

476

Ridge Pike Exit

INTERSTATE
476

UMP Short Line (Upper Merion
& Plymouth Railroad)

407 ALAN WOOD ROAD
CONSHOHOCKEN, PA

AVAILABLE
LAND

6.4 Acres

PROPERTY HIGHLIGHTS

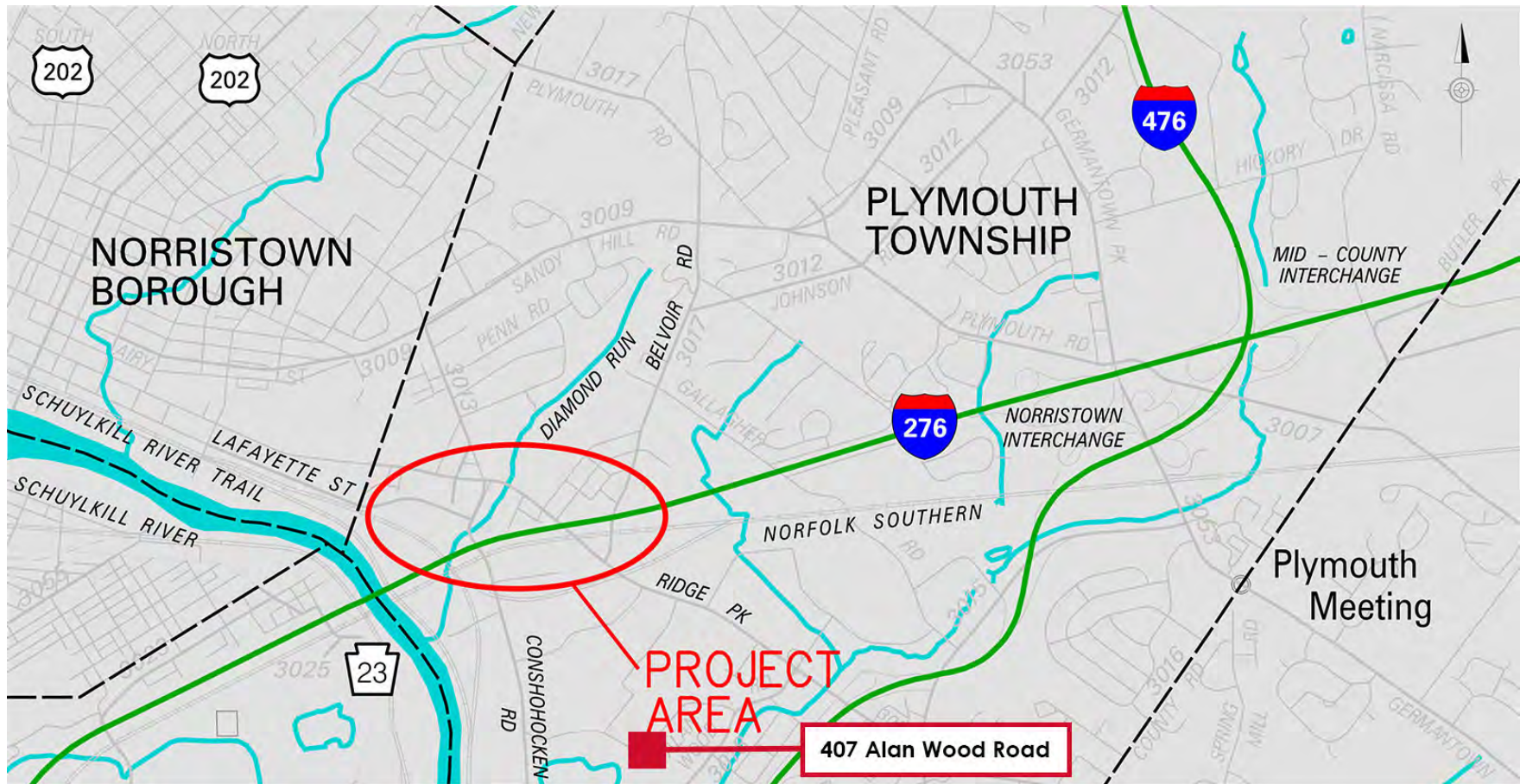
- 6.4 acres
- 801' of Frontage along Alan Wood Road
- Fully-Fenced
- Well/Septic
- Rail-Served - UMP Short Line (Upper Merion & Plymouth Railroad)
- Zoned Resource Recovery (Plymouth Township)
- \$19,792 (2023) estimated taxes

LOCATION DESCRIPTION

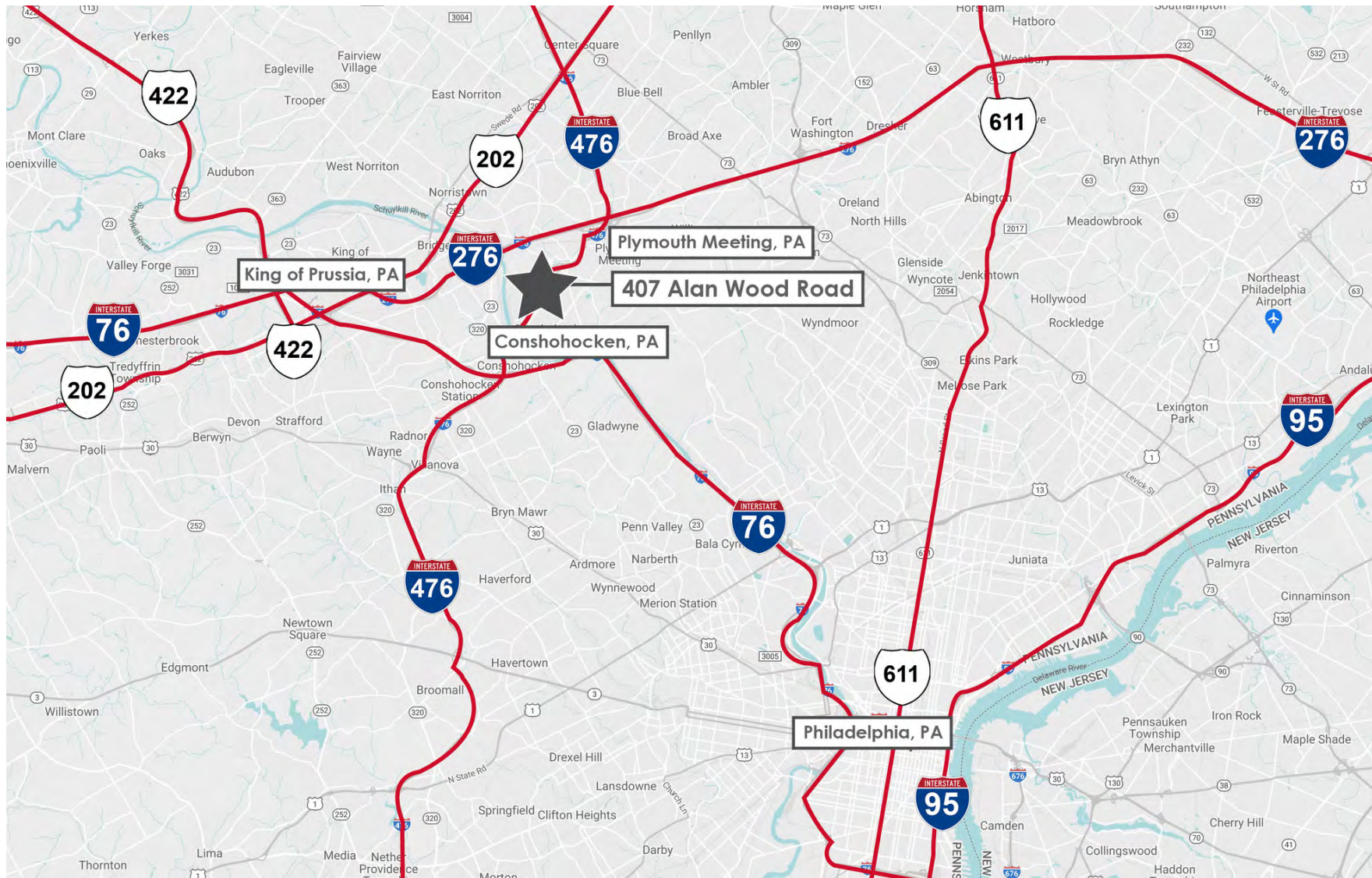
This property is located along Alan Wood Road in Conshohocken, Pennsylvania just off exit 18A on I-476 which provides quick access to I-276, I-76, Route 202, and Route 422. There is also an interchange project underway off of I-276 at the intersection of Ridge Pike and Conshohocken Road. Once completed, the subject site will provide even quicker access to the Pennsylvania Turnpike.

- **Allowable uses pursuant to municipal code:** Sanitary landfill, Trash transfer station, Waste recycling facility (recycling center), Incinerator, Resource Recovery facility, Any form of municipal solid waste disposal or processing not set forth in subsections 1 through 5 above.
- **Any use permitted in Heavy Industrial District:** Manufacturing of products from aluminum, brass, bronze, copper, iron, steel, tin, zinc or other metals; and from bone, glass, leather, paper, plastic, rubber, shell, wire or wood; or products of the same general character, Casting of such products enumerated in Section 1500.A. above, Fabrication of carpeting, clothing and clothing accessories, electric and electronic products, flooring, instruments, medical and testing equipment, and fabrication of the same general character, Processing of food and beverages, medicine and personal care products, excluding soap, and processing of the same general character, Food service or catering; provided, that no food is served to customers on-site, Printing of paper, plastic and metal, Research, development and testing of new products, laboratories, Warehousing and distributing, including storage for personal household, use.

INTERCHANGE PROJECT



AERIAL MAP



DEMOGRAPHICS MAP & REPORT

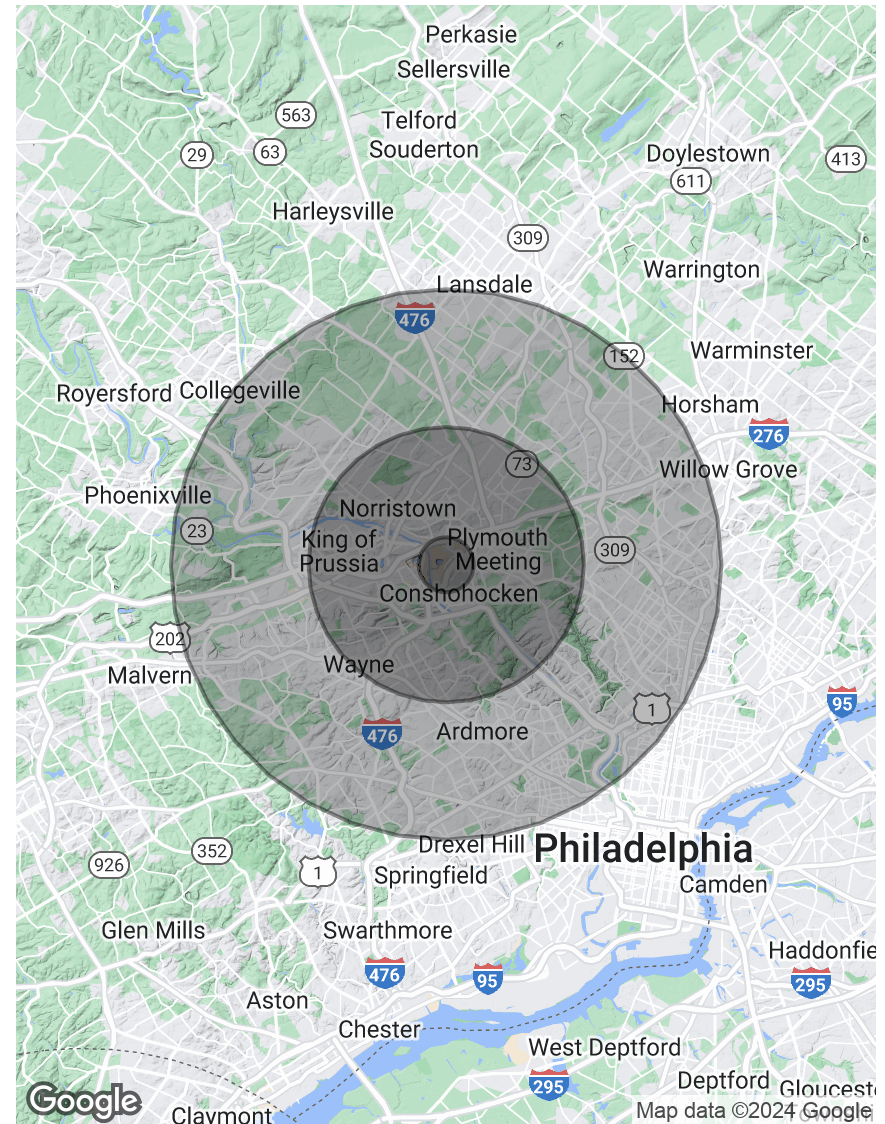
POPULATION

	1 MILE	5 MILES	10 MILES
Total Population	5,208	185,669	1,000,007
Average Age	36.2	39.7	40.5
Average Age (Male)	34.4	38.6	38.8
Average Age (Female)	39.4	41.2	42.1

HOUSEHOLDS & INCOME

	1 MILE	5 MILES	10 MILES
Total Households	2,556	78,744	425,922
# of Persons per HH	2.0	2.4	2.3
Average HH Income	\$99,169	\$122,485	\$105,196
Average House Value	\$334,139	\$364,440	\$314,287

2020 American Community Survey (ACS)



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