



**INVESTMENT/DEVELOPMENT OPPORTUNITY**  
**2 MEETINGHOUSE ROAD & 297-303 W. COUNTY LINE ROAD**  
**HATBORO, PA 19040**

**BLUEPRINT**  
COMMERCIAL

# Property Overview

Located at the signalized corner of Meetinghouse Road and County Line Road, these adjacent Hatboro properties offer exceptional visibility and accessibility in a heavily trafficked commercial corridor. The site benefits from two traffic lights providing convenient ingress and egress from both roadways, with a combined daily traffic count of approximately 22,424 vehicles. Ample on-site parking for 30+ vehicles supports the existing tenant mix and enhances long-term leasing potential.

## 2 Meetinghouse Road, Hatboro, PA 19040

- Lot Size: ±18,295 SF
- Zoning: C-2
- Improvements: ±2,160 SF house (4 BR / 1 BA)
- Tenant: Fortune Teller Psychic Reading

## 297-303 W County Line Road, Hatboro, PA 19040

- Lot Size: ±12,632 SF
- Zoning: C-2
- Tenants:
  - 297 (2,210 SF) – Georgetown Card Exchange
  - 299 (1,300 SF) – Sportscard Playground
  - 301 (1,235 SF) – Diva Nail Salon & Spa
  - 303 (1,235 SF) – Frank's Barber Shop



**+/- 42,434**

SQUARE FEET OF  
LAND

**\$90,000**

GROSS INCOME  
PER ANNUM

**C-2**  
ZONING



## Zoning Overview:

### District: C-2 – General Commercial District (Horsham Township, PA)

#### Permitted Uses:

Retail stores (including convenience stores up to 10,000 SF, excluding drive-throughs), restaurants (excluding quick-service), personal service shops (barber, beautician, or clothing care pick-up), retail service shops (such as bakery, ice cream, jewelry, tailoring, or appliance repair), offices or studios, banks or similar financial institutions, automobile parking lots, and municipal buildings. Outdoor dining areas are permitted as an accessory use to a restaurant.

#### Accessory Uses:

Uses customarily incidental to the above, located on the same lot. Outdoor dining areas permitted per §230-16E.

#### Development Standards:

- Minimum Lot Area: 10,000 SF
- Minimum Lot Width: 50 ft
- Maximum Building Coverage: 45% of developable area
- Maximum Impervious Coverage: 75%
- Front Yard Setback: 40 ft
- Side Yards: 5 ft each (detached); 15 ft (semidetached)
- Rear Yard Setback: 30 ft
- Maximum Building Height: 35 ft

#### Special Regulations:

- All uses (except parking lots and outdoor dining) must be fully enclosed within a building.
- Drive-through facilities are not permitted for restaurants or convenience stores.
- No merchandise or equipment may be stored, displayed, or sold beyond the building front.
- Outdoor vending machines or similar uses are not allowed in required yards or sidewalks.
- Maximum building dimension (length/depth): 130 ft.
- A 25-ft landscaped buffer is required along property lines abutting residential districts.

## Aerial Parcel Outline





## 2 Meetinghouse Road Photos



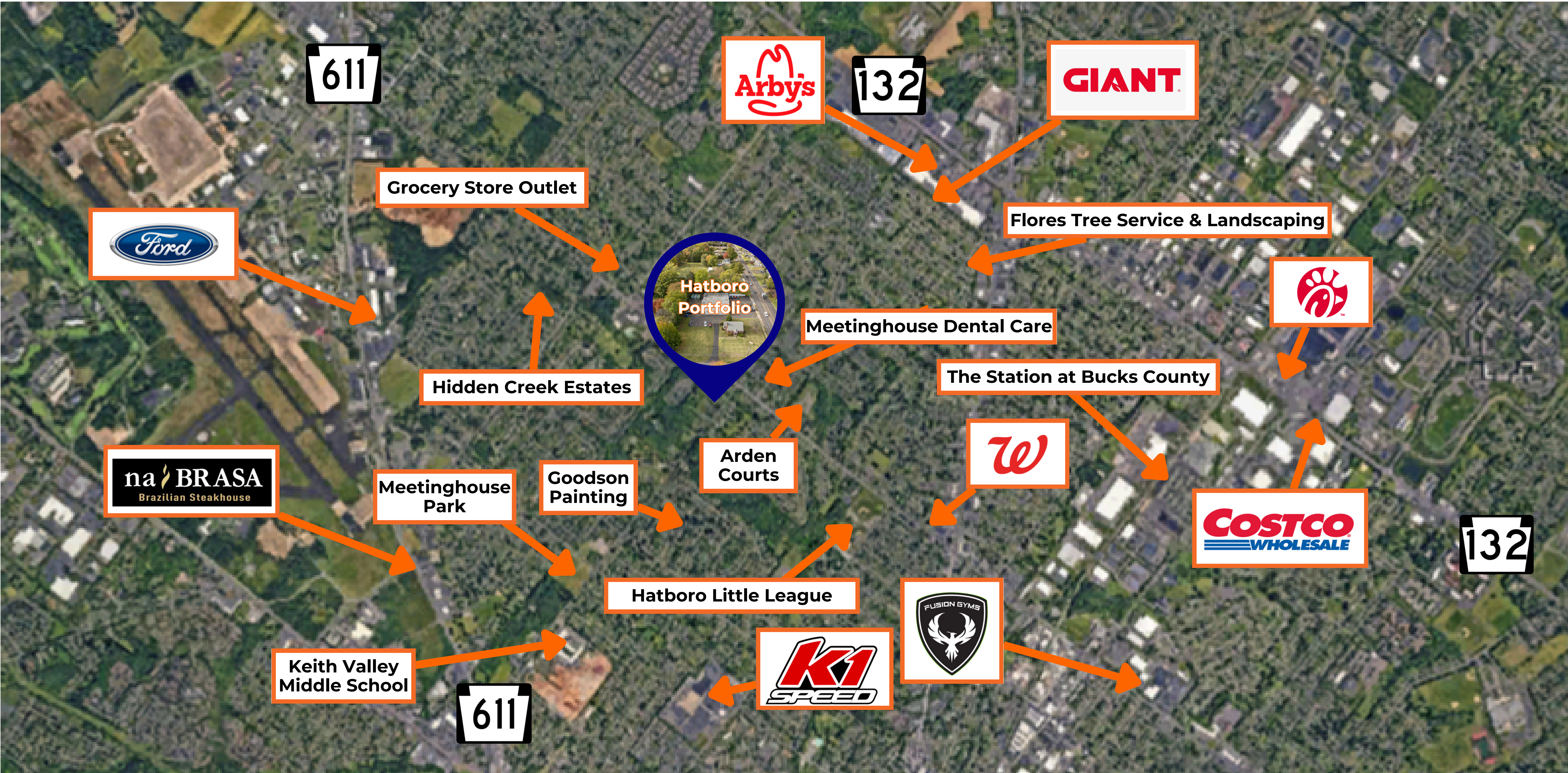


## 297-303 W. County Line Road Photos





Locator Map





## Neighborhood Overview:

Hatboro is a historic yet steadily evolving borough in Montgomery County, located just north of Philadelphia. Known for its traditional Main Street charm and strong community character, Hatboro has become a desirable suburban destination where small-town appeal meets modern convenience. Centered along York Road, the borough features a mix of long-established local businesses, new retail and dining options, and a growing number of mixed-use developments that are reshaping its downtown core.

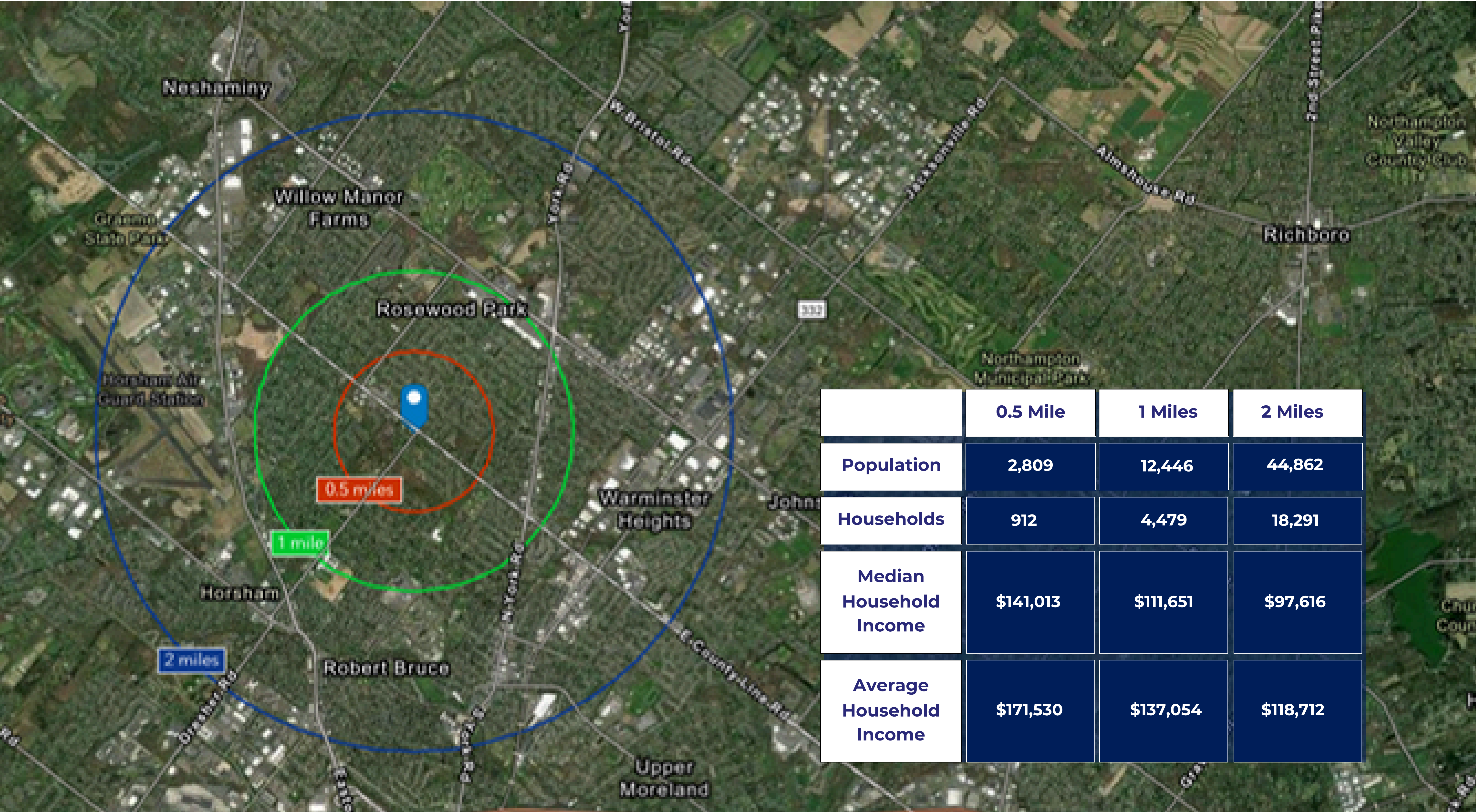
In recent years, Hatboro has embraced revitalization through projects like The Station at Hatboro and the redevelopment of the former CVS site, both of which bring new residential and commercial space to the walkable town center. The borough's progressive Town Center Ordinance encourages mixed-use and higher-density development, helping to attract new investment while preserving the area's distinctive character.

With convenient access to regional highways, County Line Road, and SEPTA's Hatboro Station, the borough offers excellent connectivity to Greater Philadelphia. Its combination of historic architecture, community-oriented atmosphere, and ongoing reinvestment has positioned Hatboro as a balanced and growing suburban market appealing to both residents and businesses alike.





Demographics





# INVESTMENT/DEVELOPMENT OPPORTUNITY

**HATBORO, PA 19040**

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