

OFFERING MEMORANDUM

1.8 Acre± Land Development Opportunity

INDUSTRIAL HIGHWAY - LOTS 7 & 13

Pottstown, PA 19464

PRESENTED BY:

CHICHI E. AHIA, SIOR
O: 215.757.2500 x2202
chichi.ahia@svn.com
PA #RM423727

MONIKA POLAKEVIC, CCIM
O: 215.757.2500 x2204
monika.polakevic@svn.com
PA #RS 293807



EXCLUSIVELY MARKETED BY:



CHICHI E. AHIA, SIOR

Executive Director/ Principal

D: 215.757.2500 x2202
chichi.ahia@svn.com

PA #RM423727 // NJ #1110096 NY #10491207587 MD #5000920 DE #RB-0020719 MA #1000245



MONIKA POLAKEVIC, CCIM

Senior Advisor

D: 215.757.2500 x2204
monika.polakevic@svn.com

PA #RS 293807 // NJ #0789312



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This Offering Brochure is a solicitation of interest only and is not an offer to sell the Property. The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest to purchase the Property and expressly reserves the right, at its sole discretion, to terminate negotiations with any entity, for any reason, at any time with or without notice. The Owner shall have no legal commitment or obligation to any entity reviewing the Offering Brochure or making an offer to purchase the Property unless and until the Owner executes and delivers a signed Real Estate Purchase Agreement on terms acceptable to Owner, in Owner's sole discretion. By submitting an offer, a prospective purchaser will be deemed to have acknowledged the foregoing and agreed to release the Owner and the SVN Advisor from any liability with respect thereto.

To the extent Owner or any agent of Owner corresponds with any prospective purchaser, any prospective purchaser should not rely on any such correspondence or statements as binding Owner. Only a fully executed Real Estate Purchase Agreement shall bind the property and each prospective purchaser proceeds at its own risk.

SECTION 1
The Property

422

ARMAND HAMMER BLVD

INDUSTRIAL HWY



PROPERTY SUMMARY



OFFERING SUMMARY

SALE PRICE:	Subject to Offer
LEASE RATE:	Subject to Offer
LOT SIZE:	1.8 AC±
ZONING:	IN - Interchange District
MARKET:	Philadelphia
SUBMARKET:	W. Montgomery County
TRAFFIC COUNT:	14,610 VPD
APN:	42-00-05473-011 42-00-01270-002

PROPERTY OVERVIEW

SVN is pleased to present an excellent and unique opportunity to purchase or ground lease a prime parcel of land ideally situated in Pottstown, Lower Pottsgrove Township, Montgomery County, Pennsylvania. The multi-parcel assemblage is comprised of two adjacent individual lots with a combined land area of approximately 1.8 acres. The site sits at the signalized intersection of Industrial Boulevard and Armand Hammer Boulevard and is visible and immediately accessible to/from the Benjamin Franklin Highway (US-422). The site is situated within the IN - Interchange zoning district which allows for a number of favorable by-right uses.

LOCATION OVERVIEW

The site is situated on Industrial Highway in Lower Pottsgrove Township, immediately east of the Borough of Pottstown. Entry to the site is approximately 150 feet from the US-422 interchange. Lower Pottsgrove Township is approximately 30 miles northwest of Philadelphia and 18 miles southeast of Reading, along the Schuylkill River. In addition to convenient access to Pottstown Expressway (US-422) the site is also conveniently accessible to/from PA RT-100 and the Pennsylvania Turnpike (I-76 / I-276).

PROPERTY DETAILS

SALE PRICE	SUBJECT TO OFFER
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LEASE RATE	SUBJECT TO OFFER
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LOCATION INFORMATION

STREET ADDRESS	Industrial Highway - Lots 7 & 13
CITY, STATE, ZIP	Pottstown, PA 19464
COUNTY	Montgomery
MARKET	Philadelphia
SUB-MARKET	West Montgomery County
CROSS-STREETS	Armand Hammer Interchange/Rt.422
TOWNSHIP	Lower Pottsgrove
SIGNAL INTERSECTION	Yes
ROAD TYPE	Paved
MARKET TYPE	Medium
NEAREST HIGHWAY	US-422 (100 Ft)
NEAREST AIRPORT	Philadelphia Int'l (PHL) - 46.3 Mi.

PROPERTY INFORMATION

PROPERTY TYPE	Land
ZONING	IN - Interchange District
LOT SIZE	1.8 AC±
APN #	42-00-05473-011 & 42-00-01270-002
RE TAXES (2022)	\$3,319
TRAFFIC COUNT	14,610 VPD
TRAFFIC COUNT STREETS	Industrial Hwy & Armand Hammer Interchange

PROPERTY HIGHLIGHTS

- Prime land / development opportunity
- Available for Sale or Lease
- 1.8 acre± assemblage (2 parcels)
- Highway visible and accessible location
- 150 feet ± from US-422 onramp
- Excellent signage opportunity
- Level topography
- Public utilities near site
- Ideally situated for business and consumer access
- Proximate to commercial and residential trade areas
- Commutable proximity to/from Philadelphia and New Jersey
- Convenient access to/from US-422 and PA Turnpike
- IN-Interchange Zoning District zoning w/ abundant permitted uses



SECTION 2
The Location

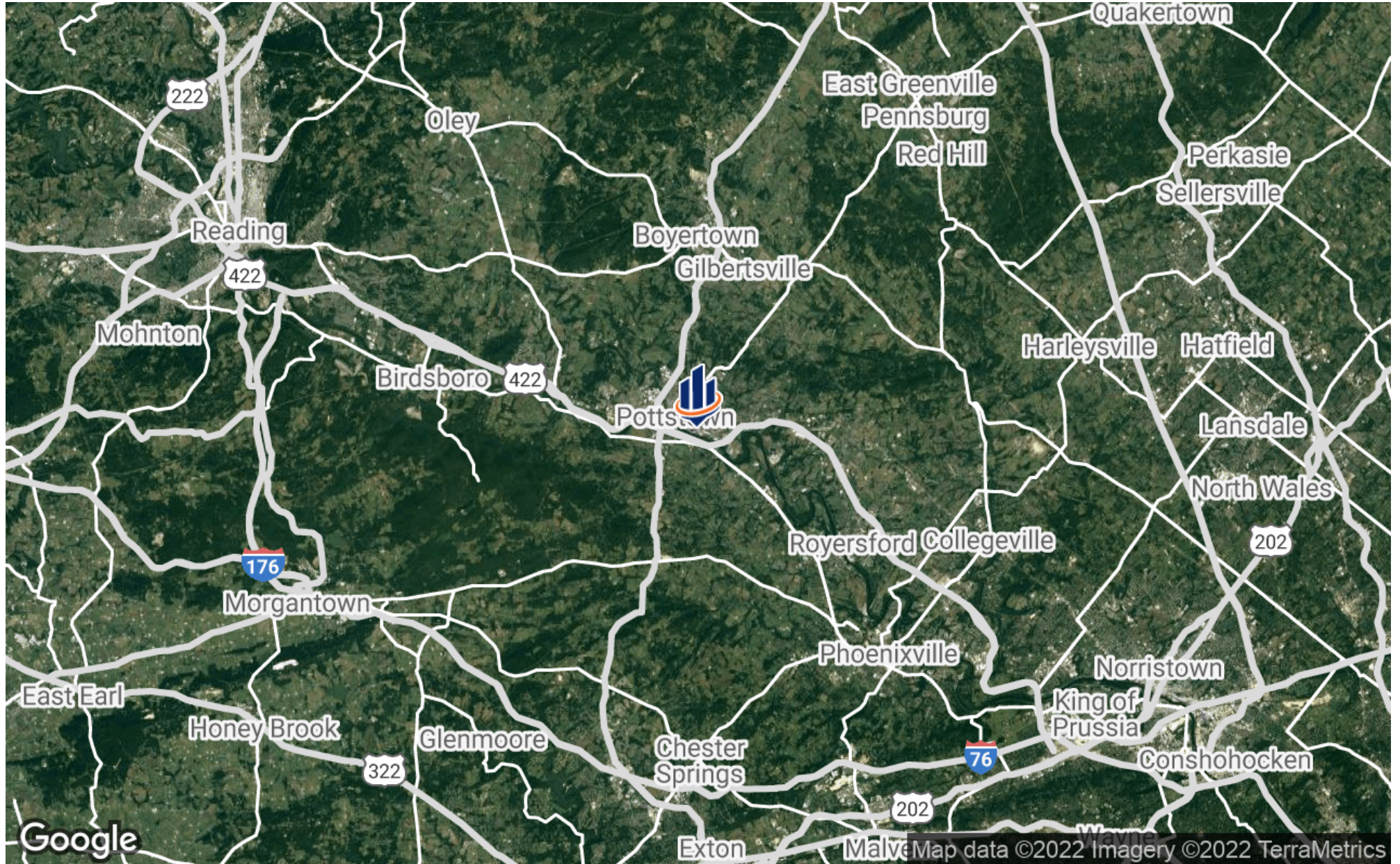
422

ARMAND HAMMER BLVD

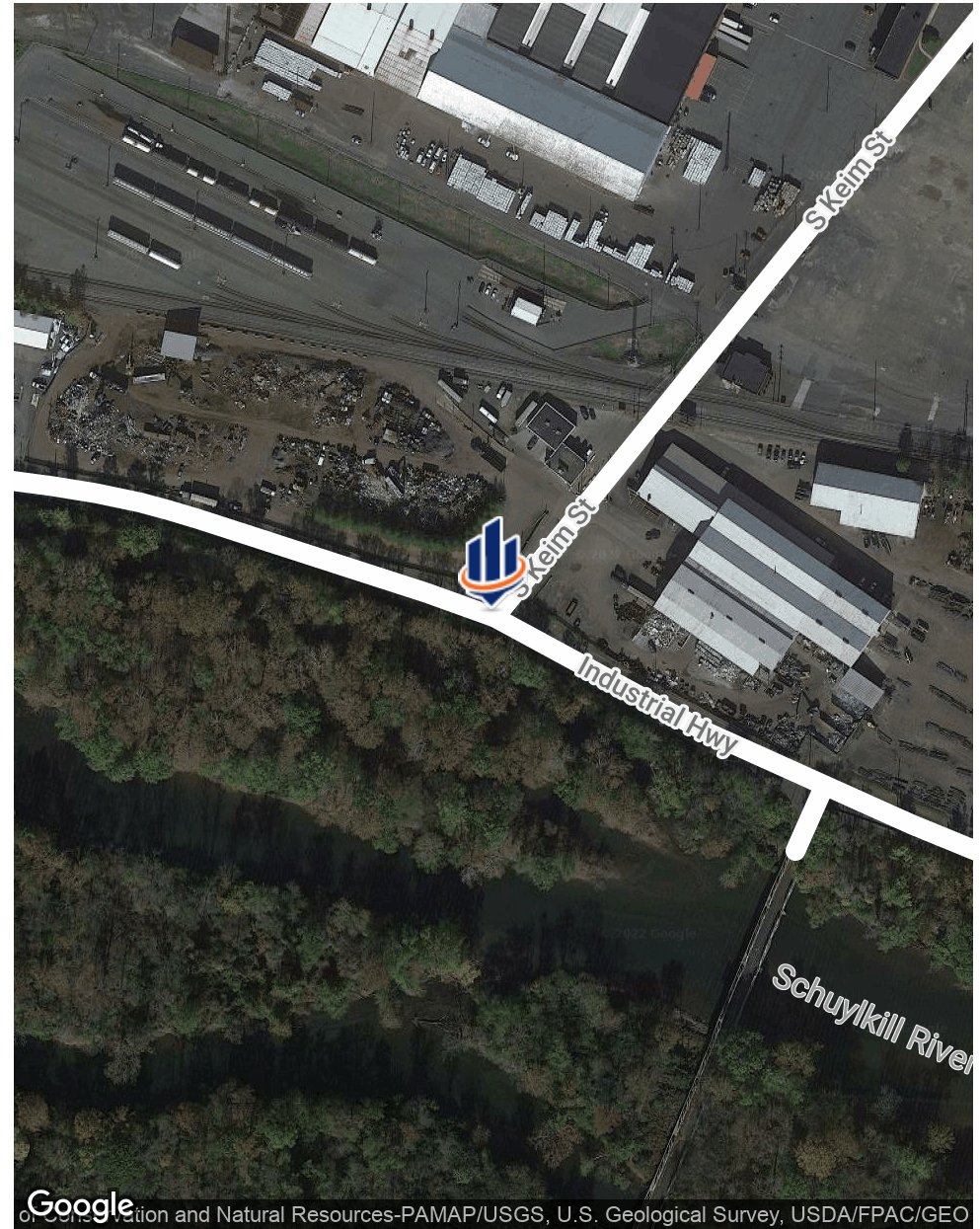
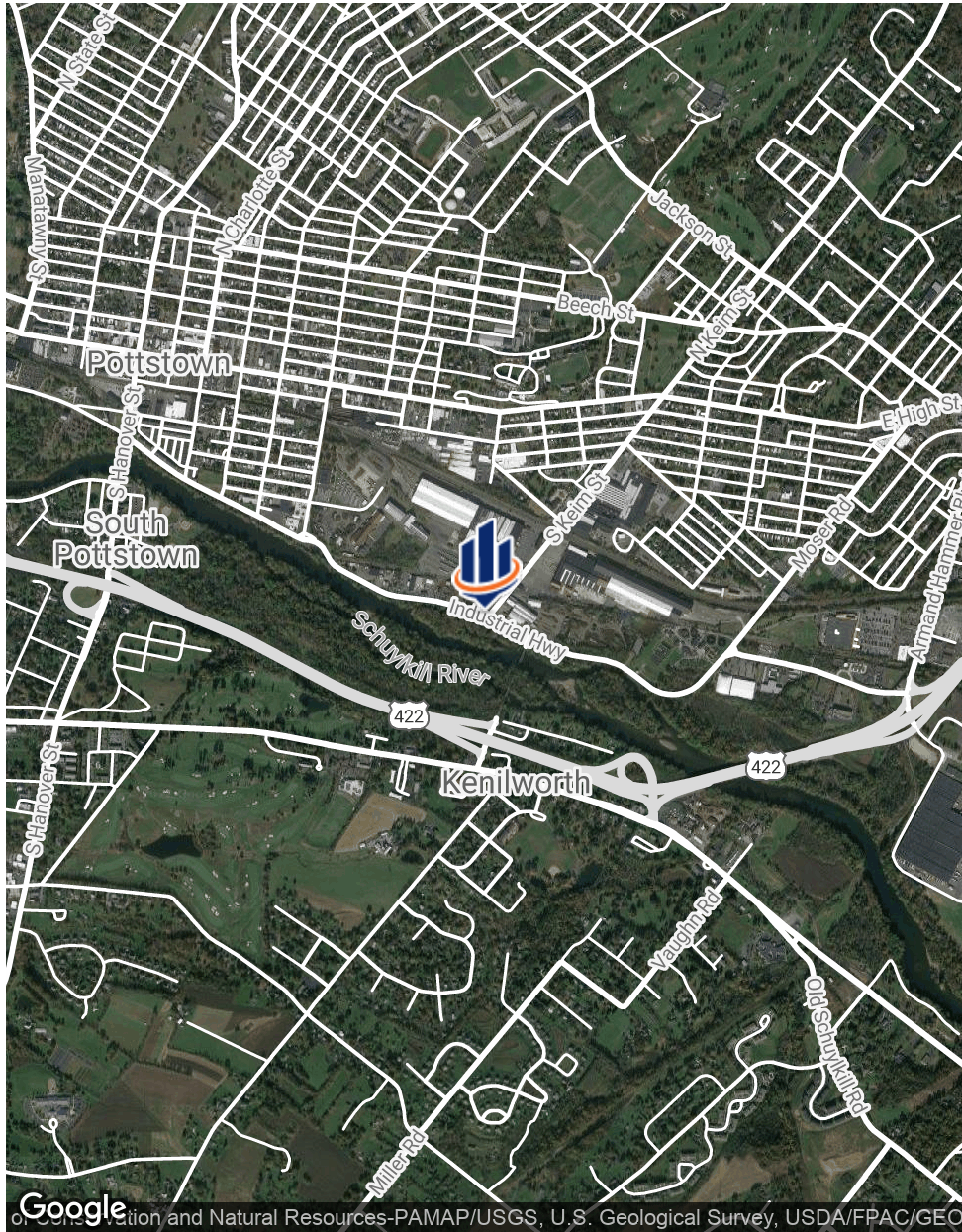
INDUSTRIAL HWY



REGIONAL MAP



LOCATION MAP





SECTION 3
The
Demographics

ARMAND HAMMER BLVD

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INDUSTRIAL HWY

DEMOGRAPHICS MAP & REPORT

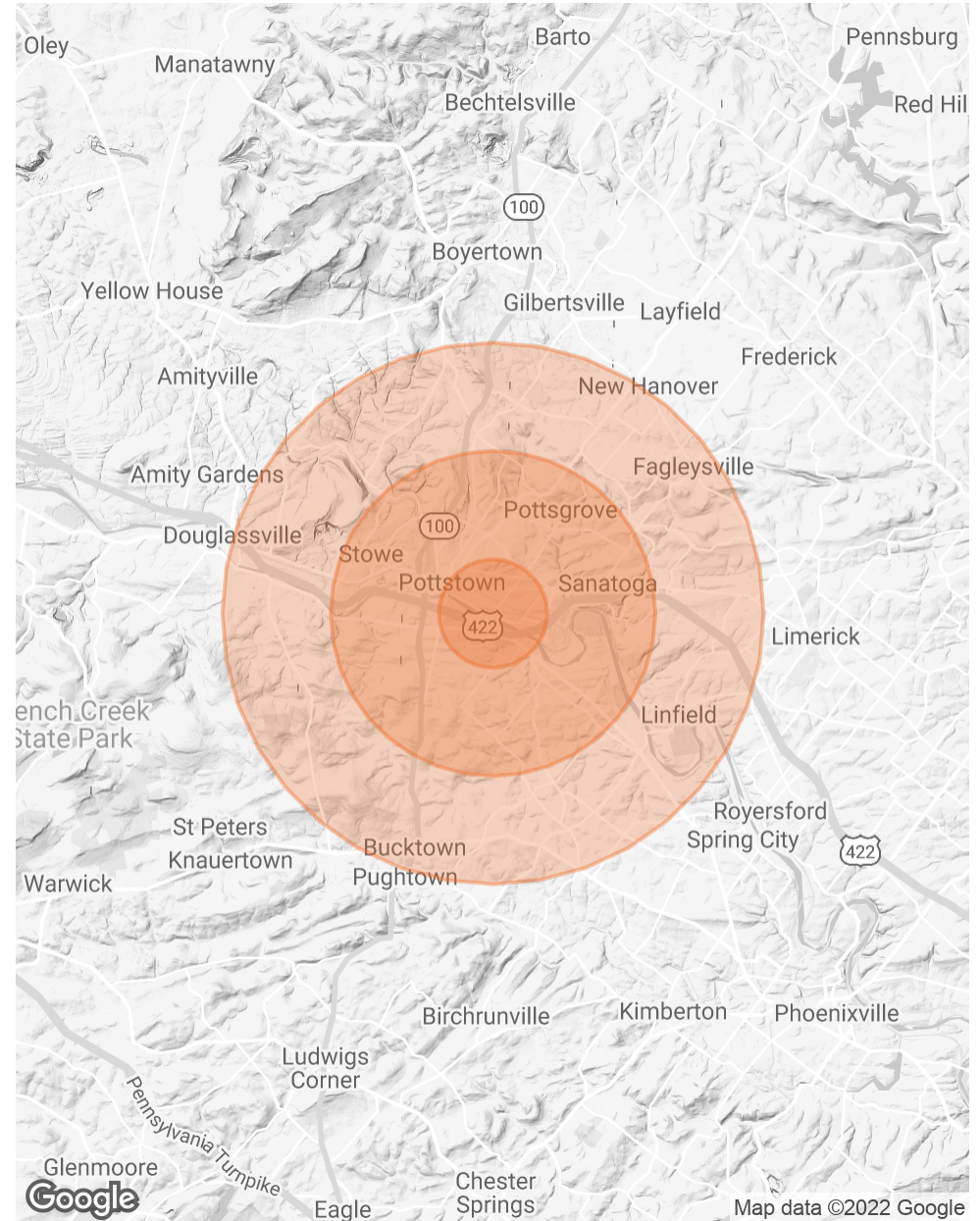
POPULATION

	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	4,681	42,738	76,909
AVERAGE AGE	43.9	38.6	40.8
AVERAGE AGE (MALE)	44.5	37.0	39.0
AVERAGE AGE (FEMALE)	44.6	39.6	42.2

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	2,295	18,457	31,906
# OF PERSONS PER HH	2.0	2.3	2.4
AVERAGE HH INCOME	\$74,894	\$74,812	\$87,245
AVERAGE HOUSE VALUE	\$429,280	\$258,316	\$289,436

* Demographic data derived from 2020 ACS - US Census



SECTION 4
The Zoning

422

ARMAND HAMMER BLVD



INDUSTRIAL HWY

Chapter 250. Zoning

Article XX. IN Interchange District

§ 250-142. Use regulations.

[Amended 6-7-1993 by Ord. No. 184; 7-22-1999 by Ord. No. 215; 12-16-1999 by Ord. No. 216]

In an IN Interchange District a building may be erected, altered or used or a lot may be used or occupied for any of the following purposes:

- A. Retail establishment for sale of dry goods, variety merchandise, clothing, food, beverages, flowers and plants, drugs, furnishings or household supplies and similar uses.
- B. Business or professional office, studio for dance, art, music or photography.
- C. Indoor theater, bowling alley.
- D. New automobile sales and service agency, including used car lot and repair shop adjacent to and in connection therewith.
- E. Club, fraternal organization, lodge.
- F. Restaurant, tea room or cafe serving food or beverage.
- G. Drive-in or fast-food restaurant. Drive-through areas shall comply with the following requirements.
 - (1) A minimum of six automobile waiting spaces is required.
 - (2) A minimum of three waiting spaces shall be provided in addition to Subsection **G(1)** above if a separate area for ordering food is included.
 - (3) These spaces shall not interfere with parking spaces or internal circulation of the site.
 - (4) Access regulations as specified in the Subdivision and Land Development Ordinance (Chapter **215**).
- H. Wholesaling, storage and sales of lumber, plumbing and other building materials and supplies.
- I. Office or warehouse uses as permitted in the LI Limited Industry District.
- J. Farm and garden supply center.
- K. Any use of the same general character as those listed above when approved by the Board of Commissioners as a conditional use.
- L. Gasoline filling stations, either stand-alone or in conjunction with convenience retail stores or fast-food establishments, shall be permitted as a conditional use in compliance with the following requirements:
 - (1) Minimum setback of fuel pumps from the front yard setback line shall be 25 feet.
 - (2) Fuel pumps shall not interfere with parking spaces or internal circulation and shall be located 30 feet from any parking area.

- (3) Access regulations shall meet the requirements in § **215-17**, Alleys, driveways and parking areas, of the Subdivision and Land Development Ordinance (Chapter **215**).
- (4) Canopies shall be designed and constructed to meet the following standards:
 - (a) Canopies shall conform to the required setback for principal structures.
 - (b) Canopies shall have a maximum height of 16 feet measured to the underside.
 - (c) Canopies shall have a maximum area of 1,650 square feet for every two pump islands; each pump island may accommodate up to four fueling stations. The total canopy area shall not exceed 3,300 square feet.
 - (d) Lighting for canopies shall be permitted on the underside only.
 - (e) Any signs associated with a canopy shall be regulated by Article **XXVI** of this chapter. [Amended 12-3-2007 by Ord. No. 276]
 - (f) Canopies shall be designed to be architecturally compatible with the principal structure with regard to color and building materials.
- (5) Each pumping station may be considered 1/2 of one parking space, to be included in the total number of parking spaces required in § **250-203**.
- (6) A traffic impact statement shall be submitted with each proposal for a gasoline filling station as per § **250-33D** of this chapter.

M. Hotel or motel.

N. Off-premises advertising signs, which shall be regulated by Article **XXVI** of this chapter.^[1]
[1] *Editor's Note: Amended at time of adoption of Code (see Ch. 1, General Provisions, Art. I).*



2050 Cabot Blvd. W. Ste. 102
Langhorne, PA 19047
215.757.2500
SVNAhia.com