

Mixed Retail with Apartment

643 CHESTER PIKE

643 CHESTER PIKE, PROSPECT PARK, PA 19076



FOR SALE

KW COMMERCIAL - KPG - BLUE BELL

PO Box 121
Dresher, Pennsylvania 19025



Each Office Independently Owned and Operated

PRESENTED BY:

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MIXED USE_RETAIL APARTMENT

643 CHESTER PIKE



Location Information

Building Name:	643 Chester Pike-Pooches
Street Address	643 Chester Pike
City, State, ZIP	Prospect Park, PA 19076
County:	PA - Delaware
Market:	Philadelphia-Camden-Wilmington PA-NJ-DE-MD
Sub-market:	Prospect Park Delaware County

Location Overview

The property is located along Chester Pike (US Route 13), a primary traffic and commercial corridor in the Borough of Prospect Park within Delaware County. This property is immediately adjacent to Norwood Borough which is the area across the street from this location. The Borough of Prospect Park is a suburban community located in an area that serves as a bedroom community to primary employment centers of Center City Philadelphia and Wilmington, Delaware. The Wilmington/Newark commuter rail line operated by the Southeastern Pennsylvania Transportation Authority (SEPTA) traverses through the Borough and connects the market area to Center City Philadelphia and Wilmington, Delaware. Interstate 95 is located to the east of the Borough, with several entrance ramps in close proximity to the neighborhood. Chester Pike (US Route 13) is the primary commercial corridor and is a primary traffic for the eastern portion of Delaware County. Economic activity in the Borough is generally associated with activity around the Philadelphia International Airport and port operations along the Delaware River. Statistical analysis of the subject market area has been completed utilizing a 3-mile radius from the subject property as illustrated on the following map which also shows average daily traffic volume.

Property Highlights

- Good visibility located along Chester Pike, a primary traffic and commercial corridor.
- Includes onsite parking.
- Great Location- located near Interstate 95, and near the Prospect Park SEPTA-commuter rail stop.
- Very close proximity to the Philadelphia Airport.



MIXED USE_RETAIL APARTMENT

643 CHESTER PIKE



Property Highlights

- Good visibility located along Chester Pike, a primary traffic and commercial corridor.
- Includes onsite parking.
- Great Location- located near Interstate 95, and near the Prospect Park SEPTA-commuter rail stop.
- Very close proximity to the Philadelphia Airport.

Price:	\$225,000
Building SF:	2,769
Price / SF:	\$81.25
Occupancy:	100 %
NOI:Actual	\$10,782
CAP Rate:Using Actual under market NOI	4.75%
NOI:ProformaMarket Rents	\$25,032
CAP Rate:Using Market Rents NOI	11.25%
Available SF:	Fully leased up with month to month tenants
Lot Size:	0.09 Acres
Frontage:	Approx. 25 feet on Chester Pike
Year Built:	1952
Parking:	on site, off-street



Property Overview

Value add Opportunity...this great 2 unit, Mixed Use property along Chester Pike (US Route 13), a primary traffic and commercial corridor in the Borough of Prospect Park within Delaware County. Long Term tenants paying under market rents and on month to month leases, leaving flexibility for the new owner to maximize value. The current first floor tenant is a dog groomer and the upstairs tenant is an apartment. The building comes with 5+ off-street parking spaces in the rear. Just off the intersection of Route 452 and Route 13, this property is immediately adjacent to Norwood Borough which is the area across the street from this location. The Borough of Prospect Park is a suburban community located in an area that serves as a bedroom community to primary employment centers of Center City Philadelphia and Wilmington, Delaware. The Wilmington/Newark commuter rail line operated by the Southeastern Pennsylvania Transportation Authority (SEPTA) traverses through the Borough and connects the market area to Center City Philadelphia and Wilmington, Delaware. Interstate 95 is located to the east of the Borough, with several entrance ramps in close proximity to the neighborhood.

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PROPERTY SUMMARY

643 CHESTER PIKE



Property Summary

Building SF:	2,769
Condition:	Good
Frontage:	Approx. 25 feet on Chester Pike
Lease Rate:	Varies by Tenant
Lot Size:	0.09 Acres
Parking:	Off-Street, On-site
Price:	\$225,000
Tax Amount:	\$7,808.00
Year Built:	1952
Zoning:	C-2

Property Overview

Currently, this property is fully occupied and used as a 1,824-square-foot, two-story retail apartment building. On the first floor is a long-standing retail tenant, and the second floor is used as a one-bedroom apartment. The property is in an overall average condition. Both units are on expired long-term leases and currently have month-to-month extensions.

Location Overview

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PROPERTY PHOTOS

643 CHESTER PIKE



PRO FORMA SUMMARY

643 CHESTER PIKE



Investment Summary

Price	\$225,000
Year Built	1952
Tenants	2
RSF	1,824
Price/RSF	\$123.36
Lot Size	0.09 acres
Floors	2
APN	33-00-00165-00
Cap Rate	9.87%
Market Cap Rate	16.53%

Tenant Annual Scheduled Income

Tenant	Actual	Market
Tenant 1	\$12,000	\$24,000
Tenant 2	\$10,200	\$13,200
Totals	\$22,200	\$37,200

Annualized Income

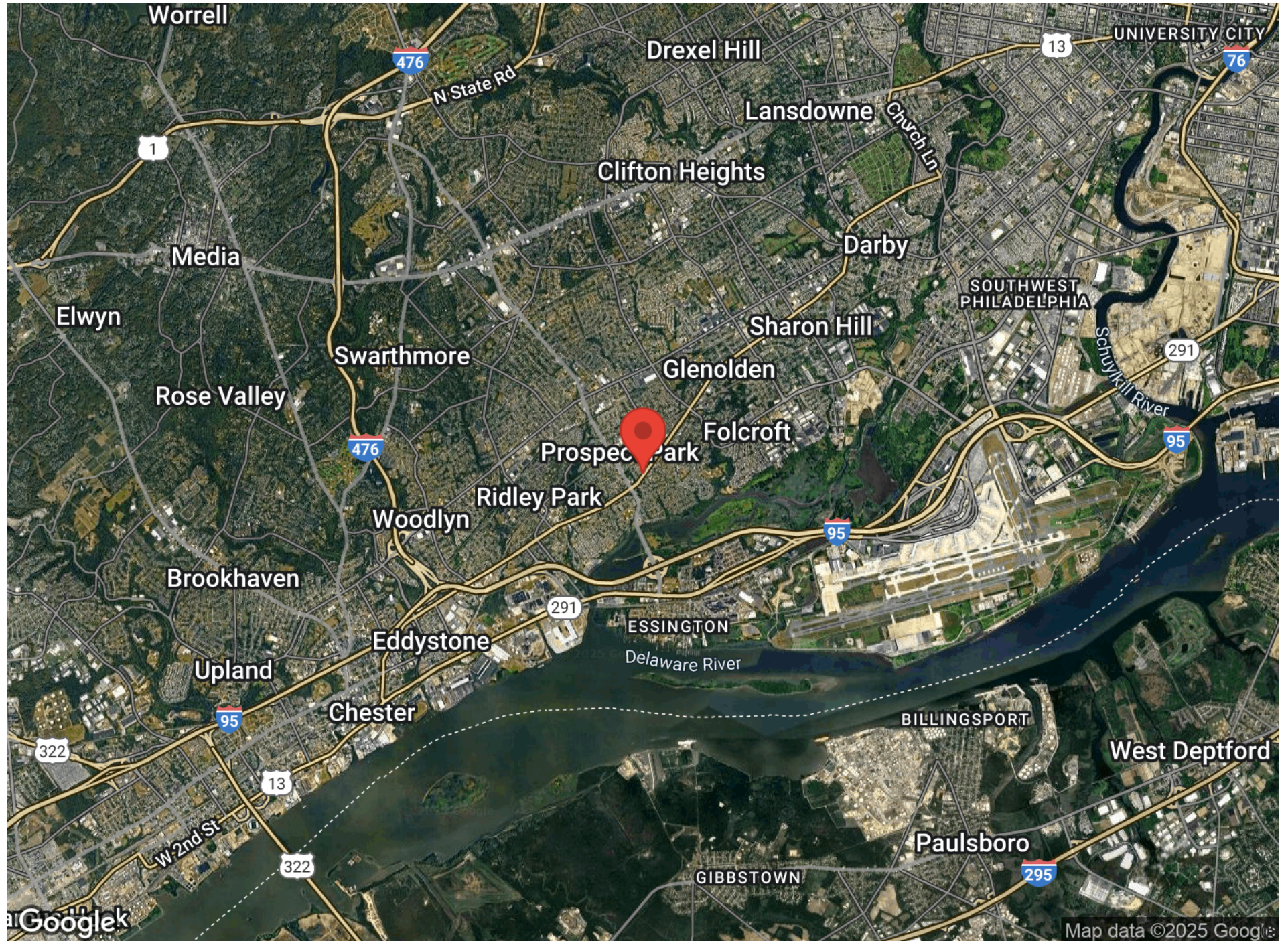
Description	Actual	Market
Gross Potential Rent	\$22,200	\$37,200
- Less: Vacancy	\$0	\$0
Effective Gross Income	\$22,200	\$37,200
- Less: Expenses	\$0	\$0
Net Operating Income	\$22,200	\$37,200

Annualized Expenses

Description	Actual	Market
Total Expenses	\$0	\$0
Expenses Per RSF	\$0.00	\$0.00

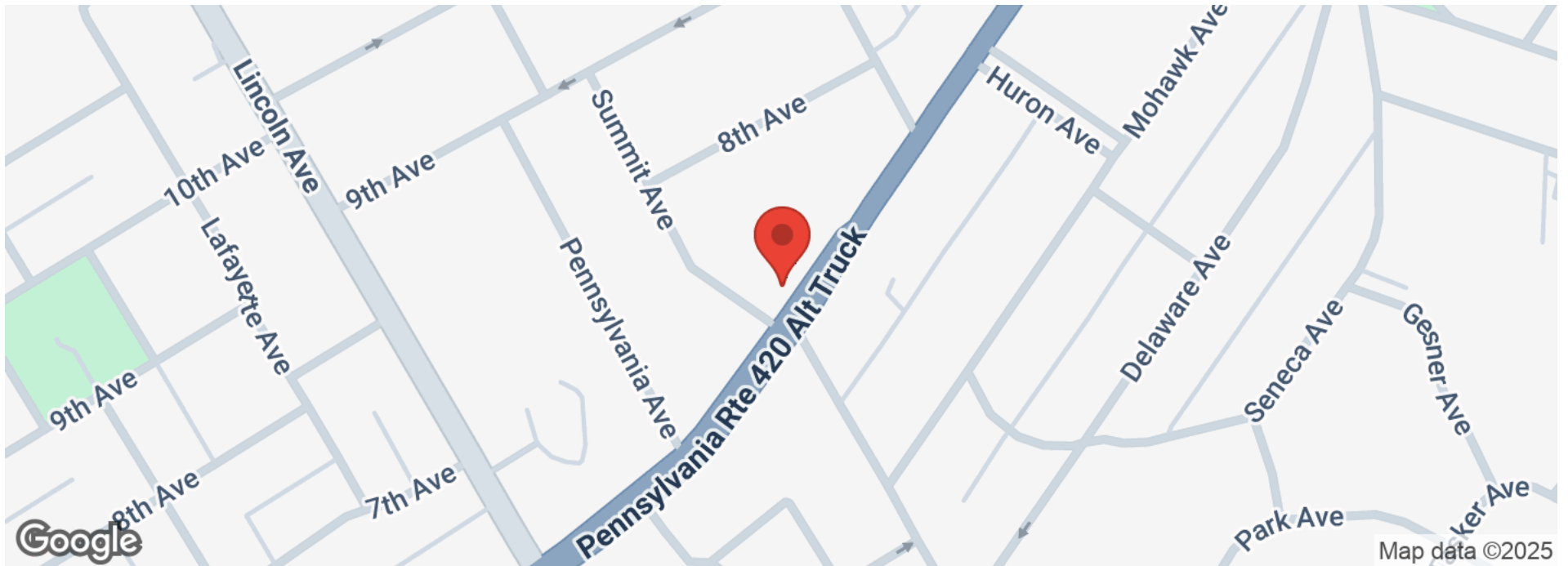
REGIONAL MAP

643 CHESTER PIKE



LOCATION MAPS

643 CHESTER PIKE



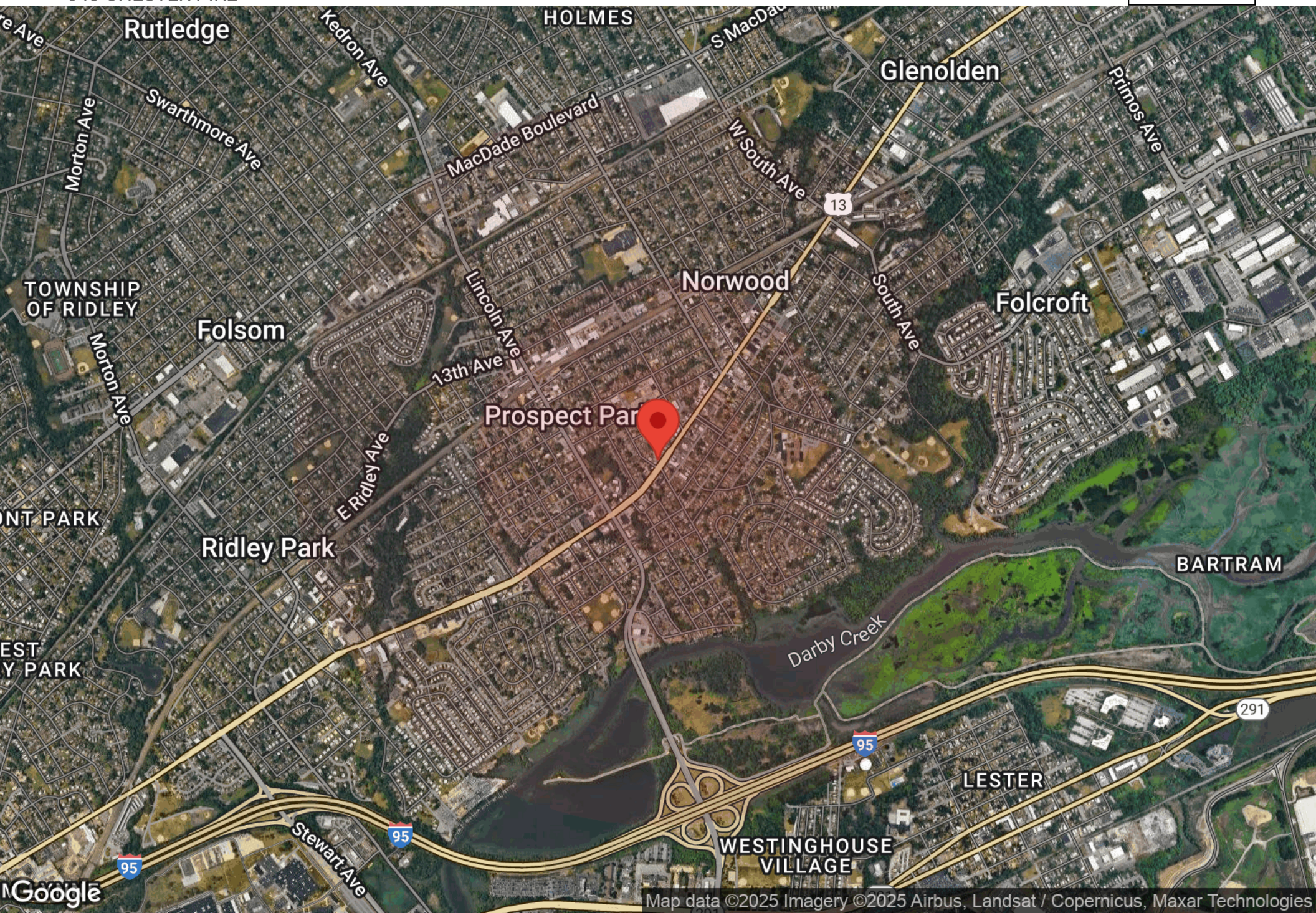
AERIAL MAP

643 CHESTER PIKE



BUSINESS MAP

643 CHESTER PIKE





Demographic and Income Profile

1020 Lincoln Ave, Prospect Park, Pennsylvania, 19076 2
1020 Lincoln Ave, Prospect Park, Pennsylvania, 19076
Ring: 1 mile radius

Craig Fernsler, CCIM
Latitude: 39.88640
Longitude: -75.30945

Summary	Census 2010	Census 2020	2024	2029
Population	23,983	24,172	23,827	23,349
Households	9,533	9,797	9,782	9,752
Families	6,178	6,274	6,148	6,110
Average Household Size	2.49	2.45	2.42	2.38
Owner Occupied Housing Units	6,611	6,634	6,762	6,860
Renter Occupied Housing Units	2,922	3,163	3,020	2,892
Median Age	39.8	40.2	40.8	42.3

Trends: 2024-2029 Annual Rate	Area	State	National
Population	-0.40%	0.00%	0.38%
Households	-0.06%	0.29%	0.64%
Families	-0.12%	0.22%	0.56%
Owner HHs	0.29%	0.46%	0.97%
Median Household Income	4.03%	2.91%	2.95%

Households by Income	2024		2029	
	Number	Percent	Number	Percent
<\$15,000	833	8.5%	621	6.4%
\$15,000 - \$24,999	417	4.3%	299	3.1%
\$25,000 - \$34,999	543	5.6%	423	4.3%
\$35,000 - \$49,999	915	9.4%	772	7.9%
\$50,000 - \$74,999	1,735	17.7%	1,586	16.3%
\$75,000 - \$99,999	1,179	12.1%	1,082	11.1%
\$100,000 - \$149,999	2,285	23.4%	2,507	25.7%
\$150,000 - \$199,999	957	9.8%	1,286	13.2%
\$200,000+	919	9.4%	1,177	12.1%

Median Household Income	\$82,984	\$101,103
Average Household Income	\$106,198	\$125,398
Per Capita Income	\$43,398	\$52,134

Population by Age	Census 2010		Census 2020		2024		2029	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
0 - 4	1,266	5.3%	1,237	5.1%	1,206	5.1%	1,144	4.9%
5 - 9	1,339	5.6%	1,403	5.8%	1,300	5.5%	1,169	5.0%
10 - 14	1,513	6.3%	1,393	5.8%	1,335	5.6%	1,263	5.4%
15 - 19	1,696	7.1%	1,380	5.7%	1,299	5.5%	1,252	5.4%
20 - 24	1,559	6.5%	1,366	5.7%	1,347	5.7%	1,209	5.2%
25 - 34	3,221	13.4%	3,508	14.5%	3,403	14.3%	3,073	13.2%
35 - 44	3,146	13.1%	3,213	13.3%	3,405	14.3%	3,484	14.9%
45 - 54	4,119	17.2%	2,990	12.4%	2,797	11.7%	2,959	12.7%
55 - 64	2,846	11.9%	3,833	15.9%	3,404	14.3%	2,814	12.1%
65 - 74	1,548	6.5%	2,361	9.8%	2,705	11.4%	2,965	12.7%
75 - 84	1,215	5.1%	1,052	4.4%	1,193	5.0%	1,538	6.6%
85+	513	2.1%	435	1.8%	432	1.8%	480	2.1%

Race and Ethnicity	Census 2010		Census 2020		2024		2029	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
White Alone	22,661	94.5%	20,389	84.3%	19,718	82.8%	18,945	81.1%
Black Alone	489	2.0%	1,473	6.1%	1,585	6.7%	1,678	7.2%
American Indian Alone	18	0.1%	30	0.1%	35	0.1%	36	0.2%
Asian Alone	390	1.6%	726	3.0%	798	3.3%	872	3.7%
Pacific Islander Alone	2	0.0%	9	0.0%	11	0.0%	13	0.1%
Some Other Race Alone	106	0.4%	301	1.2%	333	1.4%	360	1.5%
Two or More Races	315	1.3%	1,244	5.1%	1,347	5.7%	1,445	6.2%

Hispanic Origin (Any Race)	391	1.6%	848	3.5%	950	4.0%	1,031	4.4%
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Data Note: Income is expressed in current dollars.

Source: Esri forecasts for 2024 and 2029. U.S. Census Bureau 2020 decennial Census in 2020 geographies.

January 22, 2025

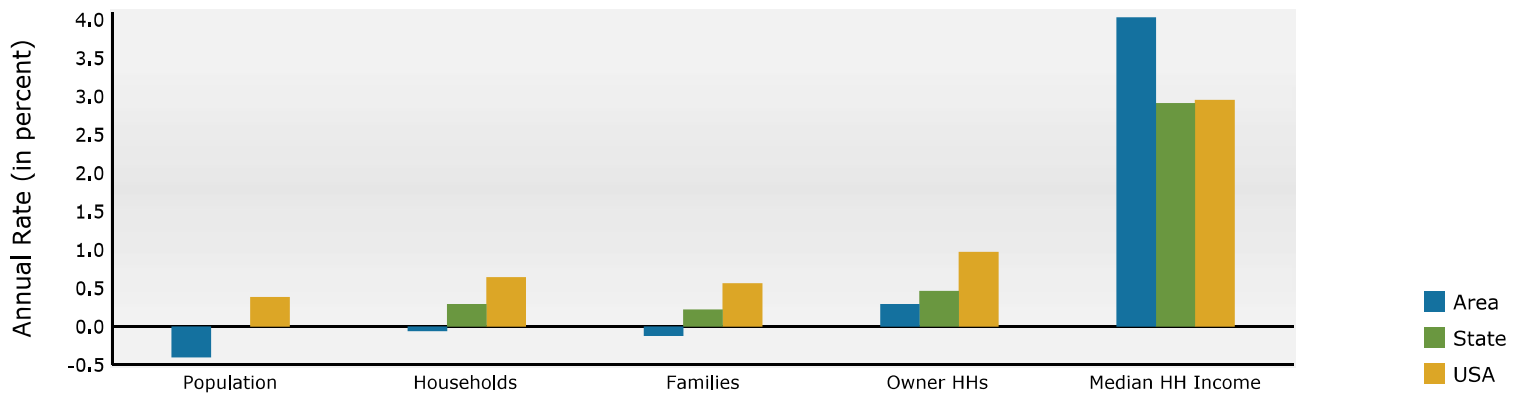


Demographic and Income Profile

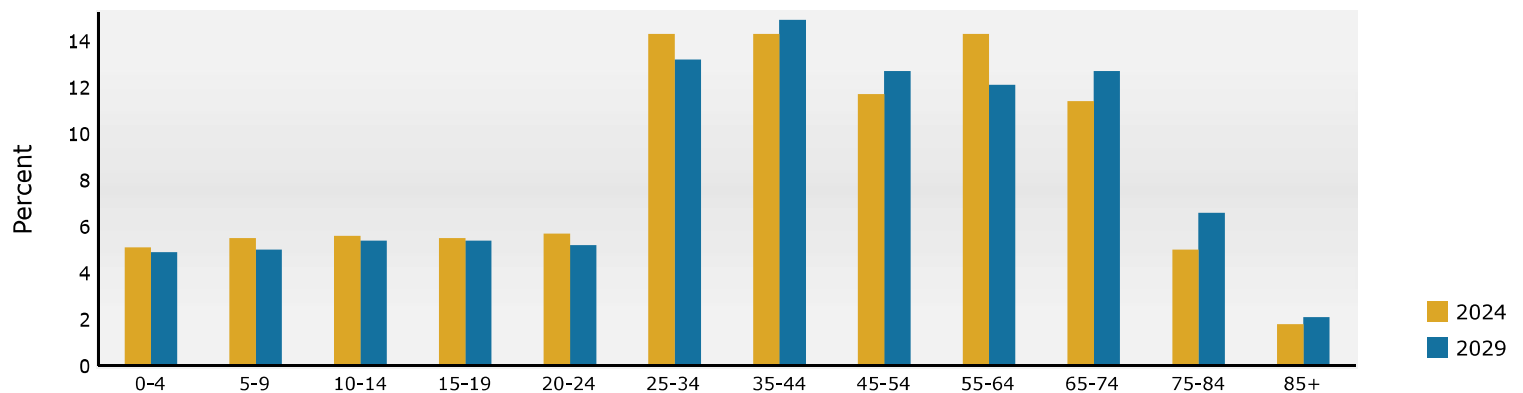
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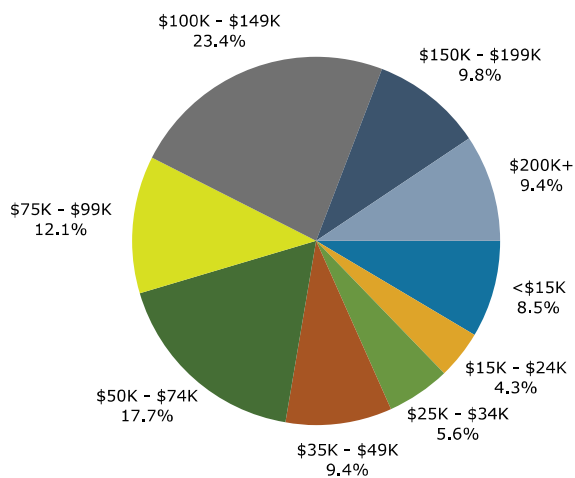
Trends 2024-2029



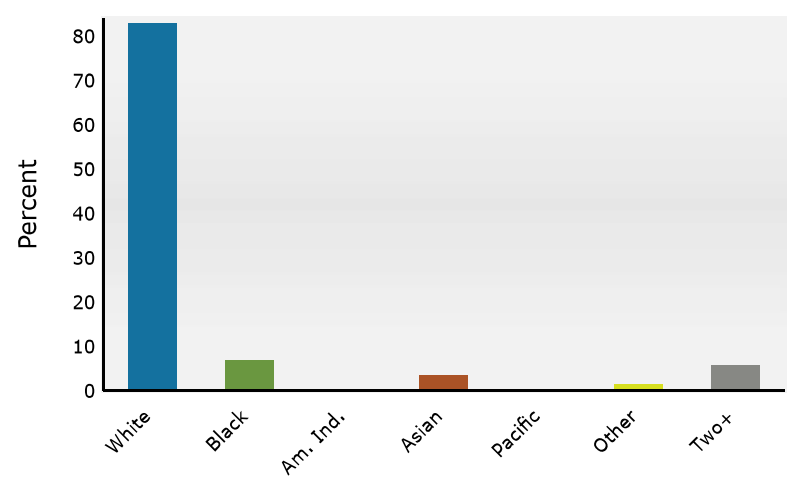
Population by Age



2024 Household Income



2024 Population by Race



2024 Percent Hispanic Origin:4.0%

Source: Esri forecasts for 2024 and 2029. U.S. Census Bureau 2020 decennial Census in 2020 geographies.

January 22, 2025



Demographic and Income Profile

1020 Lincoln Ave, Prospect Park, Pennsylvania, 19076 2
1020 Lincoln Ave, Prospect Park, Pennsylvania, 19076
Ring: 3 mile radius

Craig Fernsler, CCIM
Latitude: 39.88640
Longitude: -75.30945

Summary	Census 2010		Census 2020		2024		2029	
Population	126,923		128,601		128,074		126,162	
Households	49,380		49,933		50,090		50,101	
Families	32,651		32,878		32,401		32,318	
Average Household Size	2.53		2.53		2.51		2.47	
Owner Occupied Housing Units	34,792		33,993		34,686		35,216	
Renter Occupied Housing Units	14,588		15,940		15,404		14,885	
Median Age	38.2		38.8		39.4		40.8	
Trends: 2024-2029 Annual Rate	Area		State		National			
Population	-0.30%		0.00%		0.38%			
Households	0.00%		0.29%		0.64%			
Families	-0.05%		0.22%		0.56%			
Owner HHs	0.30%		0.46%		0.97%			
Median Household Income	3.48%		2.91%		2.95%			
Households by Income			2024		2029			
			Number	Percent	Number	Percent		
<\$15,000			4,412	8.8%	3,475	6.9%		
\$15,000 - \$24,999			2,674	5.3%	2,038	4.1%		
\$25,000 - \$34,999			3,013	6.0%	2,453	4.9%		
\$35,000 - \$49,999			4,862	9.7%	4,143	8.3%		
\$50,000 - \$74,999			9,126	18.2%	8,367	16.7%		
\$75,000 - \$99,999			6,366	12.7%	6,092	12.2%		
\$100,000 - \$149,999			10,482	20.9%	11,702	23.4%		
\$150,000 - \$199,999			4,748	9.5%	6,294	12.6%		
\$200,000+			4,407	8.8%	5,537	11.1%		
Median Household Income			\$77,941		\$92,488			
Average Household Income			\$103,620		\$121,279			
Per Capita Income			\$40,678		\$48,289			
Population by Age	Census 2010		Census 2020		2024		2029	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
0 - 4	7,675	6.0%	7,136	5.5%	7,023	5.5%	6,729	5.3%
5 - 9	7,670	6.0%	8,116	6.3%	7,607	5.9%	6,807	5.4%
10 - 14	8,052	6.3%	8,219	6.4%	7,999	6.2%	7,517	6.0%
15 - 19	9,377	7.4%	8,454	6.6%	8,273	6.5%	8,194	6.5%
20 - 24	9,142	7.2%	8,224	6.4%	8,459	6.6%	8,131	6.4%
25 - 34	16,715	13.2%	17,379	13.5%	16,537	12.9%	15,320	12.1%
35 - 44	16,111	12.7%	16,757	13.0%	18,018	14.1%	17,830	14.1%
45 - 54	20,091	15.8%	15,559	12.1%	15,031	11.7%	15,855	12.6%
55 - 64	15,070	11.9%	18,728	14.6%	16,873	13.2%	14,441	11.4%
65 - 74	8,211	6.5%	12,470	9.7%	13,871	10.8%	14,914	11.8%
75 - 84	6,250	4.9%	5,312	4.1%	6,140	4.8%	7,982	6.3%
85+	2,557	2.0%	2,247	1.7%	2,241	1.7%	2,443	1.9%
Race and Ethnicity	Census 2010		Census 2020		2024		2029	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
White Alone	101,022	79.6%	87,103	67.7%	84,164	65.7%	80,491	63.8%
Black Alone	18,687	14.7%	26,976	21.0%	28,172	22.0%	28,896	22.9%
American Indian Alone	211	0.2%	235	0.2%	254	0.2%	259	0.2%
Asian Alone	3,559	2.8%	5,152	4.0%	5,639	4.4%	6,096	4.8%
Pacific Islander Alone	23	0.0%	45	0.0%	52	0.0%	56	0.0%
Some Other Race Alone	802	0.6%	2,039	1.6%	2,226	1.7%	2,359	1.9%
Two or More Races	2,619	2.1%	7,051	5.5%	7,567	5.9%	8,005	6.3%
Hispanic Origin (Any Race)	3,218	2.5%	5,158	4.0%	5,762	4.5%	6,183	4.9%

Data Note: Income is expressed in current dollars.

Source: Esri forecasts for 2024 and 2029. U.S. Census Bureau 2020 decennial Census in 2020 geographies.

January 22, 2025

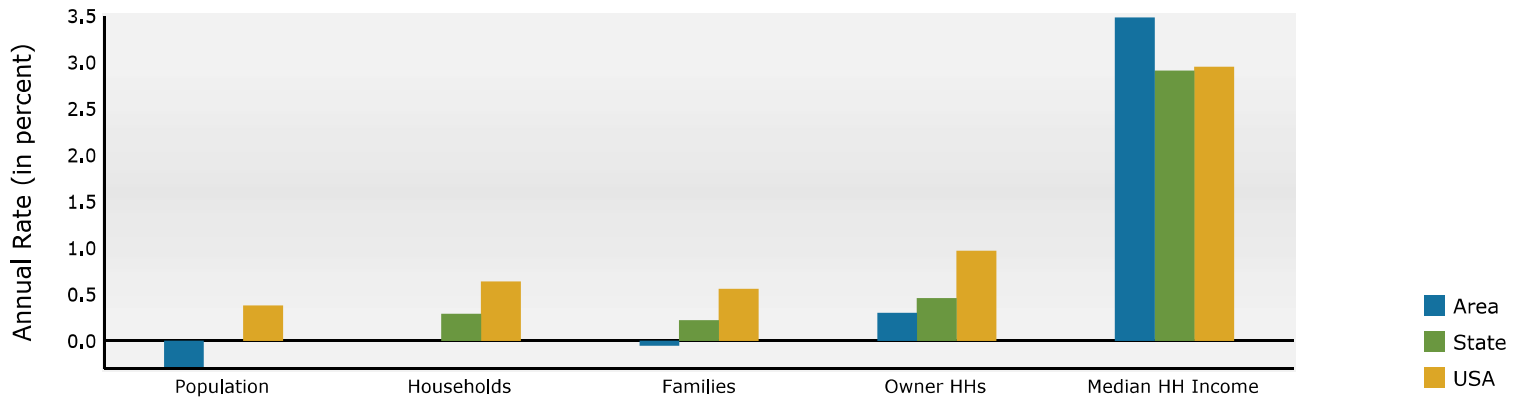


Demographic and Income Profile

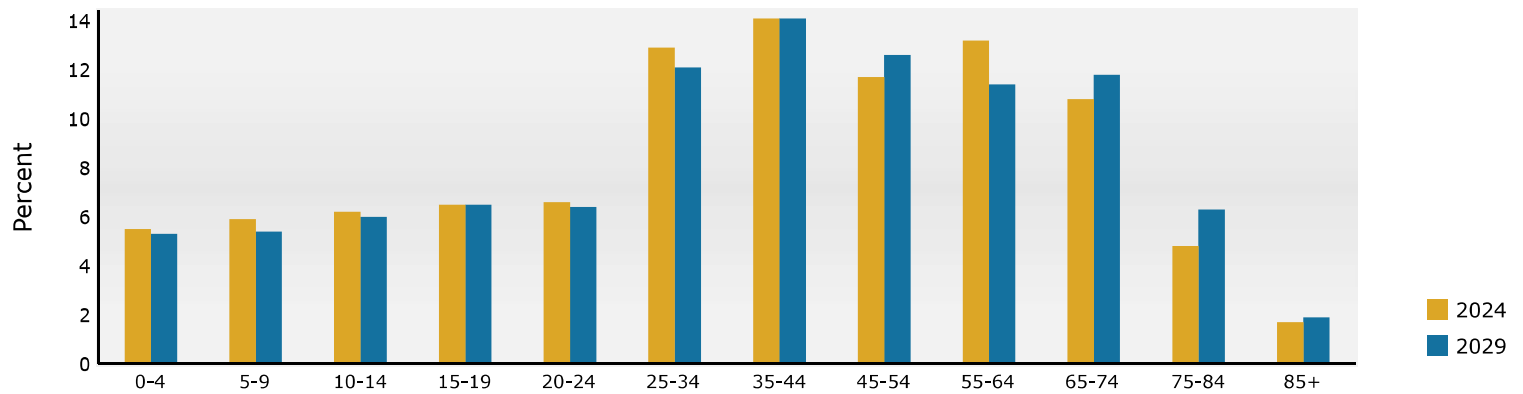
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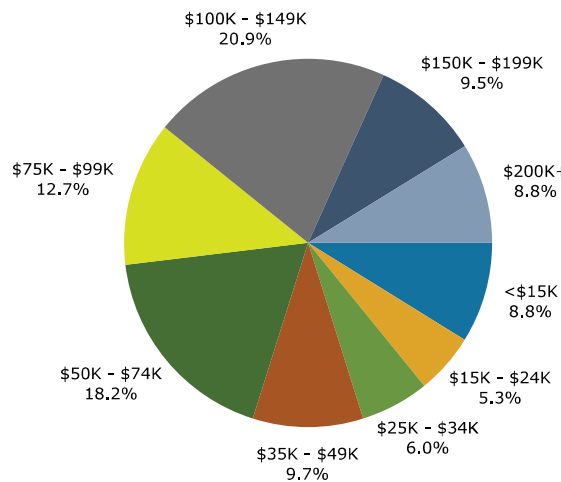
Trends 2024-2029



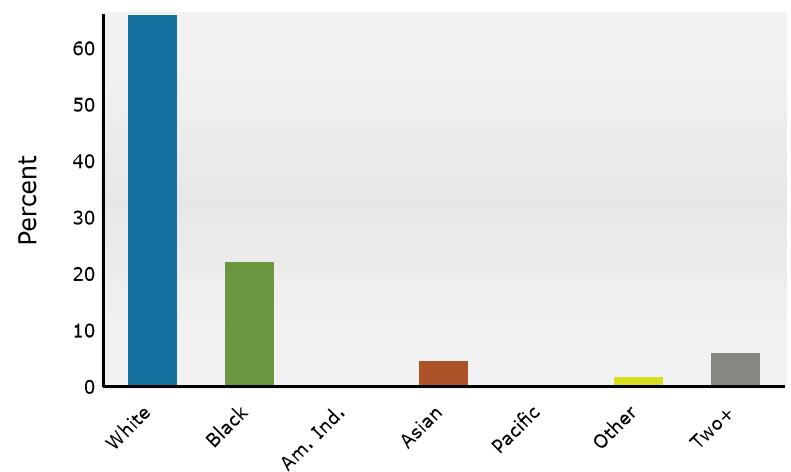
Population by Age



2024 Household Income



2024 Population by Race



2024 Percent Hispanic Origin: 4.5%

Source: Esri forecasts for 2024 and 2029. U.S. Census Bureau 2020 decennial Census in 2020 geographies.

January 22, 2025



Demographic and Income Profile

1020 Lincoln Ave, Prospect Park, Pennsylvania, 19076 2
1020 Lincoln Ave, Prospect Park, Pennsylvania, 19076
Ring: 5 mile radius

Craig Fernsler, CCIM
Latitude: 39.88640
Longitude: -75.30945

Summary	Census 2010		Census 2020		2024		2029	
Population	322,171		327,074		324,607		319,775	
Households	122,984		125,505		125,776		125,895	
Families	80,929		82,009		80,751		80,650	
Average Household Size	2.57		2.56		2.53		2.49	
Owner Occupied Housing Units	82,610		80,043		81,686		82,923	
Renter Occupied Housing Units	40,374		45,462		44,090		42,972	
Median Age	37.1		38.5		39.1		40.4	
Trends: 2024-2029 Annual Rate	Area		State		National			
Population	-0.30%		0.00%		0.38%			
Households	0.02%		0.29%		0.64%			
Families	-0.03%		0.22%		0.56%			
Owner HHs	0.30%		0.46%		0.97%			
Median Household Income	3.15%		2.91%		2.95%			
Households by Income			2024		2029			
			Number	Percent	Number	Percent		
<\$15,000			12,061	9.6%	9,653	7.7%		
\$15,000 - \$24,999			7,765	6.2%	6,096	4.8%		
\$25,000 - \$34,999			8,786	7.0%	7,408	5.9%		
\$35,000 - \$49,999			12,632	10.0%	11,054	8.8%		
\$50,000 - \$74,999			22,870	18.2%	21,406	17.0%		
\$75,000 - \$99,999			15,646	12.4%	15,235	12.1%		
\$100,000 - \$149,999			23,608	18.8%	26,493	21.0%		
\$150,000 - \$199,999			10,824	8.6%	14,218	11.3%		
\$200,000+			11,575	9.2%	14,324	11.4%		
Median Household Income			\$73,119		\$85,380			
Average Household Income			\$101,454		\$118,381			
Per Capita Income			\$39,478		\$46,777			
Population by Age	Census 2010		Census 2020		2024		2029	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
0 - 4	21,574	6.7%	18,839	5.8%	18,443	5.7%	17,773	5.6%
5 - 9	20,817	6.5%	21,380	6.5%	19,997	6.2%	17,932	5.6%
10 - 14	21,506	6.7%	21,646	6.6%	20,711	6.4%	19,379	6.1%
15 - 19	23,649	7.3%	21,344	6.5%	20,899	6.4%	20,424	6.4%
20 - 24	22,505	7.0%	20,236	6.2%	20,755	6.4%	20,030	6.3%
25 - 34	42,686	13.2%	44,721	13.7%	42,752	13.2%	40,107	12.5%
35 - 44	41,316	12.8%	42,215	12.9%	44,985	13.9%	44,653	14.0%
45 - 54	49,046	15.2%	39,502	12.1%	38,487	11.9%	39,701	12.4%
55 - 64	37,453	11.6%	46,008	14.1%	41,440	12.8%	36,438	11.4%
65 - 74	20,343	6.3%	31,598	9.7%	34,381	10.6%	36,482	11.4%
75 - 84	14,792	4.6%	13,648	4.2%	15,762	4.9%	20,208	6.3%
85+	6,485	2.0%	5,937	1.8%	5,994	1.8%	6,650	2.1%
Race and Ethnicity	Census 2010		Census 2020		2024		2029	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
White Alone	199,793	62.0%	171,460	52.4%	165,041	50.8%	157,569	49.3%
Black Alone	100,433	31.2%	116,751	35.7%	118,087	36.4%	118,563	37.1%
American Indian Alone	581	0.2%	696	0.2%	737	0.2%	739	0.2%
Asian Alone	11,089	3.4%	13,924	4.3%	14,923	4.6%	15,868	5.0%
Pacific Islander Alone	82	0.0%	90	0.0%	102	0.0%	110	0.0%
Some Other Race Alone	3,045	0.9%	6,887	2.1%	7,421	2.3%	7,780	2.4%
Two or More Races	7,149	2.2%	17,267	5.3%	18,297	5.6%	19,146	6.0%
Hispanic Origin (Any Race)	9,534	3.0%	15,144	4.6%	16,624	5.1%	17,595	5.5%

Data Note: Income is expressed in current dollars.

Source: Esri forecasts for 2024 and 2029. U.S. Census Bureau 2020 decennial Census in 2020 geographies.

January 22, 2025

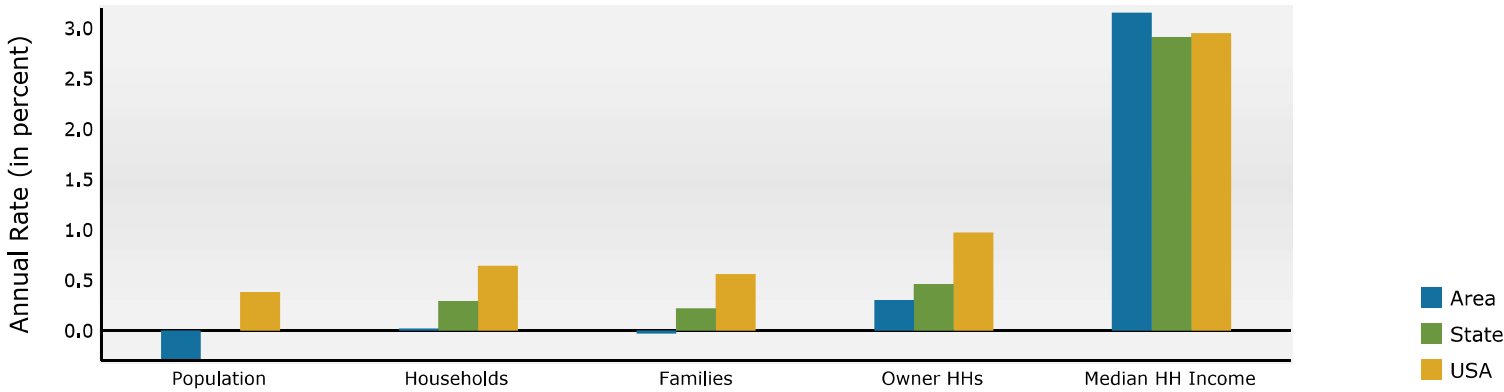


Demographic and Income Profile

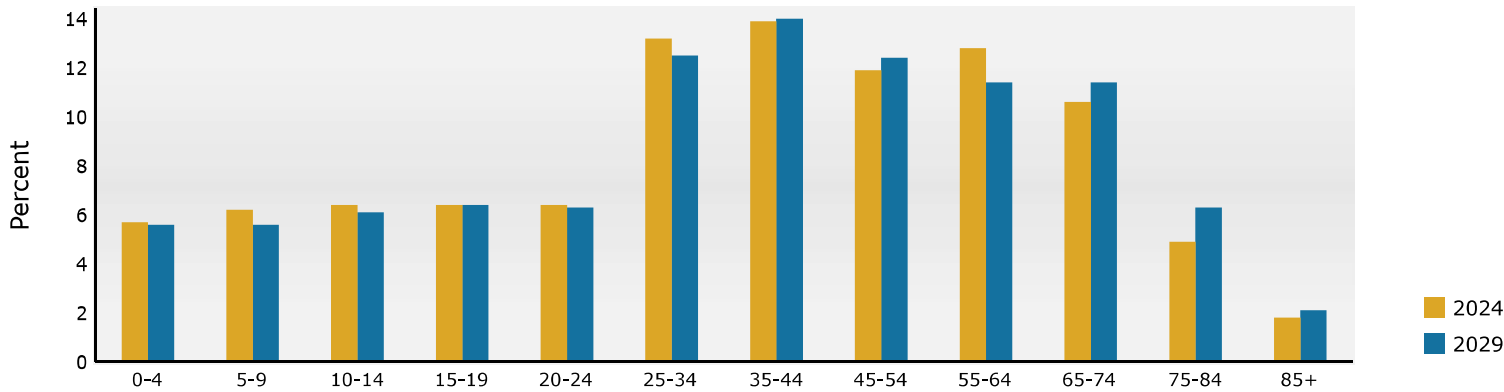
1020 Lincoln Ave, Prospect Park, Pennsylvania, 19076 2
1020 Lincoln Ave, Prospect Park, Pennsylvania, 19076
Ring: 5 mile radius

Craig Fernsler, CCIM
Latitude: 39.88640
Longitude: -75.30945

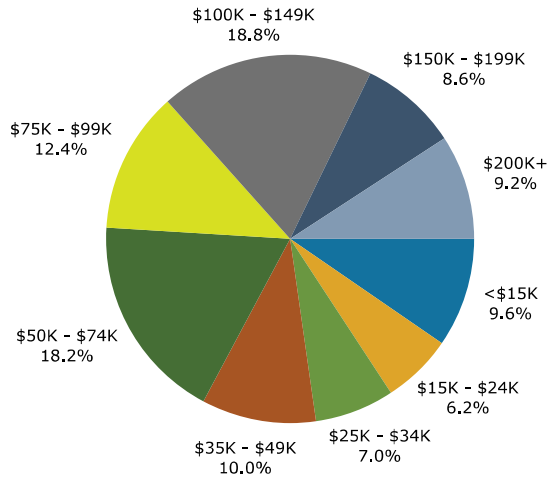
Trends 2024-2029



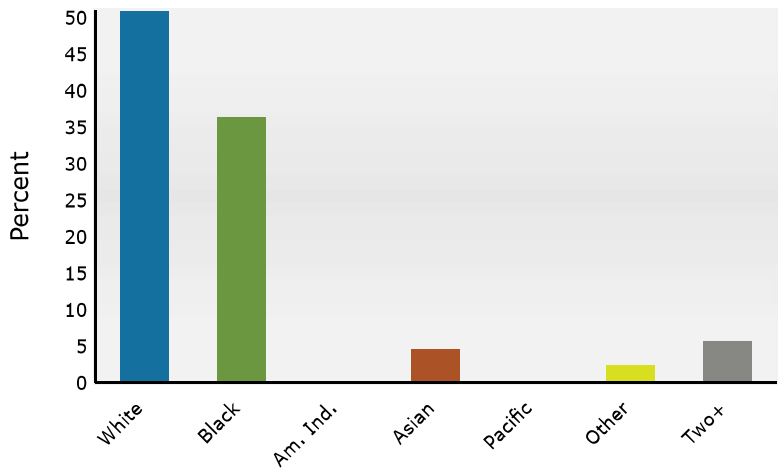
Population by Age



2024 Household Income



2024 Population by Race



Source: Esri forecasts for 2024 and 2029. U.S. Census Bureau 2020 decennial Census in 2020 geographies.

Chapter 70. Development

Article VIII. C-2 Commercial District

§ 70-27. Purpose.

Zoning District C-2 is designed for commercial uses and other consumer-related needs in areas accessible from major roads and mass transportation routes. It is further designed to provide opportunities for planned commercial centers when conventional commercial uses are clustered in a building to form a neighborhood shopping or convenience shopping center and to provide opportunities for planned office and/or professional office centers.

§ 70-28. Use regulations.

A. Permitted principal uses shall be as follows:

- (1) Any use permitted in District C-1, in accordance with Article **VII**, C-1 Commercial District.
- (2) Sales and service of heavy equipment and motor vehicles.

B. Permitted accessory uses shall be as follows:

- (1) Accessory use on the same lot with and customarily incidental to any of the above-permitted principal uses, except as limited above.
- (2) Parking, in accordance with Article **XII**, Off-Street Parking and Loading Facilities.
- (3) Signs, in accordance with Article **XI**, Signs.

C. Uses by special exception shall be as follows:

- (1) Club or lodge.
- (2) Movie theater and performing arts center.
- (3) Hotel, motel or inn.
- (4) Public garage.
- (5) Motor vehicle service station, after approval of detailed plans for the proposed use by the Zoning Hearing Board. Such plans shall be drawn to scale and shall show the locations and dimensions of the site, together with all buildings and facilities proposed for the site, including pump islands, display racks, signs and accessways. In addition thereto, sufficient space shall be provided on a lot so that a reasonable number of motor vehicles may be parked while waiting to be serviced. All repair work shall be conducted within a building designed for such purposes. Lighting facilities shall be so arranged as to reflect away from abutting properties, and the Zoning Hearing Board may condition any approval upon the installation of fences, trees, shrubbery and other suitable barriers to protect adjacent uses.
- (6) Funeral home.
- (7) New automobile, light truck, mobile and modular home, boat and recreational vehicles sales and, as accessory uses, used vehicle sales and/or service.
- (8) Commercial, recreation facility for fitness, racquetball, squash, swimming and like activities.

(9) Nursery or day-care center.

(10) Geriatric care center and institutional homes.

- D. Conditional uses. Planned business center, including various uses permitted under Subsection **A** (above) when such uses are clustered in a building to form a neighborhood shopping, convenience or service center or an office and/or professional office center.

Zoning C-1

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interest in or control of any mobile home park or any parcel, lot or track therein. If the certificate of registration is transferred by the Pennsylvania Department of Environmental Resources, proof for such transfer shall be furnished to the Prospect Park Secretary forthwith.

G. Inspection.

- (1) The Borough Health Officer or any other representative of the Prospect Park Borough Council may inspect a mobile home park at reasonable intervals and at reasonable times to determine compliance with this chapter.
- (2) Whenever, upon inspection of any mobile home park, it is determined that conditions or practices exist which are in violation of any provision of this chapter or any regulations adopted pursuant thereto, the Prospect Park Borough Secretary shall give notice, in writing, to the person to whom the certificate was issued, advising them that unless such conditions or practices are corrected within a reasonable period of time specified in the notice, the license to operate in Prospect Park Borough shall be suspended at the end of such period. Such mobile home park shall be reinspected, and if such conditions or practices shall not have been corrected, the Borough Secretary shall suspend the license and give notice, in writing, of such suspension to the person to whom the certificate is issued.

ARTICLE VII C-1 Commercial District

§ 70-23. Purpose.

Zoning District C-1 is designed for commercial uses and other consumer-related needs in areas accessible from major roads and mass transportation routes. It is further designed to

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Zoning C-1

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provide opportunities for planned commercial centers when conventional commercial uses are clustered in a building to form a neighborhood shopping or convenience shopping center and to provide opportunities for planned office and/or professional office centers. The intent of this Article is to restrict automotive repairs and gas stations.

§ 70-24. Use regulations.

A building may be erected, altered or used and a lot or premises may be used or occupied subject to Article X, Floodplain Regulations, for any of the following uses and no other.

A. Permitted principal uses.

- (1) Business, professional, medical or other offices.
- (2) Restaurants.
- (3) Banks, including drive-in banks or other financial institutions.
- (4) Shops and stores for the retail sale of such items as antiques, books, bicycles, art and drafting equipment and supplies, furniture, flowers and plantings, gifts, garden supplies, hardware, household appliances, jewelry, notions, paint, periodicals, records, shoes, stereos, stationery, tobacco, toys, wearing apparel and other like merchandise.
- (5) Personal retail service shops, including beauty parlors and barbershops dealing directly with customers on the premises.
- (6) Retail dry-cleaning shops only if nonflammable and nonexplosive cleaning fluids are used and automatic self-service laundry and pressing shops.
- (7) General service or repair shops, including such shops as watch or clock repair, jewelry or optical repair, radio or television repair, electrical

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household appliance repair, shoe repair, tailor, dressmaker, photographer, travel agency and locksmith, provided that each of the foregoing is on a retail basis.

- (8) Bakery, pastry, candy, confectionery or ice cream shop making goods only for sale on the premises, specifically excluding lunch wagons or other similar vehicles, road stands or booths or any other movable, transient or temporary structure from which food or food products are sold.
- (9) Professional services such as offices or realtors, physicians, lawyers, dentists, architects, engineers, accountants, insurance agents, opticians and like services.

B. Permitted accessory uses.

- (1) Accessory use on the same lot with and customarily incidental to any of the above-permitted principal uses, except as limited above.
- (2) Parking, in accordance with Article XII, Off-Street Parking and Loading Facilities.
- (3) Signs, in accordance with Article XI, Signs.

C. Conditional uses. Planned business center, including various uses permitted under Subsection A (above) when such uses are clustered in a building to form a neighborhood shopping, convenience or service center or an office and/or professional office center.

§ 70-25. Height regulations.

The maximum height of dwellings and other structures attached thereto is thirty-five (35) feet. Measurement shall be in accordance with Article IV, R-1 Residential District, § 70-12.

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§ 70-26. Area and bulk regulations.

A. Permitted principal uses.

- (1) Lot area. Lot areas of not less than two thousand five hundred (2,500) square feet shall be provided for every principal permitted building erected or used for any permitted use.
- (2) Lot width at street line. A lot width or lot frontage at the street line of not less than twenty-five (25) feet shall be provided.
- (3) Setbacks.
 - (a) There shall be a setback on each street on which the lot abuts, the depth of which shall be at least twenty-five (25) feet.
 - (b) Side yard: none, except that where a side lot line abuts a residential district, a side yard at least fifteen (15) feet in width shall be provided which shall remain undeveloped and planted in accordance with the provisions of § 70-68.
 - (c) Minimum rear yard setback shall be twenty (20) feet.
- (4) Building coverage and impervious surface. Not more than sixty percent (60%) of any lot area shall be occupied by buildings and not more than eighty percent (80%) shall be covered by impervious surfaces.

B. Conditional uses. The area and bulk regulation for a planned business center or for an office and/or professional office center shall be in accordance with Subsection A.

C. Special requirements for planned business center or office and/or professional office center. General standards.

- (1) The tract of land on which such use is conducted shall be held in single ownership and shall be

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operated under unified control and management. In the event of multiple ownership, a written agreement between the parties and owners involved shall be submitted to evidence that the development and management will be in accordance with a single plan with common authority and common responsibility.

- (2) The use shall provide and maintain attractively landscaped grounds and includes screen necessary to buffer adjacent properties in accordance with a landscaping plan approved by the Borough Council.
- (3) All utility lines servicing the permitted buildings and lot shall be placed underground within the lot lines of the property on which the use is located.
- (4) All mechanical equipment which is not enclosed within a building shall be fully and completely screened from view in a manner compatible with the architectural and landscaping style of the overall property.
- (5) The physical design of the site plan shall provide for adequate control of the vehicular traffic, make adequate provisions for public water, public sewer, erosion and sedimentation control, stormwater management, fire protection and other public services and further the amenities of light, air and visual enjoyment.
- (6) If there are more than two (2) buildings on a lot, the minimum distance between buildings shall be fifty (50) feet.
- (7) A buffer planting strip of not less than twenty (20) feet shall be provided around the entire perimeter of the property except for accessways from the street. The buffer planting strip shall be used for no purpose other than planting and screening and shall be in accordance with the landscaping plan approved by the borough.

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- (8) There shall be not more than two (2) accessways to any one (1) public street. Neither of such accessways shall be more than fifty (50) feet in width. On major highways, adequate acceleration and deceleration lanes shall be provided. The intent of this provision is to encourage the use of common accessways in order to reduce the number and spacing of access points along the highway. Traffic control devices and acceleration and deceleration lanes shall be provided at the expense of the owner. Off-street parking and loading areas shall be provided in accordance with Article XII.
- (9) No goods shall be stored, set out or displayed within the street or right-of-way line, and in the event that a sidewalk has been constructed outside the street or right-of-way lines and the same is open for public use, no goods shall then be stored, set out or displayed.
- (10) All trash, garbage, rubbish and debris of every kind and nature shall be stored within the building and fireproofed rooms and shall be collected and disposed of as often as may be necessary under the particular circumstances by private collectors and at no cost to the borough. If dumpster-type containers are used, said containers must be concealed from public view and shall be in conformance with the Fire Prevention Code.¹⁴

ARTICLE VIII C-2 Commercial District

§ 70-27. Purpose.

Zoning District C-2 is designed for commercial uses and other consumer-related needs in areas accessible from major roads

¹⁴ Editor's Note: See Ch. 80, Fire Prevention.

SITE DESCRIPTION_2018 APPRAISA

643 CHESTER PIKE



Site Description

Location: 643 Chester Pike
Prospect Park, PA , 19076



Parcel Number: 33-00-00165-00

Current Use of the Property: Retail Apartment Building

Site Size: Total: 0.09 acres; 3,703 square feet

Shape: Irregular

Frontage/Access: The subject property has about 25.00 feet of frontage along Chester Pike.

Visibility: The subject site is an in-line property and has good visibility as compared to other properties.

Topography: The subject site is downward sloping from the street.

Utilities: Electricity: PECO
Sewer: DELCORA
Water: Aqua America
Natural Gas: PECO
Underground Utilities: None
Adequacy: The utilities to the subject site appear to be adequate for the improvements.

Site Improvements: The subject site includes a concrete walkway along the front of the building. Along the east side of the property, there is an asphalt paved driveway that leads to the rear asphalt paved parking lot.

It appears that the driveway is shared with the neighboring property located at 641 Chester Pike identified as parcel 33-00-00161-00 and owned by the same owner as the subject

SITE PLAN PER 2018 APPRAISAL

643 CHESTER PIKE

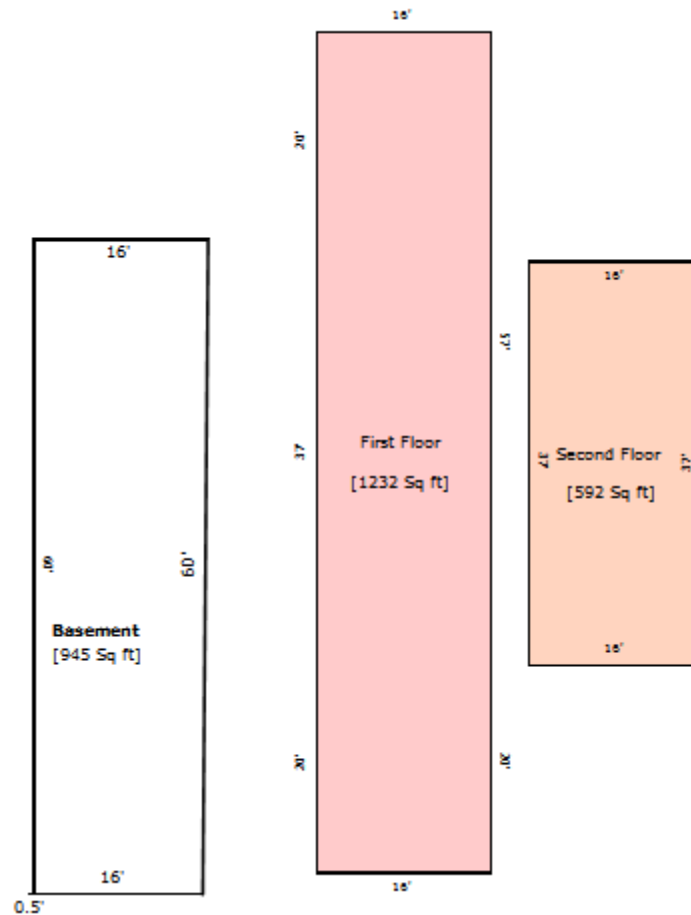


Improvement Description

Property: 643 Chester Pike
Prospect Park, PA , 19076

Property Type: Retail Apartment Building

- 1-unit (retail)
- 1-unit (residential)
- 2-stories
- 1 garage unit
- unfinished basement with mechanical equipment, and storage



Floor Plan

Gross Building Area: 1,824 square feet of rentable building area.
2,769 square feet of gross building area.

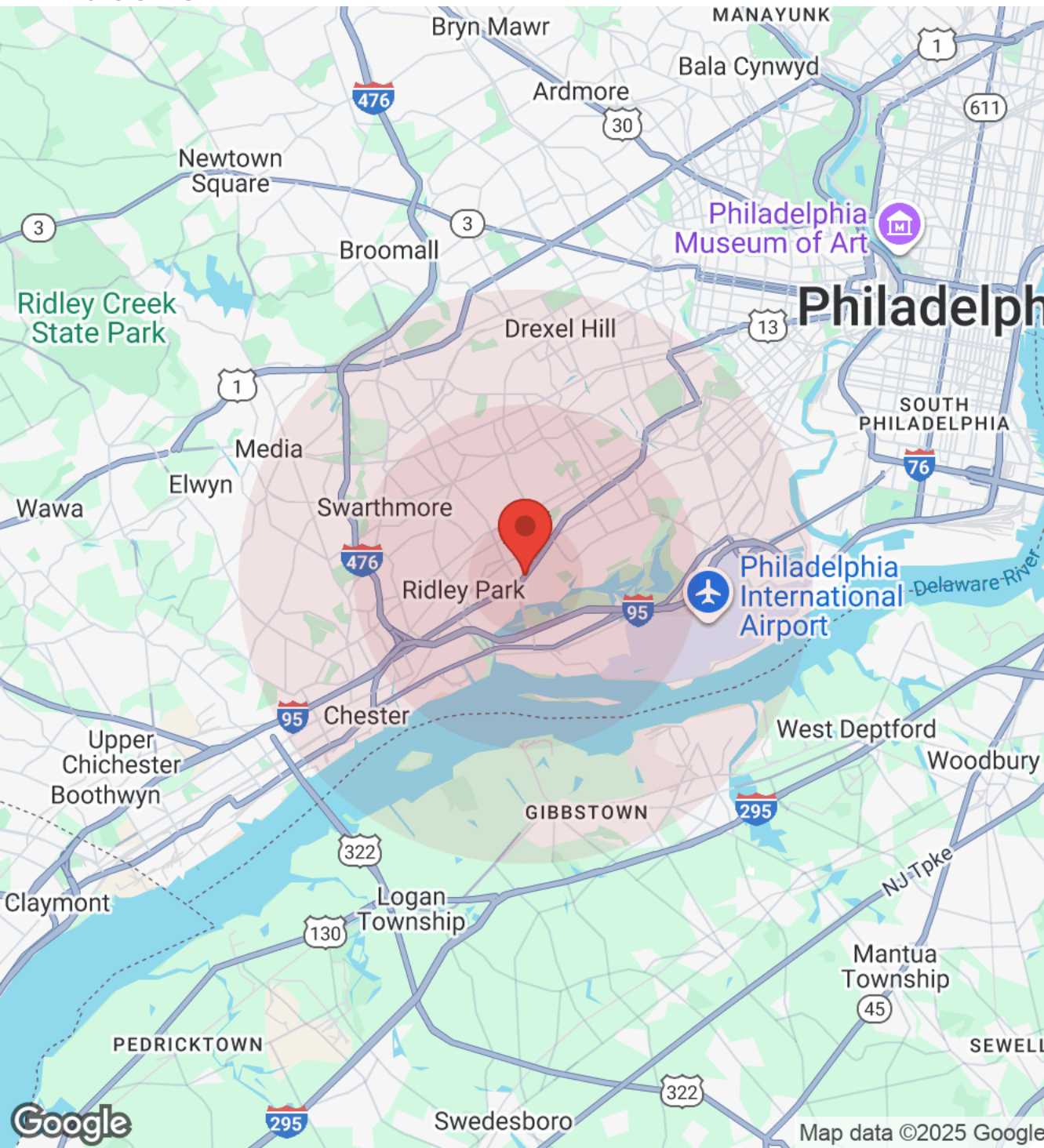
Improvements	Size in SF
Basement and Garage	945
First Floor - Retail	1,232
Second Floor - Apartment	592
Total	2,769

Source: Measurements per appraiser's observation.

Building Class: Class C

DEMOGRAPHICS

643 CHESTER PIKE



Population	1 Mile	3 Miles	5 Miles
Male	11,198	60,321	157,690
Female	11,596	63,983	167,155
Total Population	22,794	124,304	324,845

Age	1 Mile	3 Miles	5 Miles
Ages 0-14	3,899	22,758	61,535
Ages 15-24	2,473	14,694	41,357
Ages 25-54	9,069	49,028	128,478
Ages 55-64	3,396	17,065	41,945
Ages 65+	3,957	20,758	51,530

Race	1 Mile	3 Miles	5 Miles
White	17,731	81,320	166,451
Black	2,772	29,497	120,193
Am In/AK Nat	9	99	292
Hawaiian	5	25	65
Hispanic	880	4,736	14,943
Asian	855	5,507	15,170
Multi-Racial	497	2,871	7,049
Other	43	261	715

Income	1 Mile	3 Miles	5 Miles
Median	\$80,970	\$75,233	\$72,814
< \$15,000	945	4,756	12,632
\$15,000-\$24,999	453	2,603	8,059
\$25,000-\$34,999	658	3,429	9,370
\$35,000-\$49,999	895	5,442	14,085
\$50,000-\$74,999	1,428	8,261	19,911
\$75,000-\$99,999	1,117	5,564	15,128
\$100,000-\$149,999	2,090	9,730	22,355
\$150,000-\$199,999	891	4,770	10,735
> \$200,000	813	4,533	12,461

Housing	1 Mile	3 Miles	5 Miles
Total Units	9,614	51,114	132,000
Occupied	9,289	49,088	124,736
Owner Occupied	6,087	32,872	78,322
Renter Occupied	3,202	16,216	46,414
Vacant	326	2,026	7,265

PROFESSIONAL BIO

643 CHESTER PIKE



RAYMOND LIND

Listing Agent

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643 CHESTER PIKE



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