



**100 UNIT AGE RESTRICTED DEVELOPMENT SITE
LIMERICK, PA | MONTGOMERY COUNTY**

**Zachary Lasorsa**

Managing Director

Office: 484-497-9150; Ext 1

Mobile: 484-432-3881

Email: ZL@AtlasRealtyAdvisors.com**Joseph Battaglia**

Managing Director

Office: 484-497-9150; Ext 2

Mobile: 484-883-9210

Email: JB@AtlasRealtyAdvisors.com

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.

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PROPERTY INFORMATION

PROPERTY HIGHLIGHTS

- Unique opportunity to purchase approximately 6.6 +/- acres anchored by a long term STNL national daycare (may be available for purchase together or separately)
- Excellent demographics and growth, with AHHL of \$123,000 in a 5-mile radius
- Conditional use allows for up to 101 age restricted dwelling units, and 4,000 +/- SF of retail or office
- Conditional uses include: age restricted apartments, assisting living, retail, restaurants, office, R&D, and life sciences

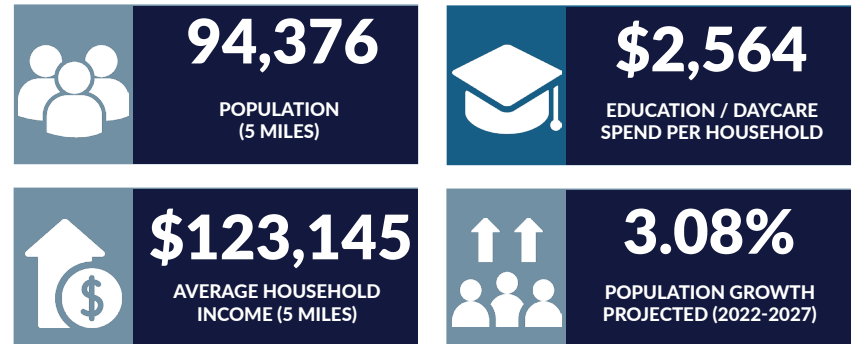
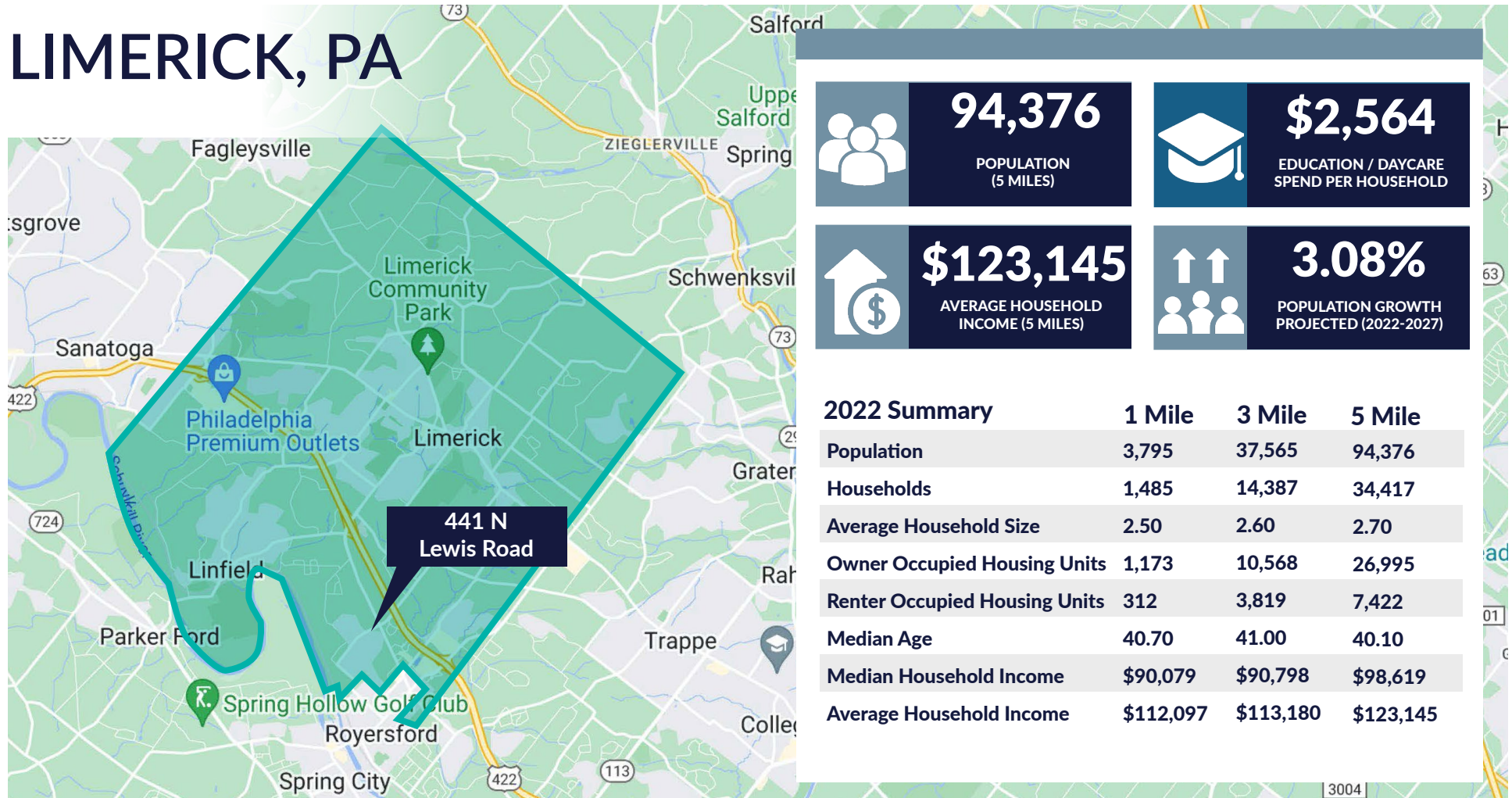


LAND OFFERING

Available Land	6.6 +/- Acres
Permitted by Conditional Use	Age restricted apartments, assisted/ senior living, retail, office, medical R&D, Life Sciences
Conditional Use Allowance	101 Age restricted dwelling units 4,000 +/- SF Retail Pad
Sale Price	Negotiable



LIMERICK, PA



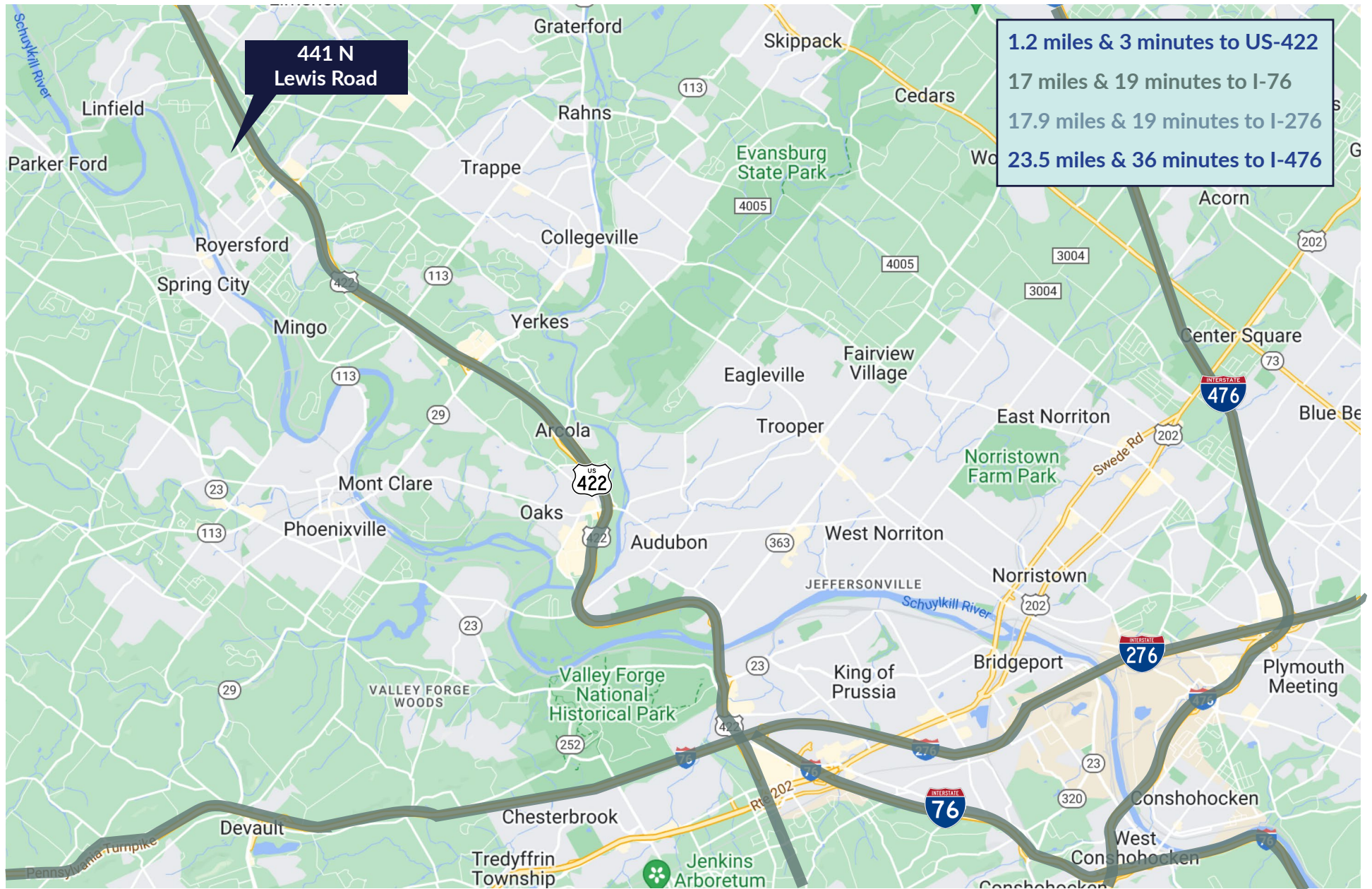
2022 Summary	1 Mile	3 Mile	5 Mile
Population	3,795	37,565	94,376
Households	1,485	14,387	34,417
Average Household Size	2.50	2.60	2.70
Owner Occupied Housing Units	1,173	10,568	26,995
Renter Occupied Housing Units	312	3,819	7,422
Median Age	40.70	41.00	40.10
Median Household Income	\$90,079	\$90,798	\$98,619
Average Household Income	\$112,097	\$113,180	\$123,145

LIMERICK, PA

Situated in Montgomery County, PA, the Limerick and Royersford area offers compelling investment prospects. Boasting a growing, affluent population with above-average household incomes and high educational attainment, it fuels a vibrant local economy. The area houses key businesses, including major retail centers and healthcare facilities, that contribute significantly to regional employment. Exceptional connectivity, proximity to Philadelphia, and an array of local amenities heighten its desirability. The presence of highly-rated schools, colleges, and universities attracts families prioritizing quality education. Ongoing population and economic growth render Limerick and Royersford a promising and stable investment prospect.



REGIONAL MAP



AMENITY MAP



COSTCO
WHOLESALE

Chick-fil-&

Philadelphia Premium Outlets
Ruby Tuesday FOREVER 21
lastcall GAP
RALPH LAUREN BY NEIMAN MARCUS
bebe OUTLET
Brooks Brothers COACH

planet fitness Citadel SONIC DUNKIN'
GIANT Raymour & Flanigan STAPLES
FOOD STORES, LLC FURNITURE | MATTRESSES
Walgreens
RITE AID ALDI Starbucks McDonald's TARGET

The Matvern School SUBWAY
Wawa # Holiday Inn Express
VICTORY BANCORP KIDDIE ACADEMY
EDUCATIONAL CHILD CARE

PRIMROSE SCHOOLS ups WELLS FARGO
International Montessori Schools TEXAS ROADHOUSE
Applebee's Chick-fil-&







ZONING MAP

CONDITIONAL USES:

Class I. On any lot eight acres or larger in the Lewis Road Conditional Overlay District, any of the following uses, and no other, may be permitted as a conditional use as approved by the Board of Supervisors, according to the requirements of § 184-68, Conditional use applications, herein:

- Banks;
- Restaurants up to 20,000 square feet (two restaurants per Class I parcel);
- Specialized retail up to 20,000 square feet in a single structure. No more than 15,000 square feet of specialized retail shall be allowed for every five acres of gross tract area;
- Adult day-care centers;
- Age-qualified residential uses are limited to condominiums and apartments including community center, assisted-living or intermediate-care dwelling units and skilled nursing home facilities. "Age-qualified" shall mean that any such use complies with the standards for "housing for older persons" exemption of 24 CFR Part 100, Subpart E, of Title VIII of the Civil Rights Act of 1968 as amended by the Fair Housing Amendment Act of 1988 and the Housing for Older Persons Act of 1995. This use is permitted only when the entire frontage of the tract on Lewis Road is developed with nonresidential uses;
- Child day-care center up to 10,000 square feet per structure;
- Health-care facility up to 20,000 square feet per structure;
- Health and athletic clubs up to 20,000 square feet per structure;
- Professional services, up to 20,000 square feet per structure, which shall consist of accountants, actuaries, appraisers, architects, attorneys, brokerage firms, business consultants, copywriters, engineers, landscape architects, law firms, physicians, planners, public relations professionals, recruiters, researchers, real estate brokers, software engineers and web designers, and no others; and
- Professional office up to 20,000 square feet per structure;
- Scientific or industrial research or engineering facilities up to 20,000 square feet per structure; and
- Mixed uses including two or more of the above-referenced uses on the same lot or in the same building. For mixed use Class I parcels containing residential uses, 200 square feet of nonresidential uses must be constructed for every one residential unit at the same time as the residential uses are constructed.





ATLAS

REALTY ADVISORS

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