



**ATLAS**  
REALTY ADVISORS

**FOR LEASE**

**OUTDOOR STORAGE / TRUCK PARKING**

**15,000 +/- SF | 0.34 +/- ACRES**



**436 1st AVE | ROYERSFORD, PA 19468**

## Disclaimer

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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.



### Zachary Lasorsa

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# PROPERTY INFORMATION

## PROPERTY HIGHLIGHTS

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- ⌘ 20 - 25 Trailer parking spaces available for lease
- ⌘ Also usable as flexible outdoor storage
- ⌘ Flexible lease terms available

## LOCATION HIGHLIGHTS

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- ⌘ Located in Montgomery County
- ⌘ Excellent demographics, with a growing population, and ample workforce
- ⌘ Less than 2-miles from RT. 422, with immediate access to I-76, I-276, and I-476

### PRICING:

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Lease Rate:	Negotiable
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### PROPERTY INFORMATION:

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Lot Size:	15,000 +/- SF / 0.34 +/- Acres
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Zoning:	I-Industrial
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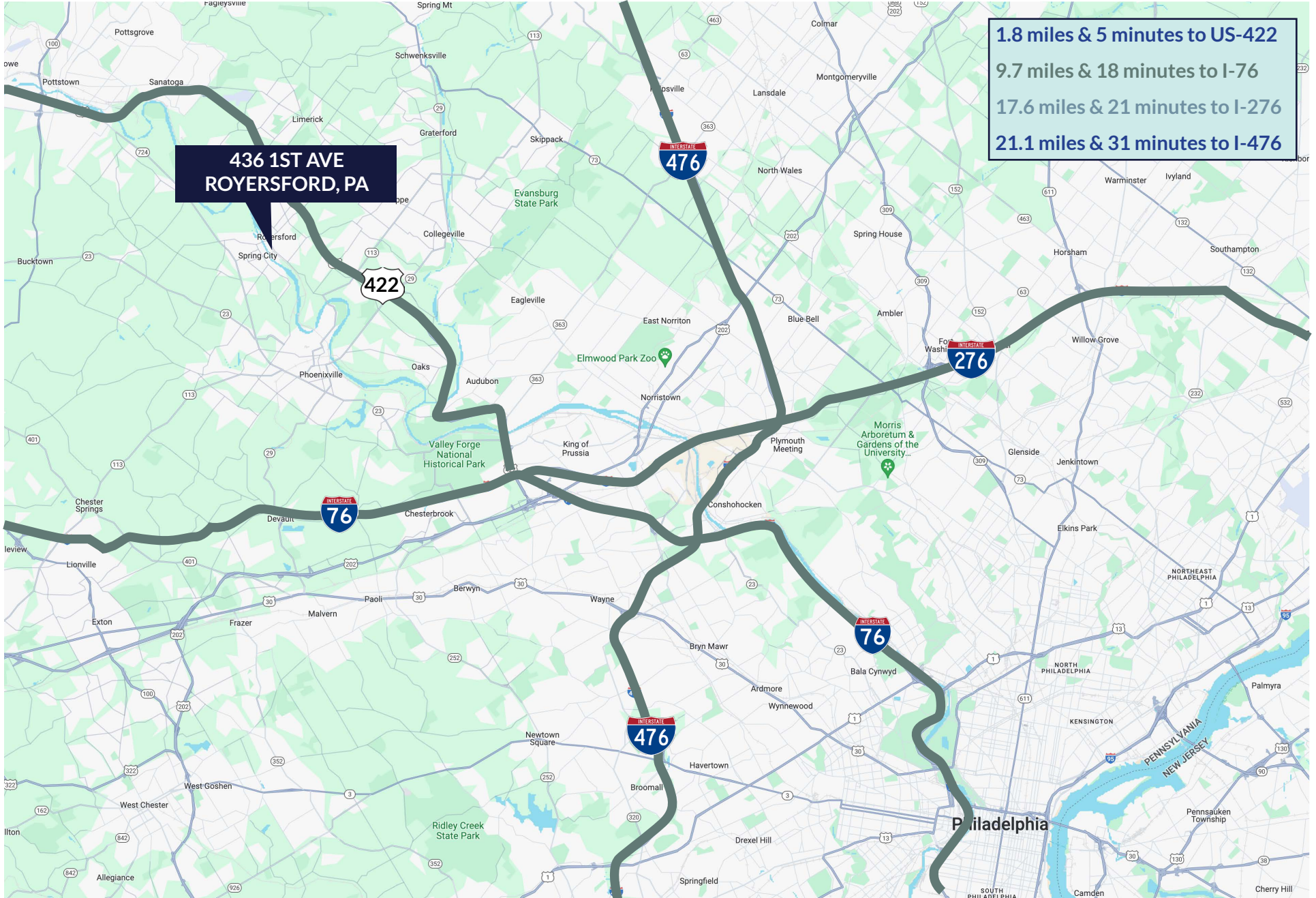
Municipality:	Royersford Borough
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# OVERHEAD MAP



# REGIONAL MAP



# AMENITY MAP



# ZONING MAP

## GI - GENERAL INDUSTRIAL

### PERMITTED USES

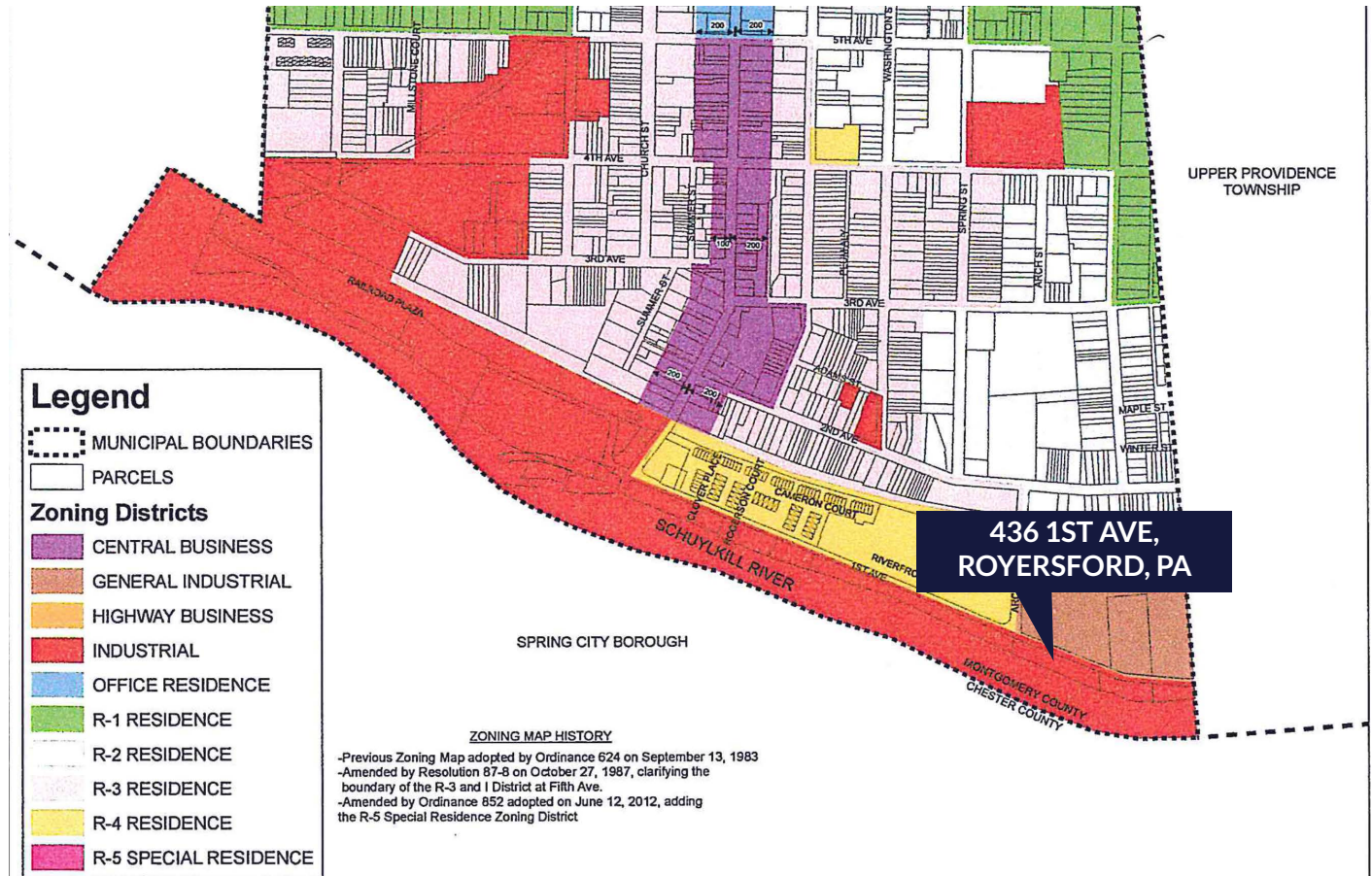
In an I Industrial District, a building may be erected, altered, or used, and a lot may be occupied for any of the following uses and no other:

- A. Scientific or industrial research, engineering, testing or experimental laboratory or similar establishment for research, training or product development.
- B. Office, corporate headquarters, and administrative buildings or centers.
- C. Public or governmental utility building or use, including storage yard, repair shop or similar use.
- D. Printing, publishing, lithography and similar processes.
- E. Manufacturing, fabrication, assembly, processing and packaging of natural and man-made materials, chemicals, synthetics and other organic and inorganic products, except those uses specifically prohibited in Subsection H herein.
- F. Wholesale, warehouse, storage or distribution center.
- G. Materials storage area, either open or enclosed.
- H. Any use of the same general character as the above permitted uses, except that in no case shall the following uses or any substantially similar thereto be permitted: abattoir; bulk storage of explosives; fat rendering operation; wood or wood pulp processing; petroleum refining; leather processing; manufacture of asphalt, explosives, fertilizer, linoleum or rubber; dump, incineration or reduction of garbage, except a sanitary landfill operated in accordance with the requirements of the Pennsylvania Department of Environmental Protection.
- I. Accessory use on the same lot and customarily incidental to any of the above permitted uses, including:
  - (1) Storage within a completely enclosed building.
  - (2) Repair shop or maintenance facilities normally required for the conduct of industrial operations.
  - (3) A cafeteria, recreation facility or other service facility located within a permitted use and operated for the exclusive use of the occupants of the buildings.
  - (4) Living quarters for watchmen, caretakers, or similar employees provided such quarters meet the definition of dwelling unit, all Borough requirements for dwelling units and the requirements of § 475-29B, E, and F of this chapter.
- J. Forestry.

### IDENTICAL PROVISIONS; CONDITIONAL USES

All of the provisions of the GI District shall be identical to the provisions of the I Industrial District, except that the following additional uses shall be conditional uses in the GI District:

- A. An adult use shall be allowed as a conditional use, provided that there is compliance with the adult use regulations in § 475-33.
- B. A solid waste transfer facility shall be allowed as a conditional use if there is compliance with the following additional requirements.

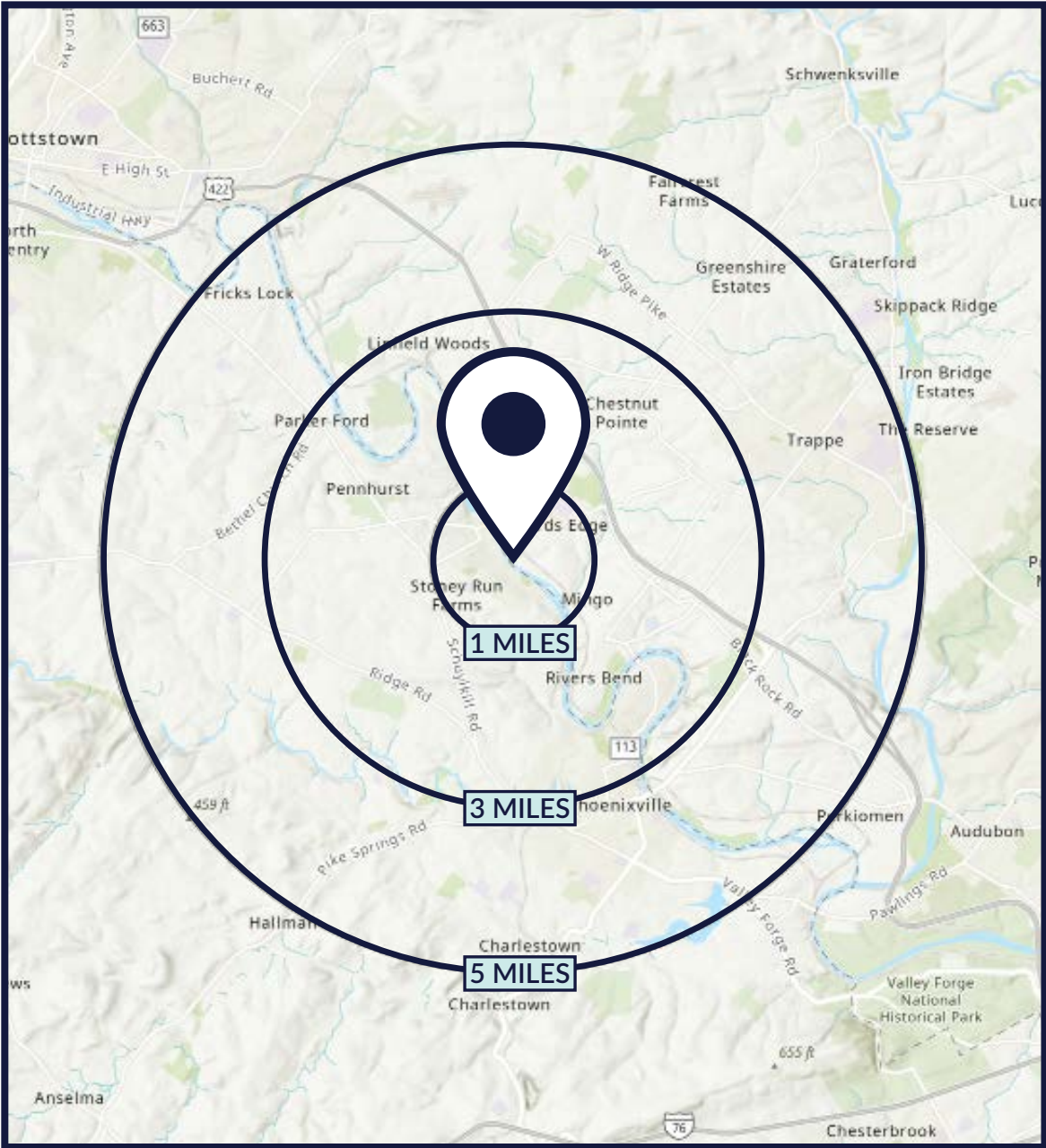




# DEMOGRAPHICS

**2023 Summary**

	<b>1 Mile</b>	<b>3 Mile</b>	<b>5 Mile</b>
<b>Population</b>	11,176	43,346	110,335
<b>Households</b>	4,940	16,734	42,835
<b>Average Household Size</b>	2.26	2.55	2.53
<b>Owner Occupied Housing Units</b>	2,884	12,080	31,770
<b>Renter Occupied Housing Units</b>	2,056	4,654	11,065
<b>Median Age</b>	39.4	40.2	40.1
<b>Median Household Income</b>	\$72,580	\$103,646	107,920
<b>Average Household Income</b>	\$95,395	\$139,703	\$144,581





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