

SALE OR LAND LEASE

583 Bethlehem Pike (East Side Route 309)
Montgomery Township, PA



THE PROPERTY

- For Sale
Or Lease
- \$450,000

Proposed
Daycare Center
309 Maple Drive

APTCOR COMMERCIAL REALTORS

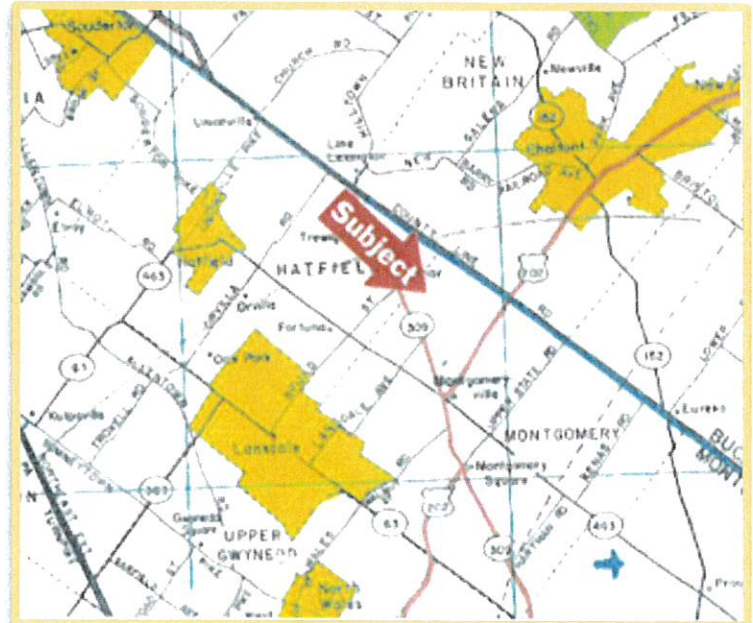
Montgomery Township
Montgomery County PA

PREPARED BY

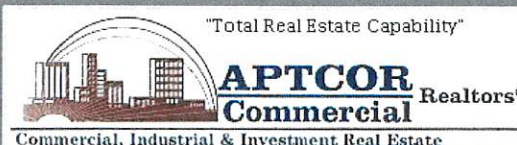


PROPERTY FEATURES

- Development Site for Childcare Use
- 2+ Acres on Bethlehem Pike
(Route 309)
- Traffic Count of 30,000 Cars Daily
- All Public Utilities
- Zoned BP – Business Professional



ALAN APT CCIM, ALC, GRI
414 W. Main Street
Lansdale, PA 19446



alan@aptcor.com
O: 215-855-9600
C: 610-608-3924

VACANT LAND PROPERTY DESCRIPTION

ADDRESS	: 583 Bethlehem Pike (<i>Unofficial, will be assigned upon building</i>) East Side of Route 309, 126 Ft. South of Maple Avenue
TOWNSHIP/COUNTY	: Montgomery County
CITY and STATE	: Montgomery Township, Pennsylvania

- SIZE** : 2.063 Acres to C/L Rt. 309
- LISTING PRICE** : \$450,000
- PRESENT ZONING** : BP – Business Professional
- PERMITTED USES** : Corporate Offices, Child Care, Health Care
- CURRENT TAXES** : \$6,290.48
- SCHOOL DISTRICT** : North Penn
- TAX PARCEL #** : 46-00253007
- BLOCK UNIT** : 001-013
- NEAREST MAJOR INTERSECTION** : Five Points Montgomeryville - Routes 309, 202, 463 S., and Broad St. South
- FRONTAGE** : 207.27' Route 309 & 190.86' on Maple Avenue
- TRAFFIC COUNT** : 30,000 Cars Daily
- UTILITIES AVAILABLE** : Water - North Wales Water Authority
Sewer - Montgomery Township Sewer Authority
Gas / Electric - PECO
- COMMENTS** : Very high traffic count with excellent visibility.
 Traffic and demographic report attached.
 Property has received a Jurisdictional Determination from ACOE for delineation of wetlands. One of the last development sites available on Route 309. Adjacent to a 255-unit high-density residential development.





Doc: 3817, Date: 2020-08-13

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309 Maple Drive**
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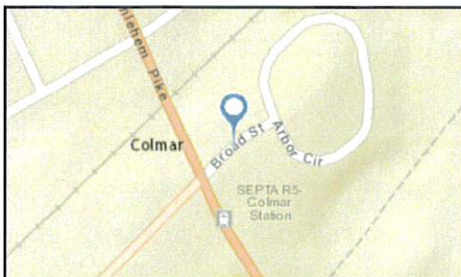
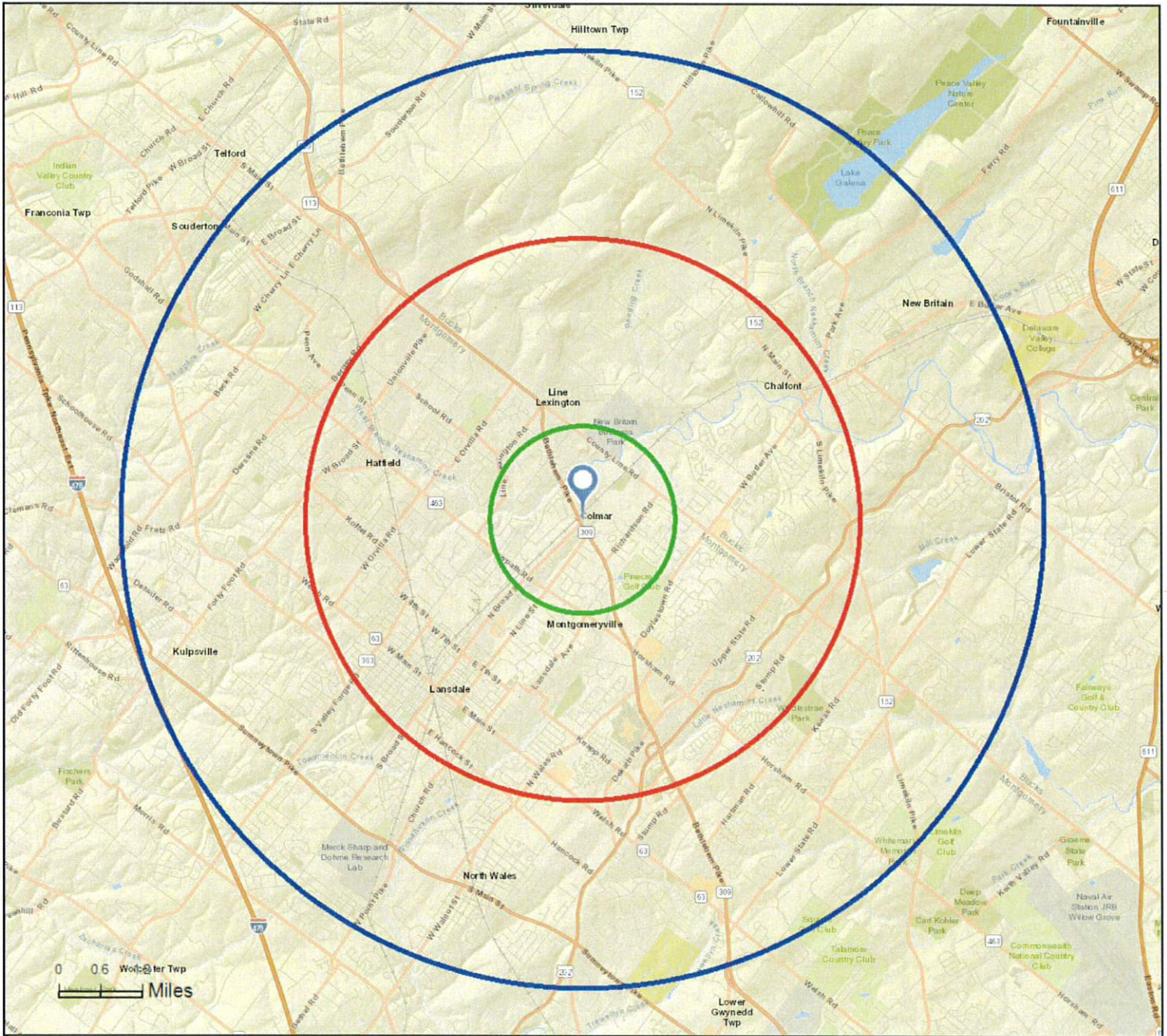
DLHowell
 Civil Engineering, Land Planning, Environmental
 1250 Wrights Lane, West Chester, PA 19380
 Phone: (610) 918-9002 Fax: (610) 918-9003
 (610) 918-9002 www.dlhowell.com



Site Map

Broad St, Colmar, Pennsylvania, 18915
Rings: 1, 3, 5 mile radii

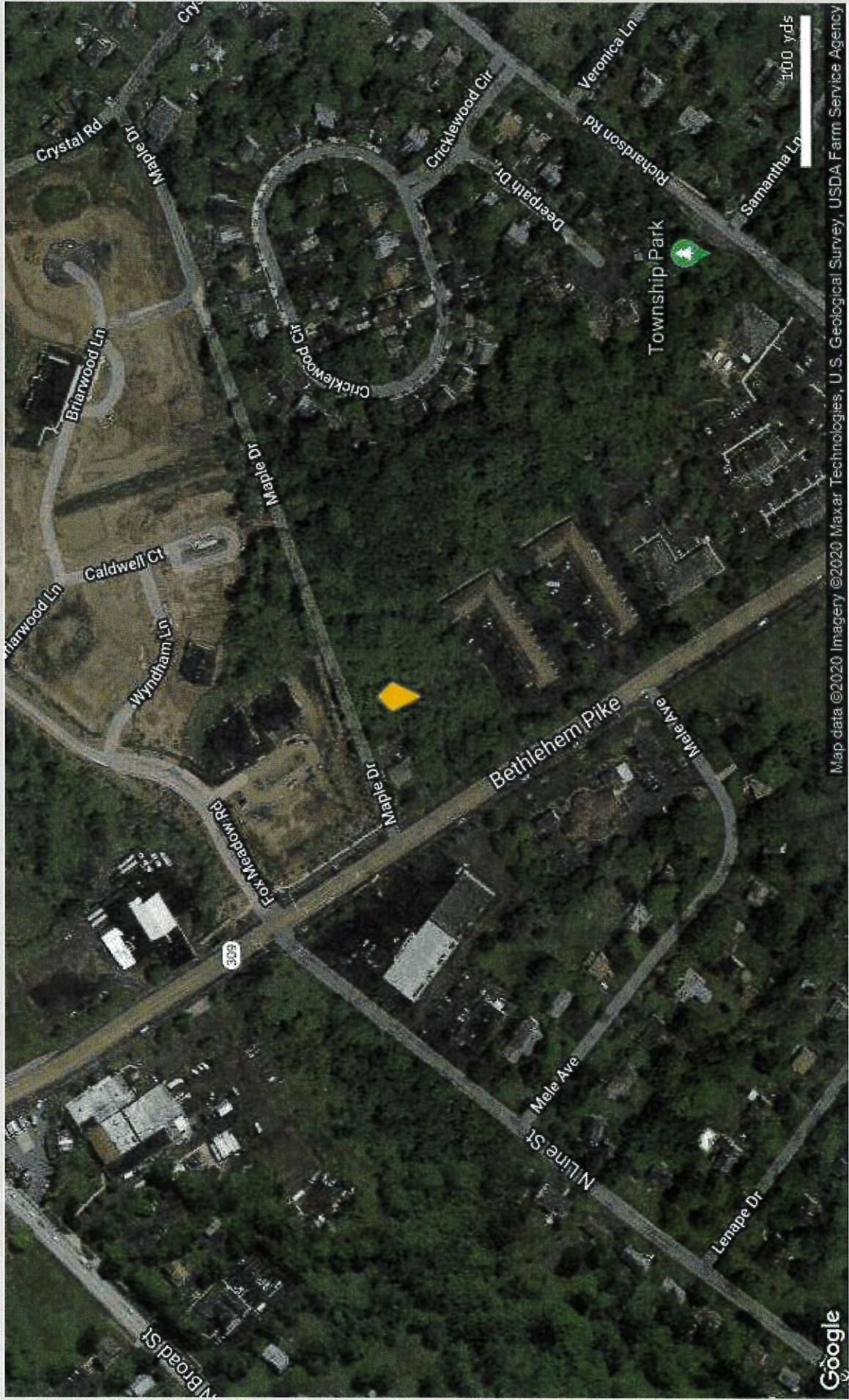
Prepared by Aptcor Commercial- Realtor
Latitude: 40.26736
Longitude: -75.25376



Aerial / Map Report

500 Block East Side Route 309 Bethlehem Pike

Rt 309 - Montgomeryville, PA 19446



Map data ©2020 Imagery ©2020 Maxar Technologies, U.S. Geological Survey, USDA Farm Service Agency

Consumer Spending Report

500 Block East Side Route 309 Bethlehem Pike

Rt 309, Montgomeryville, PA 19446

Building Type: **Land**
 Class: -
 RBA: -
 Typical Floor: -
 Total Available: **89,864 SF**
 % Leased: **0%**
 Rent/SF/Yr: **\$0.61**



2020 Annual Spending (\$000s)	1 Mile	3 Mile	5 Mile
Total Specified Consumer Spending	\$79,216	\$767,614	\$1,664,450
Total Apparel	\$4,458	\$44,275	\$94,887
Women's Apparel	1,858	18,242	39,383
Men's Apparel	996	9,732	20,919
Girl's Apparel	327	3,280	7,015
Boy's Apparel	216	2,184	4,630
Infant Apparel	177	1,804	3,714
Footwear	885	9,033	19,225
Total Entertainment & Hobbies	\$11,349	\$110,630	\$240,867
Entertainment	1,055	9,535	21,280
Audio & Visual Equipment/Service	2,875	29,240	61,760
Reading Materials	353	3,359	7,344
Pets, Toys, & Hobbies	1,926	19,037	40,892
Personal Items	5,140	49,459	109,590
Total Food and Alcohol	\$21,289	\$213,009	\$452,517
Food At Home	11,394	116,199	244,850
Food Away From Home	8,436	82,554	176,776
Alcoholic Beverages	1,459	14,256	30,891
Total Household	\$11,808	\$113,724	\$251,565
House Maintenance & Repair	2,110	21,201	45,605
Household Equip & Furnishings	4,709	45,737	99,973
Household Operations	3,565	33,906	75,888
Housing Costs	1,424	12,881	30,099

Consumer Spending Report

500 Block East Side Route 309 Bethlehem Pike
 Rt 309, Montgomeryville, PA 19446

2020 Annual Spending (000s)	1 Mile	3 Mile	5 Mile
Total Transportation/Maint.	\$20,302	\$190,279	\$412,171
Vehicle Purchases	8,831	78,338	171,837
Gasoline	5,930	58,822	123,803
Vehicle Expenses	651	6,467	15,172
Transportation	2,236	21,238	46,700
Automotive Repair & Maintenance	2,656	25,414	54,660
Total Health Care	\$4,215	\$41,753	\$90,440
Medical Services	2,422	23,773	51,869
Prescription Drugs	1,374	13,867	29,776
Medical Supplies	419	4,113	8,795
Total Education/Day Care	\$5,794	\$53,944	\$122,003
Education	3,657	34,245	77,065
Fees & Admissions	2,137	19,699	44,938

Demographic Summary Report

500 Block East Side Route 309 Bethlehem Pike

Rt 309, Montgomeryville, PA 19446

Building Type: Land

Class: -

RBA: -

Typical Floor: -

Total Available: 89,864 SF

% Leased: 0%

Rent/SF/Yr: \$0.61



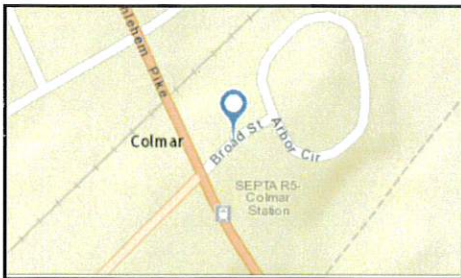
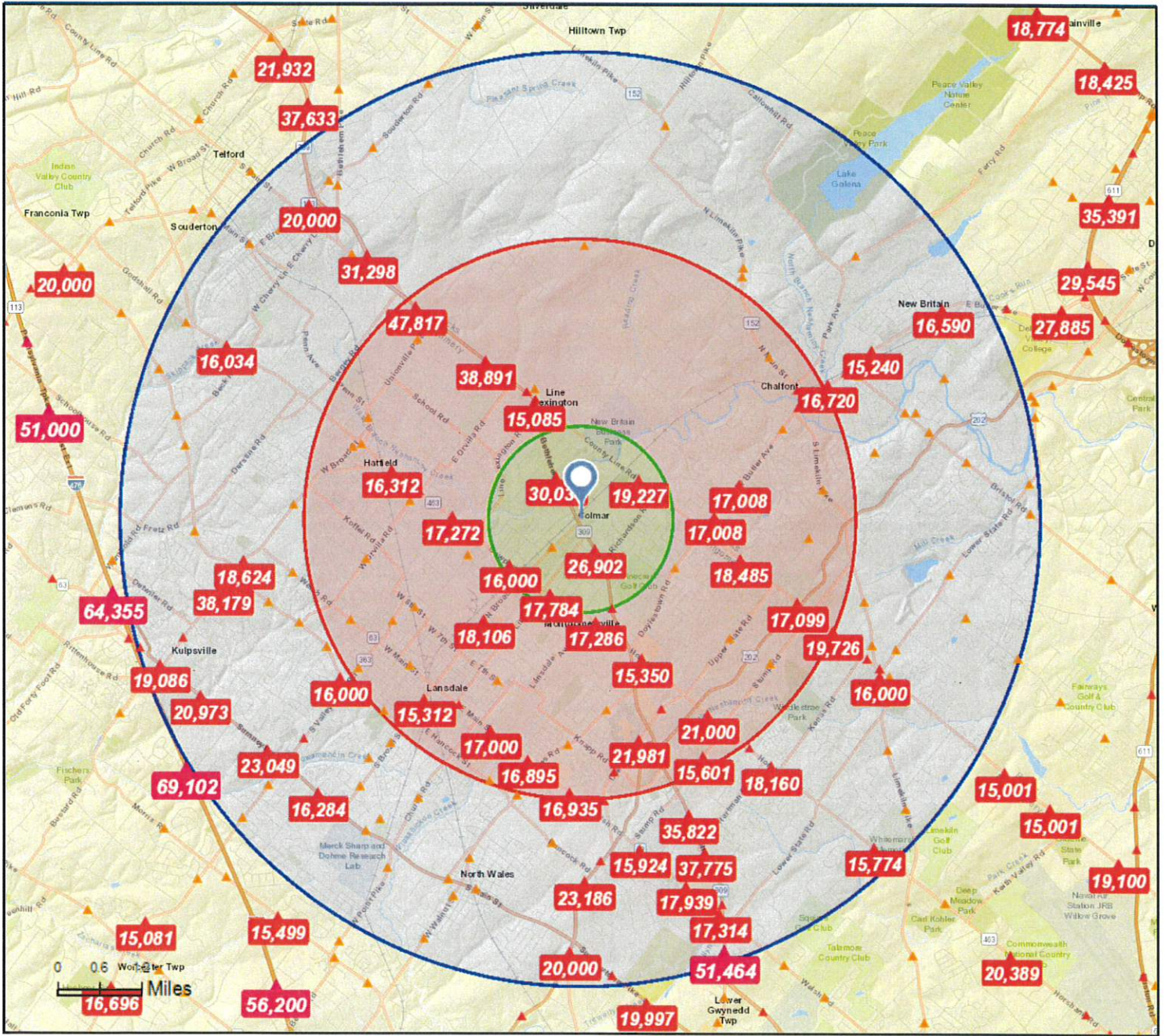
Radius	1 Mile	3 Mile	5 Mile
Population			
2025 Projection	6,637	68,721	144,187
2020 Estimate	6,566	67,782	141,531
2010 Census	6,577	66,481	134,963
Growth 2020 - 2025	1.08%	1.39%	1.88%
Growth 2010 - 2020	-0.17%	1.96%	4.87%
2020 Population by Hispanic Origin	213	3,074	5,738
2020 Population	6,566	67,782	141,531
White	4,989 75.98%	51,923 76.60%	111,799 78.99%
Black	377 5.74%	3,501 5.17%	6,621 4.68%
Am. Indian & Alaskan	14 0.21%	159 0.23%	294 0.21%
Asian	1,042 15.87%	10,661 15.73%	19,860 14.03%
Hawaiian & Pacific Island	12 0.18%	65 0.10%	99 0.07%
Other	131 2.00%	1,473 2.17%	2,858 2.02%
U.S. Armed Forces	2	20	34
Households			
2025 Projection	2,471	26,724	54,949
2020 Estimate	2,447	26,366	53,966
2010 Census	2,467	25,941	51,739
Growth 2020 - 2025	0.98%	1.36%	1.82%
Growth 2010 - 2020	-0.81%	1.64%	4.30%
Owner Occupied	1,833 74.91%	19,010 72.10%	39,636 73.45%
Renter Occupied	614 25.09%	7,356 27.90%	14,330 26.55%
2020 Households by HH Income			
Income: <\$25,000	228 9.31%	3,163 12.00%	5,785 10.72%
Income: \$25,000 - \$50,000	282 11.52%	4,028 15.28%	7,680 14.23%
Income: \$50,000 - \$75,000	294 12.01%	4,435 16.82%	8,622 15.98%
Income: \$75,000 - \$100,000	424 17.32%	4,174 15.83%	7,924 14.68%
Income: \$100,000 - \$125,000	318 12.99%	2,697 10.23%	5,426 10.05%
Income: \$125,000 - \$150,000	206 8.42%	2,154 8.17%	4,264 7.90%
Income: \$150,000 - \$200,000	299 12.21%	2,725 10.34%	6,160 11.41%
Income: \$200,000+	397 16.22%	2,987 11.33%	8,105 15.02%
2020 Avg Household Income	\$126,327	\$107,807	\$118,349
2020 Med Household Income	\$99,763	\$84,316	\$90,446



Traffic Count Map

Broad St, Colmar, Pennsylvania, 18915
Rings: 1, 3, 5 mile radii

Prepared by Aptcor Commercial- Realtor
Latitude: 40.26736
Longitude: -75.25376



- Average Daily Traffic Volume**
- ▲ Up to 6,000 vehicles per day
 - ▲ 6,001 - 15,000
 - ▲ 15,001 - 30,000
 - ▲ 30,001 - 50,000
 - ▲ 50,001 - 100,000
 - ▲ More than 100,000 per day



Source: ©2016 Kalibrate Technologies

October 13, 2016

Township of Montgomery, PA
Saturday, March 5, 2022

Chapter 230. Zoning

Article XIV. BP Business Office and Professional District

§ 230-79. Intent.

The zoning intent of this district is to provide for the highway impact upon adjacent properties, the irregular configuration of property lines of residential subdivisions, highway adjacent property and street intersections and to provide for low-density and low-intensity commercial services and office uses.

§ 230-80. Use regulations.

[Amended 1-28-2002 by Ord. No. 01-140Z]

A. Any use permitted as indicated in Table 230-A, Table of Permitted Uses.^[1]

- (1) Principal residential use shall be limited to one single-family detached dwelling on an individual lot which shall comply with all standards and regulations in Article VI, R-2 Residential District, herein.

[Added 11-26-2007 by Ord. No. 07-222Z]

* [1] *Editor's Note: Appendix Table 230-A, Table of Permitted Uses, is included at the end of this chapter.*

B. A dwelling unit combined with a business or professional office, personal service shop, including tailor, barber, beauty salon, shoe repair or dressmaking shop, but excluding retail or wholesale sales of merchandise and when combined as an integral part of the same structure.

C. (Reserved)^[2]

- [2] *Editor's Note: Former Subsection C, concerning a business sign accessory to the lot use, was repealed 5-27-2008 by Ord. No. 08-230Z.*

D. Accessory uses on the same lot with and customarily incidental to any permitted use.

§ 230-81. Height regulations.

[Amended 3-28-2016 by Ord. No. 15-293Z]

The maximum height of any building or structure shall be 35 feet, except a building or structure used for the congregate care/independent senior living use, which building or structure shall have a maximum height of 40 feet and shall not exceed three stories.

§ 230-82. Area, width and yard regulations.

Area, width and yard requirements for residential uses shall comply with the requirements of § 230-33 of this chapter. Commercial uses or residential dwelling units combined with commercial uses shall comply with the following requirements:

- A. Minimum lot size. The minimum lot size permitted shall be 20,000 square feet.
- B. Minimum lot width. The minimum lot width at the building line shall be 60 feet. The minimum lot width at the street line shall be 60 feet.
- C. Building coverage. The maximum building coverage of any lot shall not exceed 15% of the total lot area. Notwithstanding the foregoing, the maximum building coverage of any congregate care/independent senior living use shall not exceed 25% of the total lot area.
[Amended 3-28-2016 by Ord. No. 15-293Z]
- D. Minimum yard setbacks. The minimum yard setbacks shall be:
 - (1) Front yard: 60 feet.
 - (2) Side yard:
 - (a) Interior lots: two side yards each not less than 20 feet.
 - (b) Corner lots: shall have two side yards, the street side setback not less than 40 feet and the adjoining lot side not less than 20 feet. Notwithstanding the foregoing, where any congregate care/independent senior living use is located on a corner lot the front yard setback shall be permitted to be reduced to not less than 35 feet.
[Amended 3-28-2016 by Ord. No. 15-293Z]
 - (3) Rear yard: 20 feet.
- E. Impervious material coverage. The maximum impervious material coverage, including building and parking area, shall not exceed 75% of the total lot area.
[Added 6-2-1986 by Ord. No. 17-029]
- F. Green area coverage. The minimum land area devoted to green vegetative cover shall not be less than 25% of the total lot area.
[Added 6-2-1986 by Ord. No. 17-029]
- G. Congregate care/independent senior living density. A congregate care/independent senior living use shall be limited to no more than 20 suites per gross acre (and may be proportioned for partial acres), plus two manager dwelling units.
[Added 3-28-2016 by Ord. No. 15-293Z]

§ 230-83. Special regulations.

The following special regulations shall apply as a condition of use:

- A. Landscaping and screening. All landscaping, screening and buffering shall be installed in accordance with the provisions of the Montgomery Township Subdivision Ordinance, No. 18, Chapter 205, Article VI. Lots within this District used for residential dwellings only are excluded from these provisions but will be subject to the provisions of the R-2 Residential District landscaping and screening requirements.
[Amended 8-3-1987 by Ord. No. 17-033]
- B. Parking regulations.
[Amended 1-28-2002 by Ord. No. 01-140Z; 3-28-2016 by Ord. No. 15-293Z]
 - (1) No parking to serve lots for business office or professional use shall be permitted within the area between the street line and any building or in the front yard, including extension of

a line from the building to the full width of the lot, nor within 15 feet of the side or rear boundary lines of any property lot, except for a congregate care/independent senior living use, which shall be permitted to have parking: (i) in the front yard, provided that such parking is set back from the street line by no less than 15 feet; (ii) within an area between the building and 15 feet from the street line in a side yard on a corner lot; and/or (iii) at least 15 feet from any side or rear boundary lines. In the event that there is not adequate space for a business office or professional use in the rear of the lot and on either side of the lot to provide all the parking required for the use to occur on the property, then to the extent that there is not adequate space in the rear and side yards, supplemental parking may be allowed in the front yard (no less than 20 feet from the street line), if authorized by special exception granted by the Zoning Hearing Board, after hearing.

- (2) The minimum number of parking spaces shall be equal to one space for each 200 square feet of service area or part thereof or for each patron seat. For medical, dental or similar practitioners or in case of principal or branch offices of insurance companies, the minimum number of parking spaces shall be one space for each 100 square feet of service area. But in all cases, except for a congregate care/independent senior living use, the minimum required parking shall not be less than one parking space for every 200 square feet of total floor area. Notwithstanding the foregoing, the minimum number of parking spaces for a congregate care/independent senior living use shall be no less than 0.6 parking spaces per suite.
- C. Architecture style and facade treatment. Architectural style and facade treatment of any building shall be residential in character and shall be designed and constructed to be consistent and complementary to buildings in the surrounding vicinity.
[Amended 5-27-2008 by Ord. No. 08-230Z]
- D. Hours of operation. Permitted uses involving patron, patient or client visitation shall limit said visitations to the hours between 8:00 a.m. and 10:00 p.m., prevailing time.
- E. Outdoor lighting. Outdoor lighting shall be of low intensity from a source no higher than 10 feet from ground level and shielded from surrounding residential property. The exception to this requirement is for outdoor lighting for a congregate care/independent senior living use, wherein such lighting shall be of a low intensity from a source no higher than 14 feet from ground level and shielded from surrounding residential property.
[Amended 7-25-2016 by Ord. No. 16-296Z]
- F. Entrance- and accessways. All entrance- and accessways shall be of sufficient width, with widened radii where they meet the sides of the roads and highways, to conveniently and safely accommodate the flow of traffic. The locations of entranceways shall be subject to the approval of the Board of Supervisors. The entrance- and accessways shall be designed, constructed and maintained to provide safe and efficient ingress and egress for traffic without undue congestion or interference with the normal traffic flow on the abutting streets and highways.
[Added 7-27-1981 by Ord. No. 17-015]
- G. If deemed appropriate by the Board of Supervisors and approved by the Pennsylvania Department of Transportation when required, the developer shall be required to widen paved road frontage abutting the site, install curbing along the same and/or build acceleration and deceleration lanes to provide for the safe and efficient ingress and egress of motor vehicles.
[Added 7-27-1981 by Ord. No. 17-015]
- H. Safe and efficient ingress and egress is to be provided to and from public streets serving the site without undue congestion or interference with traffic flow within the Township.
[Added 7-27-1981 by Ord. No. 17-015]
- I. Outdoor storage. No outside storage or display of merchandise, materials, equipment, products, parts or commodities shall be permitted outside of the main or accessory building or structure.

[Added 11-18-1985 by Ord. No. 17-028]

J. Waste disposal.

[Added 11-18-1985 by Ord. No. 17-028]

- (1) No waste, rubbish and discarded materials shall be stored outside of the building unless it is placed within a completely fenced-in area so as to conceal the materials.
- (2) No materials or wastes should be deposited upon a lot in such form or manner that may be transferred off the lot by natural causes or forces.
- (3) All materials or wastes which might cause fumes or dust or which constitute a fire hazard or which may be edible or otherwise attractive to rodents or insects shall be stored outdoors only in closed containers.

K. Special regulations where a BP District property shall abut a residential zoning district. In addition to the regulations of this article, the following regulations shall also apply to all properties within the BP District. However, where the proposed BP District use is a congregate care/independent senior living facility, and the adjoining residential land is utilized for a golf course or open space, any conflict between the regulations of this subsection and the regulations governing congregate care/independent senior living use facilities, the regulations governing congregate care/independent senior living facilities shall control. Additionally, Subsection **K(1), (2), (3), (4), (7), (8),** and (10) of this subsection shall not apply to congregate care/independent senior living facilities that adjoin residential land utilized for a golf course or open space.

[Added 11-26-2007 by Ord. No. 07-222Z; amended 5-27-2008 by Ord. No. 08-230Z; 3-28-2016 by Ord. No. 15-293Z]

- (1) No building shall exceed a height of two stories.
- (2) No building shall exceed a single floor area of 5,000 square feet nor exceed a total floor area of 7,500 square feet. For the purposes of this section, basements limited to the use of storage or accessory heating, ventilating and air-conditioning equipment shall not be counted as a part of the floor area limitation.
- (3) In the case of more than one building on a single lot, no two buildings shall be separated by a distance less than the height of the taller building.
- (4) The minimum required front yard shall be no less than 40 feet.
- (5) Buildings used for nonresidential purposes situated less than 150 feet from an abutting residential zoning district boundary shall be limited to one story and a building height of not greater than 20 feet. This requirement shall not apply when the common boundary between a residential zoning district and a BP District is at or within the ultimate right-of-way of a public street.
- (6) Commercial satellite dish antennas, wireless telephone antennas, broadcast radio and/or broadcast television antennas shall be prohibited.
- (7) There shall be a permanent landscape buffer area along a residential zoning district boundary of not less than 50 feet. No buildings, parking or driveways, lights, signs or other aboveground structures shall be permitted within the buffer area with the exception of unpaved trails.
- (8) A screen buffer in accordance with § **205-52C** of the Montgomery Township Subdivision and Land Development Ordinance shall be provided at a minimum width of 20 feet where the BP District shall abut a residential district.
- (9) Section **230-83C**, "Architectural style and facade treatment," shall apply to all facades of a building.

- (10) Areas of off-street parking may be located between the building and the adjacent public street(s) but in no event shall be located within the minimum required front yard.
- (11) Notwithstanding Article XVIII, Signs, the only business signs permitted shall be as follows:
- (a) Only freestanding monument signs shall be permitted which shall not exceed a maximum sign height of six feet above the mean grade at the base of the sign on which the sign is placed.
 - (b) A maximum of one sign shall be permitted at each access drive from an adjoining street which shall be positioned at least five feet behind the ultimate right-of-way line.
 - (c) The maximum sign area of each sign shall not exceed 24 square feet for a single business or use or a maximum of 30 square feet for multiple businesses or uses, including those signs which shall serve two or more lots or buildings.
 - (d) Changeable copy signs shall be prohibited.

§ 230-84. Site plan review.

Development of a BP Business Office and Professional District for other than residential uses shall require the submission and approval by the Montgomery Township Board of Supervisors of a site development plan. No permit shall be issued and no use begun unless approved by Board of Supervisors after it has determined compliance with all requirements of this article XIV.

ZONING

Table 230-A

Table of Permitted Uses

[Added 1-28-2002 by Ord. No. 01-140Z; amended 6-8-2009 by Ord. No. 09-237Z;
6-25-2012 by Ord. No. 12-259Z; 3-28-2016 by Ord. No. 15-293Z]

P = Permitted use

N = Use not permitted

C = Use permitted when approved as a conditional use by the Board of Supervisors

SE= Use permitted when approved as a special exception by the Zoning Hearing Board

Use	District				
	R3-B ¹	C	BP	S	RS
Adult uses (see § 230-5)	N	N	N	C	N
Animal hospital	N	SE	N	N	N
Art, music, photographer, dance studio	P	P	P	P	P
Bakery, confectionery or ice cream parlor	P	P	N	P	P
Business or professional office	P	P	P	P	P
Cabaret including dancing and live entertainment	N	P	N	P	P
Carpentry, cabinet maker	N	P	N	N	N
Car wash, automatic and self-serve	N	C	N	C	C
Commercial greenhouse with on-premises sales	N	P	N	P	P
Conference center	N	P	N	N	P
Congregate care/independent senior living	N	N	C	N	N
Copy center	P	P	P	P	P
Custom shop for production of articles sold on the premises	N	P	N	P	N
Day-care facility (see § 230-156.1)	N	P	P	P	P
Day-care, senior citizen	N	P	P	P	P
Dry cleaner	P	P	N	P	P
Dry cleaners, on-premises dry cleaner	N	SE	N	N	N
Financial institution, bank	P	P	N	P	P
Fitness center, health club	P	P	N	P	P
Funeral home, undertaking establishment	N	SE	N	N	N
Garage, public	N	C	N	C	C
Gasoline filling station	N	C	N	C	C
Hand or automatic self-service laundry	N	SE	N	N	N
Hotel or motel, automobile court	N	P	N	N	P
Indoor recreation/entertainment such as bowling alley, billiard rooms, skating rink, indoor tennis, or other similar places of indoor amusement	N	P	N	P	N
Indoor theater, radio or TV studio	N	P	N	P	P
Job printing	N	P	N	N	N
Library, museum, art gallery, or community center for cultural activities	N	N	N	N	P
Medical and dental clinic	P	P	P	N	P

MONTGOMERY CODE

Use	District				
	R3-B ¹	C	BP	S	RS
Municipal use including fire station and ambulance service, excluding dump	P	P	N	P	N
Newspaper publishing	N	P	N	N	N
Noncommercial, fraternal organization, union hall, rooming house, tourist home	N	P	N	N	N
Outdoor dining area as an accessory use to principal restaurant use	N	SE	N	SE	P
Personal service shop, consisting of tailor, barber, beauty salon, shoe repair, or dressmaking	P	P	P	P	P
Pet store without commercial kennel	N	C	N	P	P
Post office	N	C	N	C	C
Residential	N	N	P	N	N
Restaurant, sit-down with no substantial carry-out or delivery service	P	P	N	P	P
Restaurant or other place serving food or beverages with outdoor counter, drive-through or curb service	N	P	N	P	N
Retail sales of dry goods, general merchandise food, drugs, household supplies, jewelry or books	P	P	N	P	P
Sales agency for new automobiles, service and repair shop and sale of used cars as accessory use	N	SE	N	N	P*
Taproom, tavern	P	P	N	P	P
Tire, battery and automotive accessories sales	N	P	N	N	P
Trade or vocational school, learning center	N	P	N	P	P
Use of same general character as permitted use	N	SE	N	N	SE
Veterinarian	N	P	C	P	P
Wholesale establishments, including warehousing of merchandise or sale of building materials	N	SE	N	N	N
Wireless telecommunications (See Article XXX)	N	P	P	P	P

NOTES:

* Used car sales prohibited.

¹ R3-B uses only available/applicable as part of comprehensive development alternative per § 230-53.11.