

# 24.1 Acres Available for Sale

Township Line Road & Buckwalter Road

Royersford, PA 19468  
Montgomery County

Join Nearby  
Retailers



## Property Information

- + 24.1 Acres Available
- + Zoned RB (Retail Business)
- + Use Provisions Shown on Page 3 of This Brochure
- + Site has great proximity to Route 422
- + High Growth Corridor

2024 DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Population	8,305	46,766	113,482
Median Household Income	\$90,791	\$108,244	\$112,701
Daytime Population	7,231	39,619	103,983

## Contact Us

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# For Sale



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[www.cbre.us/retail](http://www.cbre.us/retail)

# CBRE

# Use Provisions

Zoned RB: Use Provisions



The following uses shall be permitted by right within the RB District, provided that adult uses shall be prohibited within the RB District:

A. Retail sales and/or rental, provided that:

- (1) Motor vehicle/boat/trailer/mobile home sales and rental and motor vehicle repair shall be prohibited within the RB District.
- (2) If any lot involves 65,000 square feet or more of total retail floor area, such development shall only be permitted under the requirements of § 184-214A.

B. Offices, which shall include, but not be limited to, business, medical, dental, administrative, corporate, governmental and veterinary offices.

C. Scientific, medical or industrial research facilities.

D. Bank or other financial institution, provided that any financial institution drive-through facilities shall have stacking capacity for the following vehicles without interfering with parking spaces or traffic circulation: a minimum of eight total vehicles for all of the lanes or two vehicles per lane, whichever is higher, including the space(s) at the window(s).

E. Restaurants and taverns, including drive-through restaurants, in accordance with § 184-76.3B. **[Amended 4-6-1999 by Ord. No. 202; 8-15-2017 by Ord. No. 379]**

F. Studios for art, crafts, dance, music, exercise or photography.

G. Exercise club.

H. Municipal and government uses.

I. Adult or child day-care centers, in accordance with § 184-73.

J. Funeral home.

K. Meeting and recreational facilities for clubs, lodges or other fraternal organizations.

L. Public or private primary or secondary school or place of worship, not involving any residential facilities, except for a single accessory dwelling unit.

M. Frozen dessert sales and related manufacturing of frozen desserts (such as ice cream).

N. Hotel or motel.

O. Indoor theater.

P. Indoor amusement or recreation facility, such as a bowling alley, billiards or racquetball courts.

Q. Radio and/or television studios.

R. Personal service uses, including, but not limited to, shoe repair, haircutting and dressmaking.

S. Fire or ambulance station.

T. Community center, library or museum.

U. Golf course.

V. Swimming pool.

W. United States Postal Service facility.

X. Crop farming and keeping of livestock or poultry as accessory to crop farming.

Y. Bakery.

Z. Greenhouse, garden center or plant nursery.

AA. Appliance and small equipment repair.

BB. Custom printing, photocopying and similar business services.

CC. Bed-and-breakfast establishments meeting § 184-74.

DD. Customary accessory uses to permitted uses, including, but not limited to, storage. **[Amended 8-15-2017 by Ord. No. 379]**

EE. Gasoline service station and/or car wash, provided that:

- 1. The minimum lot area shall be 40,000 square feet.
- 2. If the lot will involve its own vehicle access onto an arterial street, then the minimum lot frontage along that arterial street shall be 200 feet.
- 3. All activities shall be performed within an enclosed building, except those activities performed at fuel or air pumps.
- 4. All auto parts and other storage shall be kept within an enclosed building.
- 5. All gasoline pumps and aboveground fuel tanks shall be setback a minimum of 25 feet from the ultimate/future street right-of-way.
- 6. No paint spraying or body or frame work shall be permitted.
- 7. The use shall provide for coordinated traffic access with abutting existing and future development. If it is not possible to provide coordinated traffic access at the present time, provisions shall still be made for future coordinated access.