Maximum height regulations.

Use Type	Requirement
Principal structure	40 feet <sup>1</sup>

NOTES:

<sup>1</sup> May be increased to a maximum of 65 feet or such increased height as may be warranted when approved by the Zoning Hearing Board for such structures as water towers, chimneys, stacks, radio antennae and transmission towers provided that for every foot of height in excess of 40 feet there shall be added to each yard requirement one corresponding foot of width or depth.

F. Parking requirements.

- (1) All uses: regulated by use type.
- (2) Setbacks: No parking area or driveway shall be located closer than 10 feet to any property line, except the portion of the driveway required for normal ingress and egress.