



AUTOMOTIVE REPAIR BUSINESS, REAL ESTATE & FFE

AVAILABLE

FOR SALE

\$500,000



LOCATION: 409 E Lafayette St, Norristown, PA 19401

PROPERTY HIGHLIGHTS:

- ◆ Sale Includes: Automotive Repair Business, Real Estate, and FFE
- ◆ 3 Lifts, 1 Dyno, 1 Bay Door
- ◆ Parcel: +/- 0.1 AC; Building: +/- 2,100 SF
- ◆ [409 E Lafayette Street Location On Google Maps](#)
- ◆ Zoned Town Center II (TC-II)
- ◆ Demographics 5mi Radius: Population 197,837; AHI \$125,837
- ◆ Sciacca Service Center has been in operation for over 30 years & is well known throughout the area!

Matt Phillips

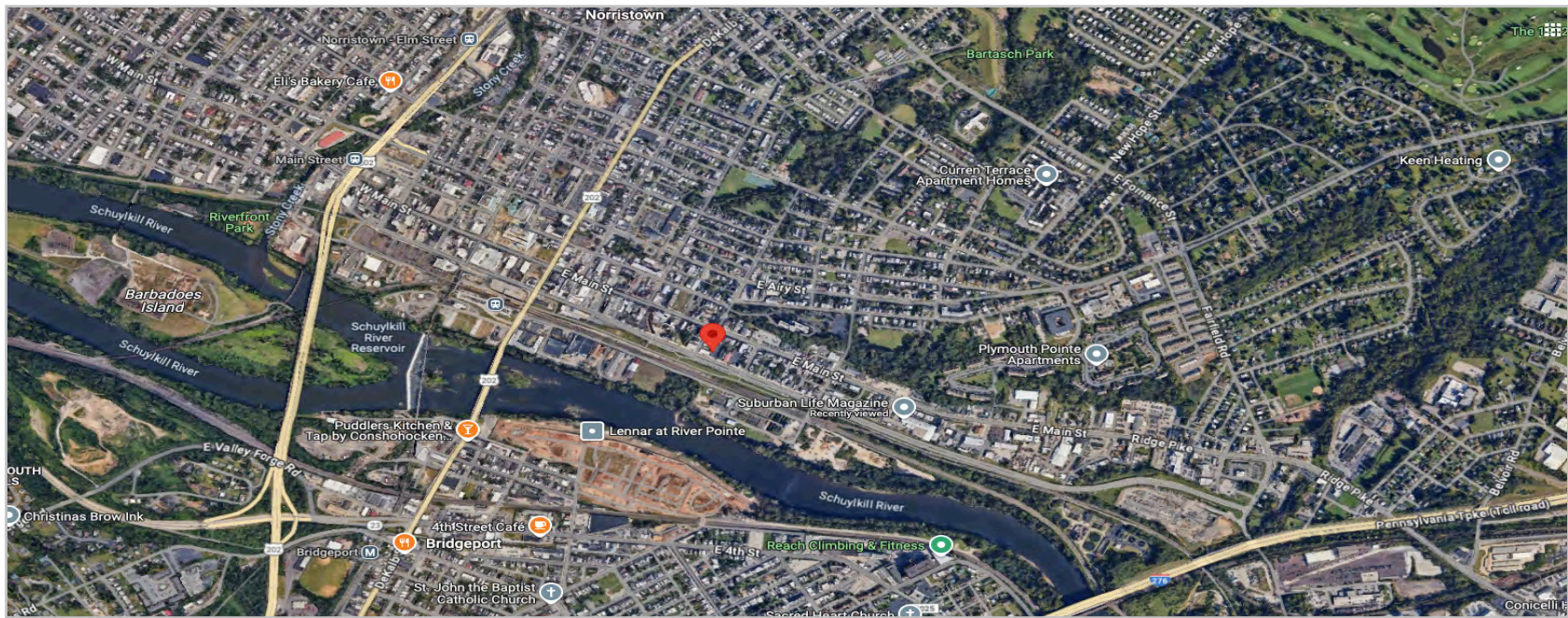
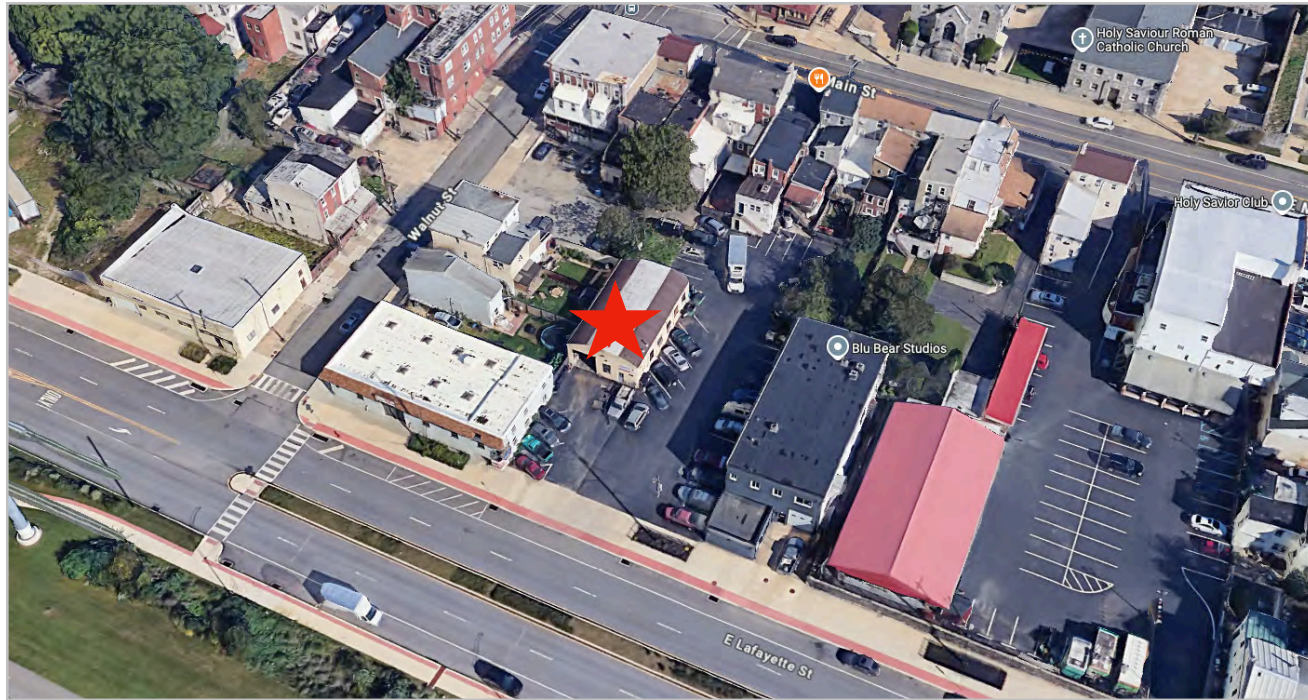
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The information above has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty, or representation about it. It is Buyer/Lessee responsibility to independently confirm its accuracy and completeness. This is not intended to solicit another Broker's listing.

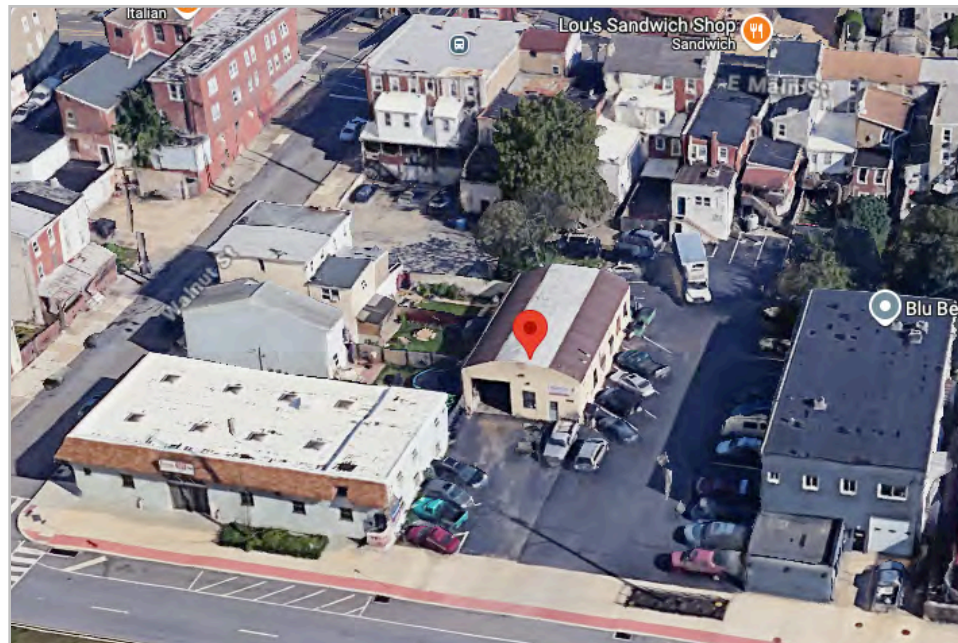
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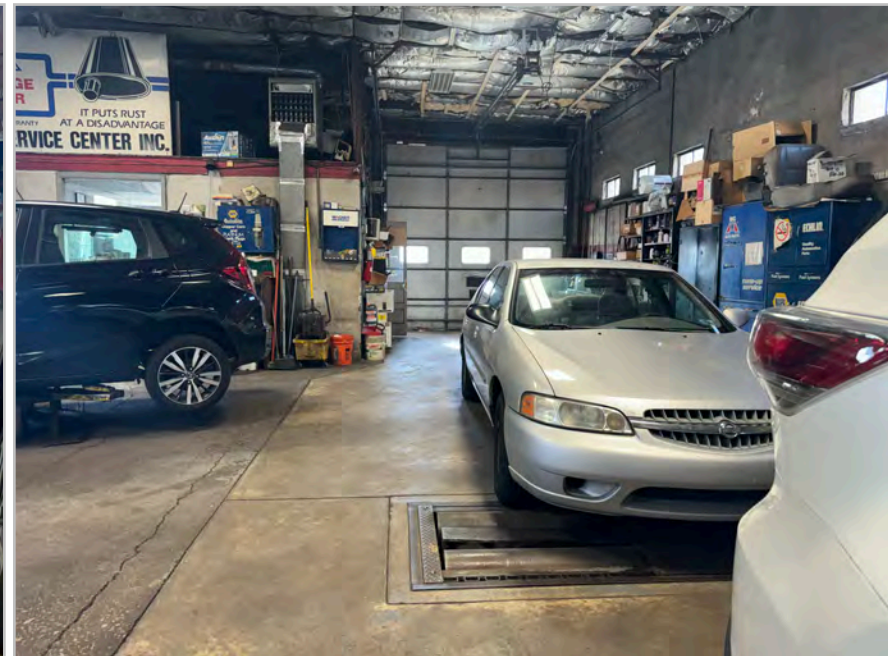
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Demographic Detail Report

409 E Lafayette St, Norristown, PA 19401

Building Type: **General Retail** Total Available: **0 SF**
 Secondary: **Auto Repair** % Leased: **100%**
 GLA: **1,888 SF** Rent/SF/Yr: **-**
 Year Built: **1960**



Radius	1 Mile	3 Mile	5 Mile
Population			
2029 Projection	26,773	106,755	201,851
2024 Estimate	26,295	104,827	197,837
2020 Census	25,945	103,295	192,726
Growth 2024 - 2029	1.82%	1.84%	2.03%
Growth 2020 - 2024	1.35%	1.48%	2.65%
2024 Population by Age	26,295	104,827	197,837
Age 0 - 4	1,816 6.91%	6,420 6.12%	11,417 5.77%
Age 5 - 9	1,915 7.28%	6,274 5.99%	11,041 5.58%
Age 10 - 14	1,942 7.39%	6,102 5.82%	10,994 5.56%
Age 15 - 19	1,764 6.71%	5,613 5.35%	11,485 5.81%
Age 20 - 24	1,616 6.15%	5,554 5.30%	11,663 5.90%
Age 25 - 29	1,911 7.27%	7,128 6.80%	13,283 6.71%
Age 30 - 34	2,294 8.72%	8,752 8.35%	15,063 7.61%
Age 35 - 39	2,349 8.93%	8,969 8.56%	15,465 7.82%
Age 40 - 44	2,051 7.80%	7,841 7.48%	13,956 7.05%
Age 45 - 49	1,589 6.04%	6,289 6.00%	11,632 5.88%
Age 50 - 54	1,417 5.39%	5,951 5.68%	11,446 5.79%
Age 55 - 59	1,320 5.02%	6,065 5.79%	11,981 6.06%
Age 60 - 64	1,240 4.72%	6,146 5.86%	12,185 6.16%
Age 65 - 69	1,063 4.04%	5,732 5.47%	11,376 5.75%
Age 70 - 74	776 2.95%	4,411 4.21%	8,886 4.49%
Age 75 - 79	531 2.02%	3,165 3.02%	6,495 3.28%
Age 80 - 84	361 1.37%	2,234 2.13%	4,680 2.37%
Age 85+	339 1.29%	2,182 2.08%	4,790 2.42%
Age 65+	3,070 11.68%	17,724 16.91%	36,227 18.31%
Median Age	34.80	38.70	39.50
Average Age	35.50	39.50	40.30



Demographic Detail Report

409 E Lafayette St, Norristown, PA 19401

Radius	1 Mile	3 Mile	5 Mile
2024 Population By Race	26,295	104,827	197,837
White	9,404 35.76%	59,815 57.06%	132,837 67.14%
Black	7,844 29.83%	18,387 17.54%	23,253 11.75%
Am. Indian & Alaskan	320 1.22%	616 0.59%	694 0.35%
Asian	829 3.15%	7,780 7.42%	16,435 8.31%
Hawaiian & Pacific Island	0 0.00%	0 0.00%	0 0.00%
Other	7,897 30.03%	18,229 17.39%	24,617 12.44%
Population by Hispanic Origin	26,295	104,827	197,837
Non-Hispanic Origin	18,249 69.40%	88,314 84.25%	177,634 89.79%
Hispanic Origin	8,045 30.60%	16,513 15.75%	20,203 10.21%
2024 Median Age, Male	34.30	37.70	38.50
2024 Average Age, Male	34.70	38.30	39.20
2024 Median Age, Female	35.20	39.70	40.70
2024 Average Age, Female	36.30	40.70	41.40
2024 Population by Occupation Classification	20,269	84,916	162,095
Civilian Employed	14,427 71.18%	58,392 68.76%	108,287 66.80%
Civilian Unemployed	564 2.78%	2,193 2.58%	3,933 2.43%
Civilian Non-Labor Force	5,278 26.04%	24,193 28.49%	49,536 30.56%
Armed Forces	0 0.00%	138 0.16%	339 0.21%
Households by Marital Status			
Married	2,741	16,450	35,782
Married No Children	1,401	9,928	21,812
Married w/Children	1,340	6,522	13,970
2024 Population by Education	18,835	79,517	148,769
Some High School, No Diploma	3,261 17.31%	6,898 8.67%	8,767 5.89%
High School Grad (Incl Equivalency)	5,996 31.83%	20,841 26.21%	30,580 20.56%
Some College, No Degree	4,071 21.61%	17,078 21.48%	28,931 19.45%
Associate Degree	1,593 8.46%	4,652 5.85%	7,532 5.06%
Bachelor Degree	2,279 12.10%	18,619 23.42%	41,977 28.22%
Advanced Degree	1,635 8.68%	11,429 14.37%	30,982 20.83%



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Radius	1 Mile		3 Mile		5 Mile	
2024 Population by Occupation	27,363		111,781		208,216	
Real Estate & Finance	964	3.52%	5,343	4.78%	11,974	5.75%
Professional & Management	5,409	19.77%	34,700	31.04%	74,966	36.00%
Public Administration	454	1.66%	2,345	2.10%	3,517	1.69%
Education & Health	2,855	10.43%	13,064	11.69%	25,686	12.34%
Services	3,433	12.55%	9,291	8.31%	14,060	6.75%
Information	219	0.80%	1,029	0.92%	2,221	1.07%
Sales	2,918	10.66%	12,752	11.41%	22,525	10.82%
Transportation	1,295	4.73%	2,715	2.43%	4,431	2.13%
Retail	2,061	7.53%	7,533	6.74%	11,653	5.60%
Wholesale	239	0.87%	1,521	1.36%	2,906	1.40%
Manufacturing	1,505	5.50%	5,504	4.92%	10,687	5.13%
Production	2,753	10.06%	6,733	6.02%	9,172	4.41%
Construction	1,523	5.57%	3,701	3.31%	5,578	2.68%
Utilities	946	3.46%	2,483	2.22%	3,660	1.76%
Agriculture & Mining	1	0.00%	62	0.06%	164	0.08%
Farming, Fishing, Forestry	1	0.00%	35	0.03%	78	0.04%
Other Services	787	2.88%	2,970	2.66%	4,938	2.37%
2024 Worker Travel Time to Job	13,620		51,306		92,209	
<30 Minutes	9,097	66.79%	31,254	60.92%	54,523	59.13%
30-60 Minutes	3,713	27.26%	16,249	31.67%	30,207	32.76%
60+ Minutes	810	5.95%	3,803	7.41%	7,479	8.11%
2020 Households by HH Size	9,506		41,454		77,006	
1-Person Households	3,097	32.58%	13,232	31.92%	23,299	30.26%
2-Person Households	2,488	26.17%	13,063	31.51%	25,377	32.95%
3-Person Households	1,513	15.92%	6,250	15.08%	11,653	15.13%
4-Person Households	1,193	12.55%	5,119	12.35%	10,117	13.14%
5-Person Households	624	6.56%	2,250	5.43%	4,178	5.43%
6-Person Households	338	3.56%	937	2.26%	1,554	2.02%
7 or more Person Households	253	2.66%	603	1.45%	828	1.08%
2024 Average Household Size	2.60		2.40		2.40	
Households						
2029 Projection	9,784		42,794		80,757	
2024 Estimate	9,606		42,000		79,054	
2020 Census	9,506		41,455		77,006	
Growth 2024 - 2029	1.85%		1.89%		2.15%	
Growth 2020 - 2024	1.05%		1.31%		2.66%	



Demographic Detail Report

409 E Lafayette St, Norristown, PA 19401

Radius	1 Mile	3 Mile	5 Mile
2024 Households by HH Income	9,606	42,000	79,054
<\$25,000	2,700 28.11%	6,496 15.47%	8,966 11.34%
\$25,000 - \$50,000	2,164 22.53%	6,678 15.90%	10,254 12.97%
\$50,000 - \$75,000	1,320 13.74%	6,485 15.44%	10,433 13.20%
\$75,000 - \$100,000	1,289 13.42%	5,886 14.01%	10,000 12.65%
\$100,000 - \$125,000	483 5.03%	4,215 10.04%	8,731 11.04%
\$125,000 - \$150,000	632 6.58%	3,543 8.44%	6,659 8.42%
\$150,000 - \$200,000	656 6.83%	4,525 10.77%	10,506 13.29%
\$200,000+	362 3.77%	4,172 9.93%	13,505 17.08%
2024 Avg Household Income	\$70,698	\$102,384	\$125,837
2024 Med Household Income	\$48,902	\$80,695	\$99,684
2024 Occupied Housing	9,606	42,000	79,054
Owner Occupied	3,290 34.25%	22,995 54.75%	47,876 60.56%
Renter Occupied	6,316 65.75%	19,005 45.25%	31,178 39.44%
2020 Housing Units	10,345	44,379	83,220
1 Unit	5,935 57.37%	29,121 65.62%	55,484 66.67%
2 - 4 Units	1,880 18.17%	4,204 9.47%	5,587 6.71%
5 - 19 Units	1,278 12.35%	3,942 8.88%	5,953 7.15%
20+ Units	1,252 12.10%	7,112 16.03%	16,196 19.46%
2024 Housing Value	3,289	22,994	47,876
<\$100,000	545 16.57%	1,635 7.11%	2,306 4.82%
\$100,000 - \$200,000	1,073 32.62%	4,193 18.24%	5,151 10.76%
\$200,000 - \$300,000	1,028 31.26%	5,914 25.72%	8,455 17.66%
\$300,000 - \$400,000	479 14.56%	5,420 23.57%	10,623 22.19%
\$400,000 - \$500,000	91 2.77%	3,460 15.05%	8,419 17.59%
\$500,000 - \$1,000,000	61 1.85%	2,289 9.95%	11,079 23.14%
\$1,000,000+	12 0.36%	83 0.36%	1,843 3.85%
2024 Median Home Value	\$202,578	\$295,856	\$375,552
2024 Housing Units by Yr Built	10,348	44,398	83,562
Built 2010+	752 7.27%	2,615 5.89%	8,718 10.43%
Built 2000 - 2010	637 6.16%	3,069 6.91%	6,507 7.79%
Built 1990 - 1999	305 2.95%	2,719 6.12%	6,521 7.80%
Built 1980 - 1989	347 3.35%	3,599 8.11%	9,556 11.44%
Built 1970 - 1979	1,207 11.66%	5,576 12.56%	11,107 13.29%
Built 1960 - 1969	1,140 11.02%	6,820 15.36%	11,206 13.41%
Built 1950 - 1959	991 9.58%	8,120 18.29%	13,748 16.45%
Built <1949	4,969 48.02%	11,880 26.76%	16,199 19.39%
2024 Median Year Built	1951	1962	1970



ARTICLE XIV
TCII Town Center II District

§ 320-140. Legislative intent.

The purpose of the Town Center II District is to encourage and permit uses in areas that are adjacent to, and compatible with the urban core of downtown Norristown. Uses shall complement the Town Center District and support urban core redevelopment.

§ 320-141. Use regulations.

- A. Permitted uses. A building may be erected, altered or used and a lot may be used or occupied for one or more of the following purposes, with uses allowed to be mixed within a building or mixed in separate buildings on a property, and no other:
- (1) Any residential use as per the standards and criteria as specified in the R-2 District.
 - (2) A building may be erected, altered or used for any of the following nonresidential uses provided that each property contains a minimum of 20 feet of frontage along either East Main Street or Lafayette Street.
 - (a) Retail establishments, including variety and general merchandise, books, magazines, food, medical supplies, drugs, pets, flowers and floral arrangements, furnishings or other household supplies and the sale and repair of jewelry, watches, clocks, optical goods or musical, professional or scientific instruments.
 - (b) Business offices, professional offices, government offices and office buildings. Medical offices are only permitted on the second floor and above.
 - (c) Banks, savings-and-loan associations and financial institutions, provided that no drive-in window service shall be permitted.
 - (d) Restaurants, tearooms, delicatessens, luncheonettes, coffee shops, retail bakers, confectionery or ice cream shops, bars, taverns or other places serving food or beverages, provided that no drive-through restaurants or similar uses disbursing food and beverages by means of a drive-in window shall be permitted, while outdoor dining shall be permitted as an accessory use.
 - (e) Antique stores.
 - (f) Studios for dance, music, photography or martial arts.
 - (g) Art galleries.
 - (h) Tailors, barbers, beauty salons, shoe repair, dressmaking or similar shops.
 - (i) Arcade or place of business with four or more amusement devices, according to the regulations of § 320-271, Amusement devices. **[Added 10-17-2023 by Ord. No. 23-06]**
 - (3) Accessory uses on the same lot with and customarily incidental to any principal use

permitted by this section, including no-impact home-based business.

- (4) Up to three amusement devices as an accessory use to any nonresidential use permitted in this section, according to the regulations of § 320-271, Amusement devices. **[Added 10-17-2023 by Ord. No. 23-06]**
- B. Special exceptions. Any of the following uses, provided that each property contains a minimum of 20 feet of frontage along either East Main Street or Lafayette Street, when authorized by the Zoning Hearing Board pursuant to Article XXI.
- (1) Residential mixed uses, provided all dwelling units are located on the second floor and above.
 - (2) Apartments, provided that they are above a nonresidential use.
- C. Signs. Unless otherwise noted when erected and maintained in accordance with Article XXVII, Signs.

§ 320-142. Dimensional criteria.

A. Nonresidential uses.

- (1) No minimum lot area shall be required.
- (2) Each lot shall have a width of at least 20 feet at the street line.
- (3) One hundred percent of the area of any lot under 5,000 square feet in area may be occupied by buildings. No more than 90% of the area of any lot 5,000 square feet or more in area may be covered by buildings.
- (4) No front, rear or side yards shall be required.
- (5) Any principal structure constructed, modified or remodeled in this district must have its front facade built to the edge of the public sidewalk, unless the structure is utilizing an existing historic facade as part of a redevelopment project. Corner properties shall be considered as having two front facades. Rear facades are exempt from this requirement.
- (6) The maximum height of any building or structure erected or used in this district shall be four stories or 50 feet.
- (7) The minimum height of any building erected in this district shall be two stories and 25 feet.

§ 320-143. Off-street parking and loading.

- A. The off-street parking regulations, including requirements for a minimum number of parking spaces, of Article XXVI, Off-Street Parking and Loading, shall not apply in the Town Center II District.
- B. Adequate provision for loading shall be provided for each use in the TC II District, unless provision of loading areas is not feasible due to existing buildings or site constraints.

- C. Surface parking lots shall be located to the rear of principal buildings, in accordance with the following standards:
- (1) Surface parking lots shall not be located between any front facade and any street. On corner properties, surface parking lots shall not be located between the two front facades and the two streets.
 - (2) Surface parking lots shall not be located to the side of buildings when the parking lot will be visible from the street.
 - (3) On through lots, where the property has frontage on two generally parallel streets, surface parking lots shall not be located between the front facade and the street of higher classification, with Main Street and Lafayette Street always having the highest street classification for purposes of this chapter.
- D. When properties do not have access to two generally parallel streets or to a street and an alley, surface parking lots may be located to the rear or side of principal buildings, in accordance with the following standards:
- (1) Surface parking lots shall be screened from view from streets through the use of low-lying decorative walls not to exceed three feet in height, decorative iron fencing, and evergreen plantings.

§ 320-144. Architectural and site design standards.

- A. Preliminary architectural elevations shall be prepared by a registered architect. Such elevations shall illustrate the general design, character, and materials for facades of buildings visible from public streets, walkways, and other lands available for public use.
- B. The architectural design of all buildings should provide a variety of rooflines and treatments when viewed from public streets, walkways, and other lands available for public use. Buildings shall not have the exterior appearance of large monolithic structures. Instead, large buildings shall have the appearance of connected smaller buildings. Building walls shall not have an unbroken single appearance for more than 75 feet on the average in horizontal length. Instead, variations in materials, colors, textures, overhangs, setbacks of at least five feet, display windows, and/or entranceways shall be used to provide visual interest.
- C. Front facades of buildings shall be oriented towards existing and proposed streets, with an everyday entrance in the front facade.
- D. All primary building entrances shall be accentuated. Permitted entrance accents include: recessed, protruding, canopy, cupola, tower, portico, or overhang.
- E. Buildings shall be similar in height and size or shall be articulated and subdivided into vertical and horizontal massing that is more or less proportional to adjacent structures and maintains the existing architectural rhythm on the block.
- F. New infill development shall attempt to maintain the horizontal rhythm of Town Center facades by using a similar alignment of windows, floor spacing, cornices, awnings, and other elements. Portions of buildings that are substantially taller than surrounding buildings shall

be set back five or more feet from the ground level front facade to minimize the impact of the building on the horizontal building rhythms established on the block.

- G. Blank walls shall not be permitted along any exterior wall facing a street, parking area, or pedestrian walkway. These walls shall comprise a minimum of 30% window area and a maximum of 70% window area, with the following exception.
 - (1) The ground floor front facades of buildings facing arterial streets shall consist of a minimum of 50% window area and a maximum of 85% window area, with views provided through these windows into the business or lobby area. The lower edge of ground floor windows for retail, restaurant, and related uses shall be a maximum of 12 inches to 30 inches above the sidewalk.
- H. Rooftop heating, ventilation, and air-conditioning equipment shall be screened from view from adjacent buildings, public streets, walkways and other lands available for public use in a manner that is consistent with the architectural design.
- I. All buildings and roofs shall avoid garish or dissonant color schemes.
- J. Loading and unloading docks, dumpsters, and exterior compactors shall be located, designed, and screened in a manner that minimizes their visibility from adjacent public streets, walkways, and other lands available for public use and dwellings. No outdoor storage is permitted.
- K. Sidewalks and streetscape improvements shall match the most recent improvements installed by Norristown along portions of the same street within the Town Center District area.

§ 320-145. Design review.

- A. All proposed developments shall be reviewed by the Historical Architectural Review Board when this board has jurisdiction. When the Historical Architectural Review Board does not have jurisdiction, all proposed developments shall be reviewed by a Design Review Board in accordance with standards and criteria of § 320-243.

§ 320-146. through § 320-149. (Reserved)