

**OFFERING MEMORANDUM**

# Excellent Cheltenham Office/Retail Space

**311 RYERS AVE**

Cheltenham, PA 19012

**PRESENTED BY:**

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PA #RS368539





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SECTION 1

The Property

## PROPERTY SUMMARY



### OFFERING SUMMARY

<b>LEASE RATE:</b>	\$850.00/MO (FS)
<b>AVAILABLE SF:</b>	380 SF±
<b>YEAR BUILT:</b>	1964
<b>RENOVATED:</b>	2022
<b>ZONING:</b>	MU2 - Mixed Use District
<b>MARKET:</b>	Philadelphia
<b>SUBMARKET:</b>	Horsham/Willow Grove

### PROPERTY OVERVIEW

Exceptional, commercially zoned 380 SF retail/office space in Cheltenham Township, available for immediate occupancy. This newly renovated property is move-in ready and offers an open floor plan with street facing glass and front entrance. Street parking is available along with on-site parking in the rear of the building. Amenities rich neighborhood with a large pool of retailers in immediate proximity to the site. Highly accessible location in close proximity to major commuter routes. Zoned MU2 - Mixed Use District which allows for a multitude of uses, permitted by right.

### LOCATION OVERVIEW

The site is situated on Ryers Ave in Cheltenham, which is located directly over the city line (Cheltenham Avenue) of Philadelphia and also borders Northeast Philadelphia over the Fox Chase Line on the east and over Cottman Avenue (PA 73) on the north side. Minutes from Route 1 (Roosevelt Blvd), Route 73 (Cottman Ave), Route 611 (Old York Rd) and I-95.

## PROPERTY DETAILS

LEASE RATE	<b>\$850.00/MO (FS)</b>
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### LOCATION INFORMATION

STREET ADDRESS	311 Ryers Ave
CITY, STATE, ZIP	Cheltenham, PA 19012
COUNTY	Montgomery
MARKET	Philadelphia
SUB-MARKET	Horsham/Willow Grove
TOWNSHIP	Cheltenham Municipality
ROAD TYPE	Paved
NEAREST HIGHWAY	Route 73 (Cottman Ave) - 0.2 Mi, Route 1 (Roosevelt Blvd) - 2.5 Mi I-95 - 4.4 Mi
NEAREST AIRPORT	Philadelphia Int'l (PHL) - 19.7 Mi Trenton Mercer(TTN) - 25.2 Mi

### PARKING & TRANSPORTATION

STREET PARKING	Yes
PARKING TYPE	Surface

### PROPERTY INFORMATION

PROPERTY TYPE	Office
PROPERTY SUBTYPE	Office Building
ZONING	MU2 - Mixed Use District
LOT SIZE	9,100 SF
APN #	31-00-23947-00-7
LOT FRONTAGE	50 ft
LOT DEPTH	182 ft
TRAFFIC COUNT	23,037 VPD
TRAFFIC COUNT STREET	Cottman Ave & Jefferson Ave

### BUILDING INFORMATION

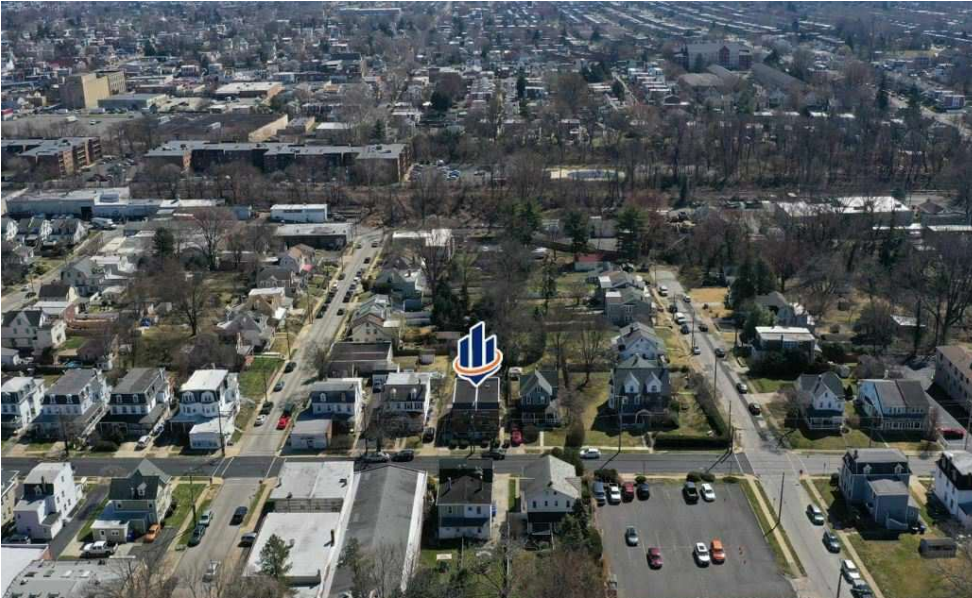
BUILDING SIZE	4,356 SF±
BUILDING CLASS	B
TENANCY	Multiple
NUMBER OF FLOORS	3
YEAR BUILT	1964
YEAR LAST RENOVATED	2022
GROSS LEASABLE AREA	855 SF±
CONSTRUCTION STATUS	Existing

## PROPERTY HIGHLIGHTS

- Full Service office/retail space
- Renovated in 2022
- 380 SF± space available
- On-site parking
- High visibility with frontage on Ryers Ave
- Flexible floor plan to suit various business needs
- Close proximity to amenities and transportation
- Permitted uses include: Personal Care Business, Restaurant, Retail Shop, Medical Office, Professional Office
- Commutable proximity to/from Philadelphia, New Jersey and New York City
- Zoned MU2 - Mixed Use District



ADDITIONAL PHOTOS

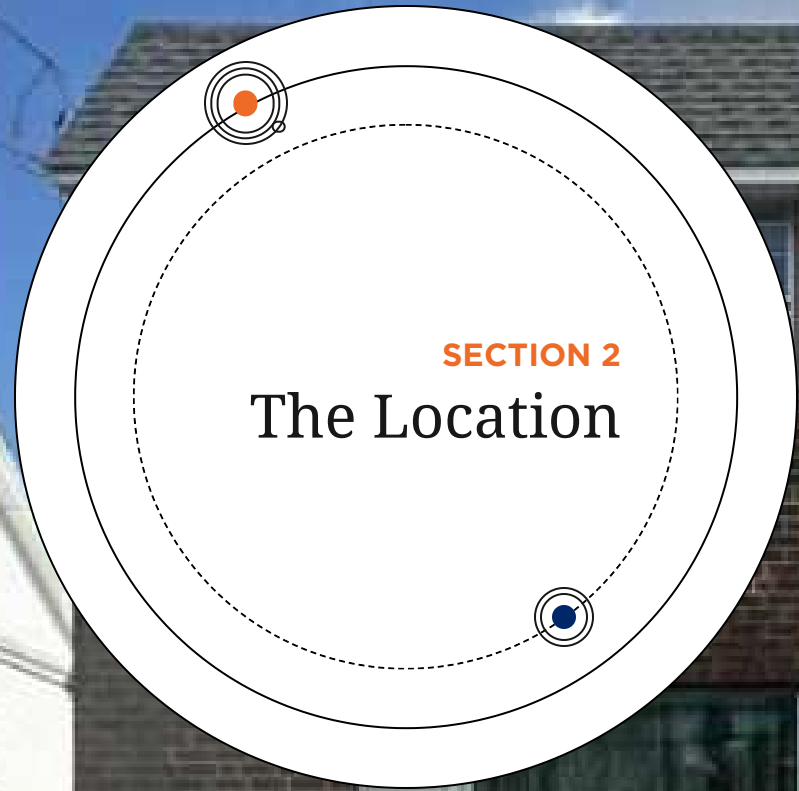






FLOOR PLANS



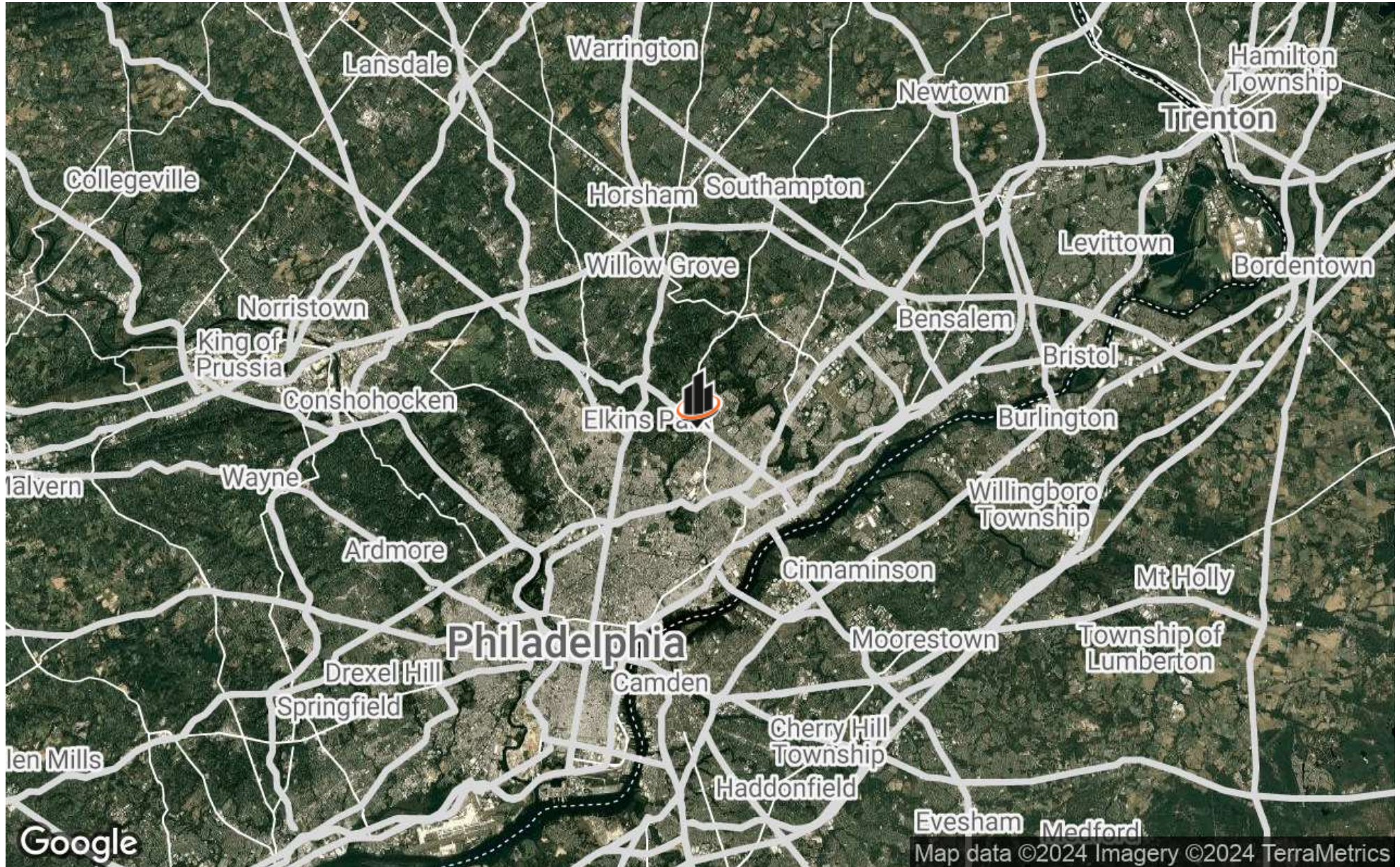


SECTION 2

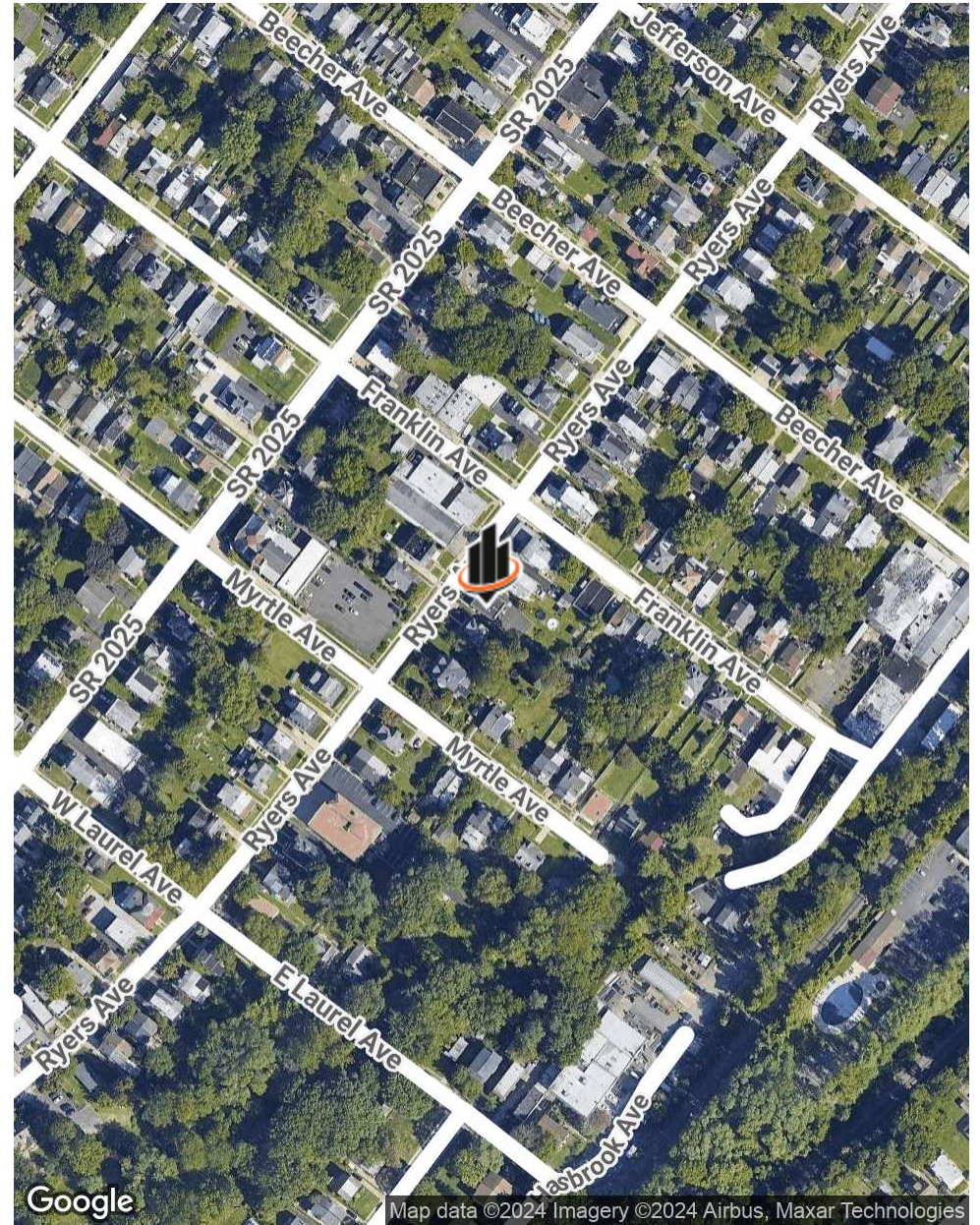
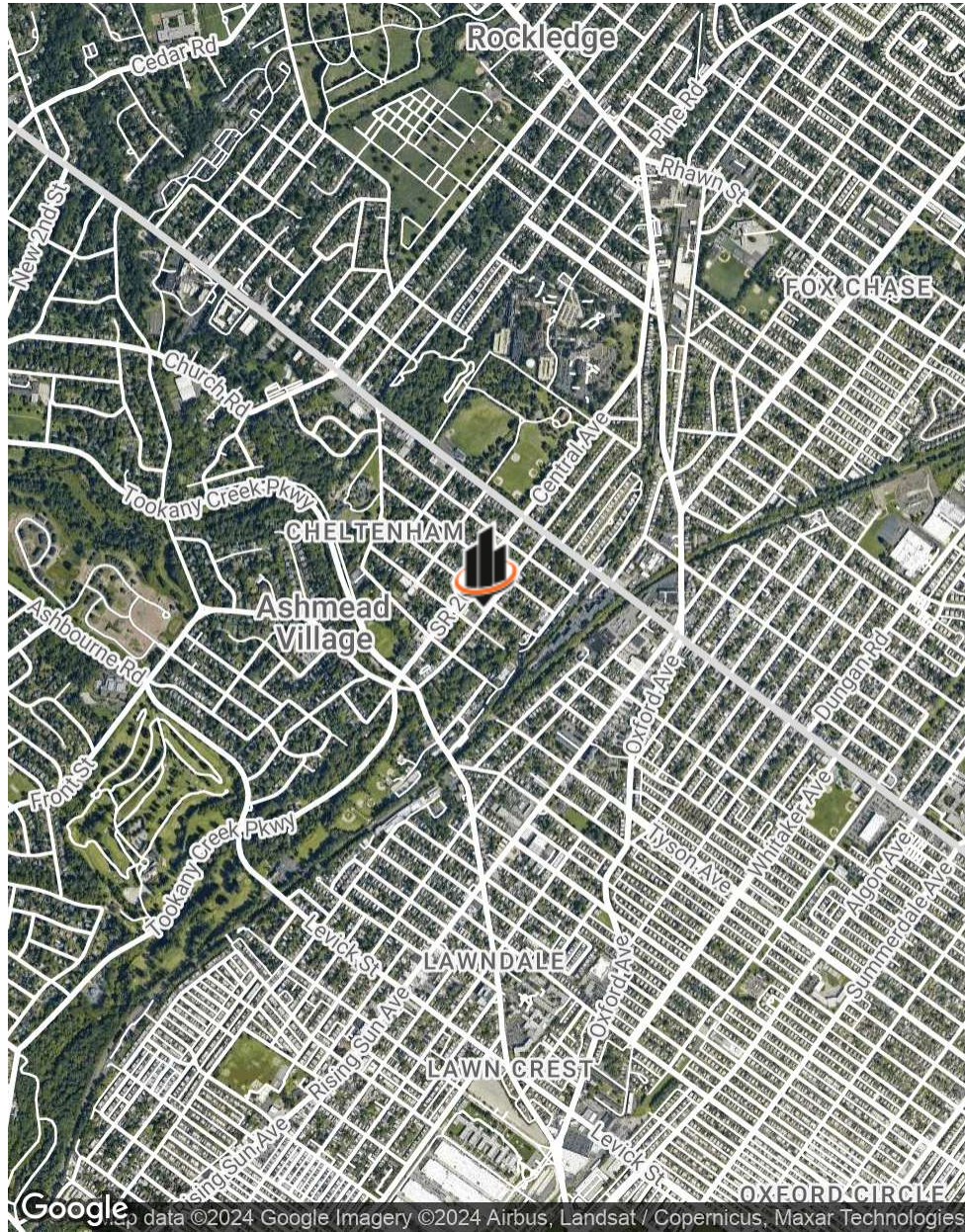
The Location



# REGIONAL MAP



# LOCATION MAP





**SECTION 3**  
The Zoning

## Chapter 295. Zoning

### Article XIV. MU2 Mixed Use Districts

#### § 295-1400. Legislative intent.

- A. In expansion of the declaration of legislative intent and the statement of community development objectives found in Article I of this chapter, the intent of the MU2 Mixed Use District is to:
- (1) Encourage economic development through the establishment of flexible standards that maintain the traditional residential nature of the districts.
  - (2) Encourage limited commercial and business uses in existing residential structures.
  - (3) Ensure that new buildings, additions, and renovations are in keeping with and enhance the historic character of the community and green spaces.
  - (4) Establish a walkable community by promoting a pedestrian orientation of streets and buildings and providing a safe and convenient interconnected sidewalk network.
  - (5) Encourage commercial development design that will reflect community identity and protect and enhance the character and property values of adjacent and nearby neighborhoods.
  - (6) Accommodate parking in a convenient matter that does not take away from the rhythm of the street.
  - (7) Regulate nonresidential uses to protect and preserve existing neighborhoods.

#### § 295-1401. Permitted uses.

A building may be erected or used and a lot may be used or occupied for any of the following purposes and no other, subject to the guidelines herein:

- A. Residential uses complying with the standards of the R3 Residential District (Uses G-3, G-6, G-7, and G-8).
- B. Use B-3: Bank or Financial Institution.
- C. Use B-4: Bed-and-Breakfast.
- D. Use B-17: Mixed Use Building.
- E. Use B-20a: Personal Care Business-A.
- F. Use B-21: Professional Service Business.
- G. Use B-25: Restaurant, to include outdoor dining facilities.
- H. Use B-27: Retail Shop.
- I. Use B-34: Studios for Dance, Art, Music, Photography, Yoga, or Similar Arts.

- J. Use E-3: Medical Office.
- K. Use E-5: Professional Services.
- L. Use G-1: Multifamily Building/Unit, permitted only as a part of Use B-17: Mixed Use Building.
- M. The following accessory uses on the same lot which are with and customarily incidental to any of the above permitted uses and as provided for in Article **IV** herein:
  - (1) Use A-1: Residential Accessory Structure.
  - (2) Use A-2: Nonresidential Accessory Structure.
  - (3) Use A-3: Recreational Vehicles.
  - (4) Use A-5: Antenna Systems.
  - (5) Use A-6: Fences and Walls.
  - (6) Use A-7: Home Occupation.
  - (7) Use A-8: Storage (Outdoor), but shall not be permitted as accessory to residential uses.
  - (8) Use A-9: Swimming Pool.
  - (9) Use A-10: Tennis/Sport Courts.
  - (10) Use A-13: No-Impact Home-Based Business.
  - (11) Use A-16: Fowl/Poultry.
  - (12) Use A-18: Accessory Roof-Mounted Solar System.
  - (13) Use B-19: Parking Lot.
  - (14) Use C-21: Microbrewery/Microdistillery/Microwinery.
- N. Uses permitted by special exception.
  - (1) Use A-19: Accessory Ground-Mounted Solar System.





**SECTION 4**  
The  
Demographics

# DEMOGRAPHICS MAP & REPORT

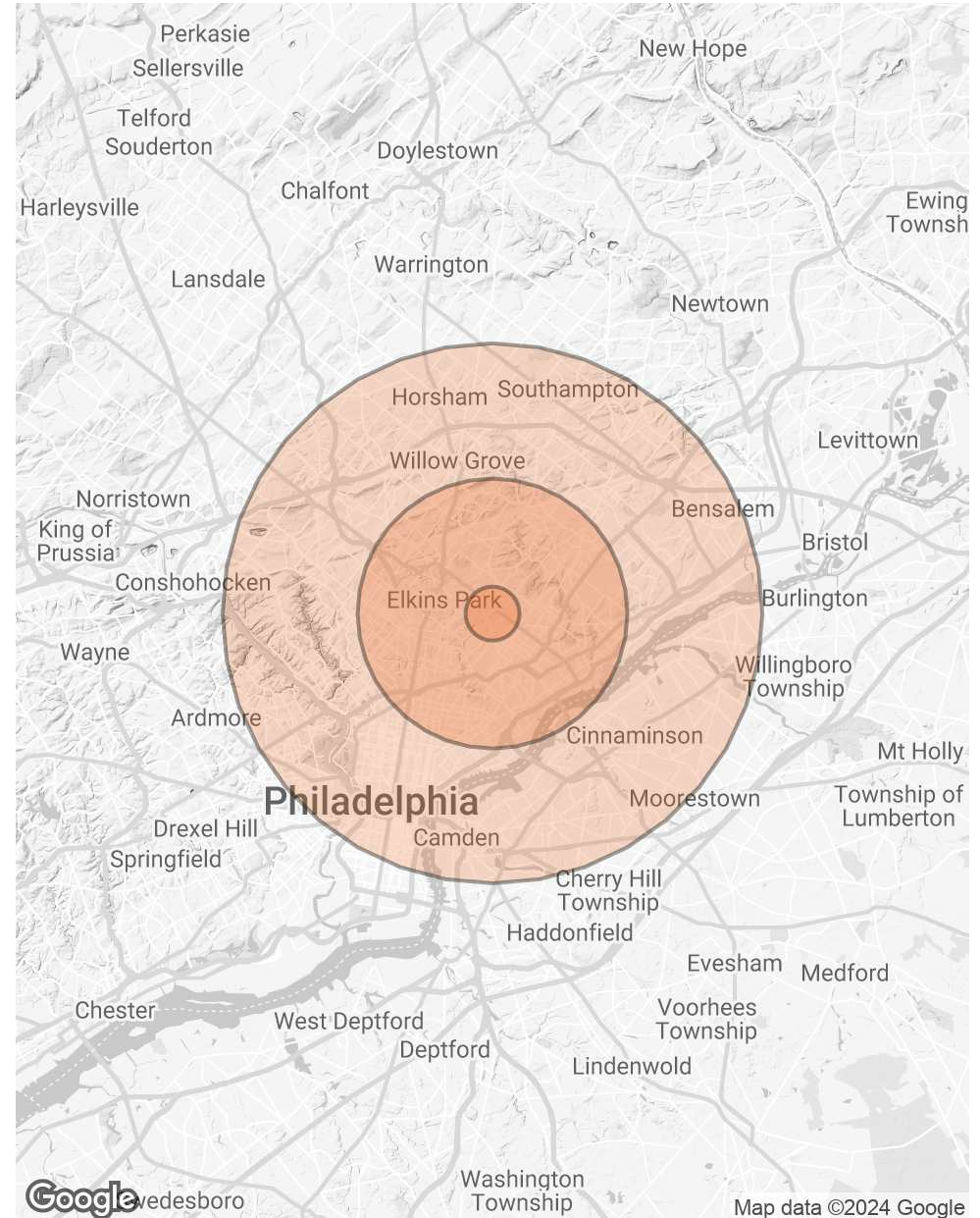
## POPULATION

	1 MILE	5 MILES	10 MILES
<b>TOTAL POPULATION</b>	29,487	774,366	1,896,973
<b>AVERAGE AGE</b>	39.5	36.9	37.7
<b>AVERAGE AGE (MALE)</b>	38.3	34.7	36.1
<b>AVERAGE AGE (FEMALE)</b>	41.7	38.9	39.3

## HOUSEHOLDS & INCOME

	1 MILE	5 MILES	10 MILES
<b>TOTAL HOUSEHOLDS</b>	11,833	301,141	807,303
<b># OF PERSONS PER HH</b>	2.5	2.6	2.3
<b>AVERAGE HH INCOME</b>	\$76,456	\$61,760	\$77,296
<b>AVERAGE HOUSE VALUE</b>	\$192,177	\$169,052	\$235,090

2020 American Community Survey (ACS)





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