

# KARMAR REALTY GROUP, INC.

COMMERCIAL & INVESTMENT REAL ESTATE SERVICES

# SALE



**344 N. POTTSTOWN PIKE, EXTON, WEST WHITELAND TWP., PA 19341**

## DESCRIPTION:

- FULLY LEASED INVESTMENT OPPORTUNITY
- 3.7 +/- ACRE SITE
- BUILDING "A" - 8,400 +/- SF WITH TWO 14' DRIVE-IN DOORS
- BUILDING "B" - 10,360 +/- SF WITH LOADING DOCK
- PRIME LOCATION AT SIGNALIZED INTERSECTION ON RT. 100
- ZONED TC - TOWN CENTER MIXED USE DISTRICT
- PUBLIC WATER, SEWER & GAS

## FEATURES:

- HIGHLY VISIBLE SITE WITH GREAT ROAD FRONTAGE
- CLOSE PROXIMITY TO RT. 30, RT. RT. 113, RT. 202, RT. 401 & I-76
- SURROUNDED BY RETAIL, OFFICE, RESTAURANTS, BUSINESSES & RESIDENTIAL
- IDEAL LOCATION FOR MULTIPLE USES

## TERMS:

- SALE PRICE - \$3,595,000.00

**FOR FURTHER INFORMATION CONTACT:**

JUSTIN M. SOSS  
JSOSS@KARMARREALTY.COM  
610-459-8585 EXT 102

MARSHALL J. SOSS  
MSOSS@KARMARREALTY.COM  
610-459-8585 EXT 101

**KARMAR REALTY GROUP, INC.**

PHONE: 610.459.8585 | FAX: 610.459.4646 | WWW.KARMARREALTY.COM

*Information concerning this offering is from sources deemed reliable, but no warranty is made as to the accuracy thereof and it is submitted subject to errors, omissions, change of price or other conditions, prior sale or lease or withdrawal without notice*













**Rent Roll - 342-344 North Pottstown Pike**

Tenant	Unit	Size (sf)	Tenant Expense Responsibility	Monthly Rent and NNN/CAM	Annualized	Rent /SF Plus NNN/CAM	Original Lease Date	Current Lease Term	Lease Expiration	Renewal Options	Comments
Exton Smoke Shop	344 Front	2,500.00	NNN + Cam	\$4,687	\$ 56,244.00	\$22.50	1/1/2022	62 Months	2/28/2027	2 (5) yr Options	Rent bump \$105 1/1/25
Southampton Hot Tub	344 Front	5,900.00	NNN + Cam	\$11,348	\$136,172	\$23.08	11/12/2024	64 Months	3/11/2030	2 (5) yr options	2% annual increase
Stolen Sun Brewery	342 Back	10,360.00	NNN + Cam	\$13,500	\$ 162,000.00	\$15.64	Assumed Sub lease - New Addendum from 08/01/23	5 Years	7/31/2028	(1) 5 Yr Option thru 08/14/2033	Rent bumps at renewal
<b>Total</b>		<b>18,760.00</b>		<b>\$29,535</b>	<b>\$ 354,416.00</b>						

<b>2023 Expenses - NNN + Cam</b>	
Taxes - School, County, Local	\$42,603
Insurance	\$9,919
Flood Insurance	\$5,405
Landscape - Snow and Ice	\$22,196
Water	\$7,385
Electric	\$2,824
Fire Alarm/Phone Line	\$1,137
Exterminator	\$504
Sewer	\$3,245
<b>Total</b>	<b>\$95,218</b>

<b>Total Expenses</b>	<b>\$101,339.00</b>
<b>Operating Income</b>	<b>\$253,077.00</b>

<b>2023 Non NNN/CAM Expenses</b>	<b>\$6,121</b>
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NOTE: ALL LOCATIONS OF EXISTING UTILITIES SHOWN ON THIS PLAN HAVE BEEN DEVELOPED FROM EXISTING UTILITY RECORDS AND/OR ABOVE GROUND EXAMINATION OF THE SITE. COMPLETENESS OR ACCURACY OF LOCATION AND DEPTH OF UNDERGROUND UTILITIES OR STRUCTURES CANNOT BE GUARANTEED. CONTRACTOR MUST VERIFY LOCATION AND DEPTH OF ALL UNDERGROUND UTILITIES AND FACILITIES BEFORE START OF WORK PER PENNSYLVANIA ACT 537 OF 1974 AS AMENDED BY ACT 187 OF 1996.  
PA ONE CALL SERIAL NO. 8741877 AND 0781243

**NOTES**

- THIS IS THE SAME PARCEL DESCRIBED IN A TITLE COMMITMENT BY FIDELITY NATIONAL BANK OF PENNSYLVANIA, CHESTER COUNTY, EFFECTIVE DATE JANUARY 30, 1998, DEED BOOK 2396, PAGE 0245
- RECORDING DATA FROM A SITE PLAN FOR THE PROPOSED BUILDING AND PAVING BY CHRYSLER VALLEY ENGINEERS, DATE 1998, REVISED BY CHRYSLER VALLEY ENGINEERS, REV. 2/1/99.
- THIS PLAN IS BASED UPON A FIELD SURVEY BY TERRY ASSOCIATES, INC. WITH LOCATIONS EAST OF THE WEST EDGE OF PAVING FOR SOURCE 150 FROM EXISTING PLANS.
- ALL SITE SOILS CONSIST OF R1, HOMOGENEOUS SOIL LOAM PER THE SOIL SURVEY FOR CHESTER AND DELAWARE COUNTIES.
- THE SITE IS SITUATED WITHIN THE SUBURBAN AREA DISTRICT AS ESTABLISHED BY THE WEST WHITELAND TOWNSHIP ENVIRONMENTAL ZONING MAP.
- THIS PLAN PROPOSES THE DEMOLITION OF THE TWO EXISTING BUILDINGS AND RECONSTRUCTION OF THE EXISTING PARKING AREA AND SITE TO CONFORM WITH THE ENVIRONMENTAL ZONING MAP.
- THE CONTRACTOR IS ADVISED TO REMOVE EXISTING FACILITIES WITH THE EXISTING CONSTRUCTION IN A GRASSHOPPER DISTRICT, SECTION 915 OF THE WEST WHITELAND TOWNSHIP ENVIRONMENTAL ZONING MAP.
- THE TWO EXISTING BUILDINGS WILL BE RECONSTRUCTED BY PUBLIC WATER AND SEWER.
- APPROVAL FROM THE PA DEP WILL BE REQUIRED FOR THE CONSTRUCTION OF THE NEW BRIDGE ACROSS THE EXISTING STREET. THE EXISTING BRIDGE WILL REMAIN.
- APPROVAL IS REQUIRED FROM THE PA DEP FOR ANY WORK WITHIN THEIR RIGHT-OF-WAY.
- ALL EXISTING STORM DRAINAGE AREAS MUST BE MAINTAINED AS SHOWN ON THIS PLAN AND NOT BE REMOVED OR REDUCED TO ANY OTHER SIZE OR TYPE.
- ALL EXISTING WELLS ARE TO BE ABANDONED AND FILLED.
- THE EXISTING OPTIC CABLE SHALL BE ABANDONED IN ACCORDANCE WITH THE REGULATIONS OF THE CHESTER COUNTY HEALTH DEPARTMENT.
- THE GROUND USED FOR THIS PROJECT IS 2.7 FT. BELOW THE FIRM GROUND.
- PROPOSED FIRE LANE ARE INDICATED BY THE RED LINE OF THE PROPOSED BUILDING. EXISTING AND PROPOSED FIRE LANE ARE TO BE MAINTAINED THROUGHOUT THE PROJECT. THE FIRE LANE SHALL BE MAINTAINED THROUGHOUT THE PROJECT. THE FIRE LANE SHALL BE MAINTAINED THROUGHOUT THE PROJECT.
- THE CONNECTING ROADWAY USING THE EXISTING BRIDGE SHALL BE REQUIRED AT THE TOWNSHIP OF CHESTER AND DELAWARE COUNTIES IDENTIFIED BY THE TOWNSHIP AT THE SITE.
- UPON WRITTEN REQUEST, THE LAND OWNER OF THE SUBJECT PROPERTY SHALL INSTALL A PERMANENT SIGN AT THE FRONT CORNER OF THE SUBJECT PROPERTY ALONG WITH THE PROPOSED SIGNAGE. THE SIGN SHALL BE MAINTAINED THROUGHOUT THE PROJECT. THE SIGN SHALL BE MAINTAINED THROUGHOUT THE PROJECT.
- THE STRUCTURAL AND FUNCTIONAL INTEGRITY OF THE STORMWATER MANAGEMENT FACILITIES INCLUDING THE BASINS SHALL BE MAINTAINED BY THE OWNER OF THE PROPERTY WHOSE RESPONSIBILITIES SHALL INCLUDE THE FOLLOWING:
  - ALL STORMWATER MANAGEMENT FACILITIES SHALL BE USED RESTRICTED AGAINST ANY ACTION OR PERMITTING OR SUPERVISION WHICH WOULD INTERFERE WITH THE PROPER FUNCTIONING OF THE BASIN AND ANY STRUCTURES INCLUDING TRIPLETS, PIPES, AND/OR SHALES BY WHICH STORMWATER RUNOFF IS CONDUCTED TO THE BASIN FOR DETENTION.
  - THE PROPERTY OWNER ON WHOSE LOT EXISTS ANY STORMWATER MANAGEMENT FACILITY SHALL BE REQUIRED TO PERFORM THE MINIMUM MAINTENANCE OF SUCH FACILITY. MINIMUM MAINTENANCE SHALL INCLUDE: (A) REMOVAL OF DEBRIS AND SEDIMENT FROM THE INLETS, RIBBERS, OUTLETS, AND EMERGENCY SPILLWAY STRUCTURES (B) BRASS MOUNTS NOT LESS FREQUENTLY THAN MONTHLY DURING THE GROWING SEASON; AND (C) GENERAL MAINTENANCE AND REPLACEMENT OF SHRUBS, TREES AND LANDSCAPING LOCATED ON SUCH PROPERTY.
  - THE PLANTING OF TREES ON ANY BASIN BERM AND THE DEPOSITING OR STORAGE OF ANYTHING WITHIN THE BASIN ITSELF SHALL BE PROHIBITED.
  - ADEQUATE PROVISION SHALL BE MADE FOR THE EVENTUAL NECESSITY OF CAPITAL REPAIRS. THE PROPERTY OWNER SHALL BE RESPONSIBLE FOR ALL REPAIRS TO THE STORMWATER MANAGEMENT FACILITIES.
  - THE TOWNSHIP SHALL BE GRANTED THE AUTHORITY (BUT NO OBLIGATION) TO ENTER ONTO THE LAND TO INSPECT THE MAINTENANCE, REPAIR, AND PROPER FUNCTIONING OF THE BASIN AND ASSOCIATED FACILITIES. TO NOTIFY THE LANDOWNER OF ANY DEFICIENCY IN THE SAID MAINTENANCE OR REPAIRS IN THE EVENT OF THE LANDOWNER'S DEFAULT, THE POWER TO ASSESS THE LANDOWNER FOR THE TOWNSHIP'S COSTS INCLUDING ASSOCIATED ADMINISTRATIVE EXPENSES IN ACCOMPLISHING SUCH MAINTENANCE OR REPAIRS, AND THE POWER TO COLLECT SUCH CHARGES AS AND BY ANY MEANS AVAILABLE INCLUDING A MUNICIPAL LIEN.
  - THERE SHALL BE A PROHIBITION AGAINST ANY REVISION, RELEASE, OR TERMINATION OF THE COVENANTS SPECIFIED ABOVE WITHOUT THE EXPRESS, WRITTEN JOINDER OF THE TOWNSHIP.
  - THE TERMS OF THIS NOTE 19 SHALL BE REFERENCED IN THE DEED TO THE SUBJECT PROPERTY.

**ZONING: TOWN CENTER MIXED USE DISTRICT**

AREA & BULK REGULATIONS	REQUIRED	EXISTING	PROPOSED
TRACT SIZE (MIN.):	2 ACRES	3.390 AC.	3.390 AC.
BLDG. COVERAGE (MAX.):	25%	13%	13%
TOTAL IMPROVEMENT COVERAGE (MAX.):	25%	71%	54%
GREEN AREA (MIN.):	25%	25%	46%
TRACT WIDTH @ STREET LINE (MIN.):	150 FT.	410 FT. +/-	450 FT. +/-
BLDG. SETBACK: FRONT YARD (MIN.):	50 FT.	47 FT. +/- MIN. MAX	42 FT. MIN
REAR YARD (MIN.):	45 FT.	45 FT. +/- MIN. MAX	45 FT. +/- MIN. MAX
SIDE YARD (MIN.):	50 FT.	67 FT. MIN.	67 FT. MIN.
INTERNAL ROADS & PARKING (MIN.):	20 FT.	3' MIN. MAX	4.57 FT. MIN
BUILDING HEIGHT (MAX.):	3 STORIES	3 STORIES	2 STORIES
	OR 45 FT. WHICHEVER IS LESS		

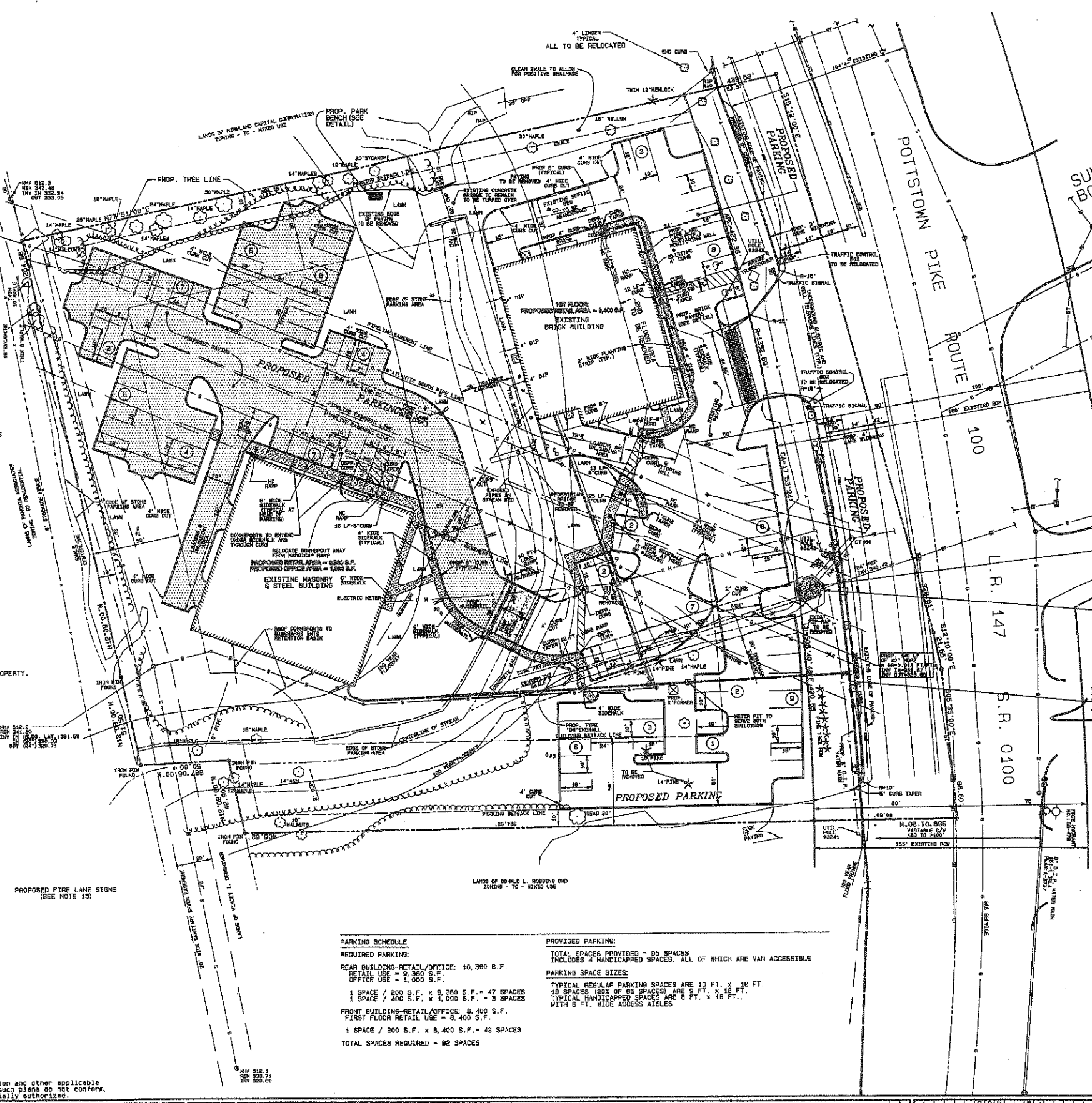
NOTE: \* INCLUDES EXISTING STONE AREA  
\*\* EXISTING NON-CONFORMING

**LEGEND**

PIPELINE MARKER	OVERHEAD WIRES	PROPOSED FIRE LANE SIGNS (SEE NOTE 15)
LID OR COVER	SANITARY MAIN	
BORING	GAS PIPELINE	
SIGN	COMMUNICATION LINES (OVERHEAD)	
DOWNSPOUT	WATER MAIN	
BOLLARD	PROPOSED STORM SEWER	
	PROPOSED PAVING	

**OWNER / APPLICANT**  
GENERAL ARMISTEAD ASSOCIATES, L.P.  
170 GARY WHEELAN  
137 COMMONS COURT  
CHAFFSDORF, PA 19317  
(610) 459-8257

**CERTIFICATION**  
These plans are in conformity with zoning, building, sanitation and other applicable township ordinances and regulations. In any instance where such plans do not conform, evidence shall be presented that an exception has been officially authorized.



**PARKING SCHEDULE**

REQUIRED PARKING:

REAR BUILDING-RETAIL/OFFICE: 10,360 S.F.  
OFFICE USE = 9,360 S.F.  
RETAIL USE = 1,000 S.F.

1 SPACE / 200 S.F. x 9,360 S.F. = 47 SPACES  
1 SPACE / 400 S.F. x 1,000 S.F. = 3 SPACES

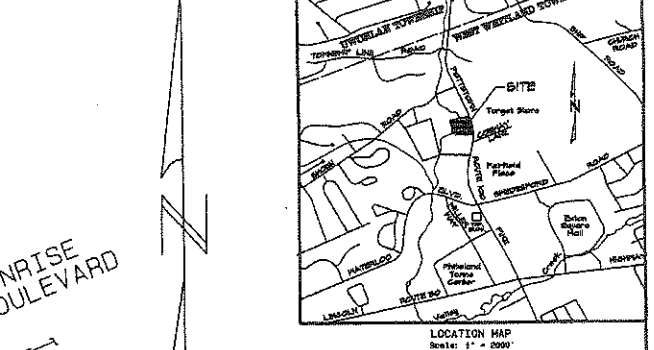
FRONT BUILDING-RETAIL/OFFICE: 8,400 S.F.  
FIRST FLOOR RETAIL USE = 8,400 S.F.

1 SPACE / 200 S.F. x 8,400 S.F. = 42 SPACES

TOTAL SPACES REQUIRED = 92 SPACES

**PROVIDED PARKING:**  
TOTAL SPACES PROVIDED = 95 SPACES  
INCLUDES 4 HANDICAPPED SPACES. ALL OF WHICH ARE ACCESSIBLE

**PARKING SPACE SIZES:**  
TYPICAL REGULAR PARKING SPACES ARE 10 FT. x 18 FT.  
19 SPACES (12% OF 95 SPACES) ARE 9 FT. x 18 FT.  
TYPICAL HANDICAPPED SPACES ARE 8 FT. x 18 FT.  
WITH 8 FT. WIDE ACCESS AISLES



COMMONWEALTH OF PENNSYLVANIA  
CHESTER COUNTY

S.S.

ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 199\_\_\_\_, BEFORE ME, THE UNDERSIGNED OFFICER, PERSONALLY APPEARED \_\_\_\_\_ WHO, ACKNOWLEDGED HIMSELF TO BE THE \_\_\_\_\_ OF A LIMITED LIABILITY COMPANY AND IN THAT CAPACITY, BEING AUTHORIZED TO DO SO, EXECUTED THE FOREGOING INSTRUMENT FOR THE PURPOSES OF CONTAINING THEREIN BY SIGNING THE NAME OF THE LIMITED LIABILITY COMPANY BY HIMSELF AS THE

IN WITNESS WHEREOF, I HERETO SET MY HAND AND OFFICIAL SEAL.

SEAL

APPROVED: BY WEST WHITELAND TOWNSHIP ENGINEER \_\_\_\_\_ DATE \_\_\_\_\_

APPROVED: BY WEST WHITELAND TOWNSHIP PLANNING COMMISSION \_\_\_\_\_ DATE \_\_\_\_\_

APPROVED: BY WEST WHITELAND TOWNSHIP BOARD OF SUPERVISORS \_\_\_\_\_ DATE \_\_\_\_\_

REVIEWED BY THE CHESTER COUNTY PLANNING COMMISSION \_\_\_\_\_ DATE \_\_\_\_\_

RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF CHESTER COUNTY AT WEST CHESTER, PENNSYLVANIA IN PLAN BOOK \_\_\_\_\_ PAGE \_\_\_\_\_ ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 199\_\_\_\_.

DEPUTY RECORDER OF DEEDS \_\_\_\_\_

Zoning Hearing Board Order of December 9, 1998

**CONSENT OF LAW:**

1. The Board has jurisdiction over this application.

2. Applicant has submitted evidence to justify the granting of a special exception, pursuant to Section 1104.4 of the Zoning Ordinance, to permit the installation of the parking and sidewalk areas and re-designation of the driveway areas as depicted on Exhibit A-2, provided that the following conditions are complied with:

a. That all parking and access areas to be removed from the driveway except for the driveway and sidewalk to the adjacent driveway area.

b. That the ground area of the property to be subdivided as depicted on Exhibit A-2, except to the extent that will improve same may be required to be amended through the land development process.

c. Applicant has presented sufficient evidence to justify the granting of a variance from the provisions of Section 910.3.4 of the Zoning Ordinance to permit certain future parking to be located within the setback distance from the lot line and street right-of-way, as depicted on Exhibit A-2.

Upon consideration of the testimony and exhibits introduced at the hearing on the above-captioned matter, the Zoning Hearing Board of West Whiteland Township grants a special exception pursuant to the provisions of Section 1104.4 to permit the installation of the parking and sidewalk areas and re-designation of the driveway areas as depicted on Exhibit A-2, subject to the conditions set forth herein. The Zoning Hearing Board of West Whiteland Township grants a variance from the provisions of Section 910.3.4 of the Zoning Ordinance to permit certain future parking to be located within the setback distance from the lot line and street right-of-way, as depicted on Exhibit A-2, except to the extent that will improve same may be required to be amended through the land development process.

WEST WHITELAND TOWNSHIP ZONING HEARING BOARD  
By: \_\_\_\_\_ Chairman  
By: \_\_\_\_\_ Member  
By: \_\_\_\_\_ Member

**TOTAL AREA 3.997 ACRES**  
**CLEAR AREA 3.390 ACRES**

GRAPHIC SCALE  
0 10 20 30 40 50 60 70 80 90 100 FEET

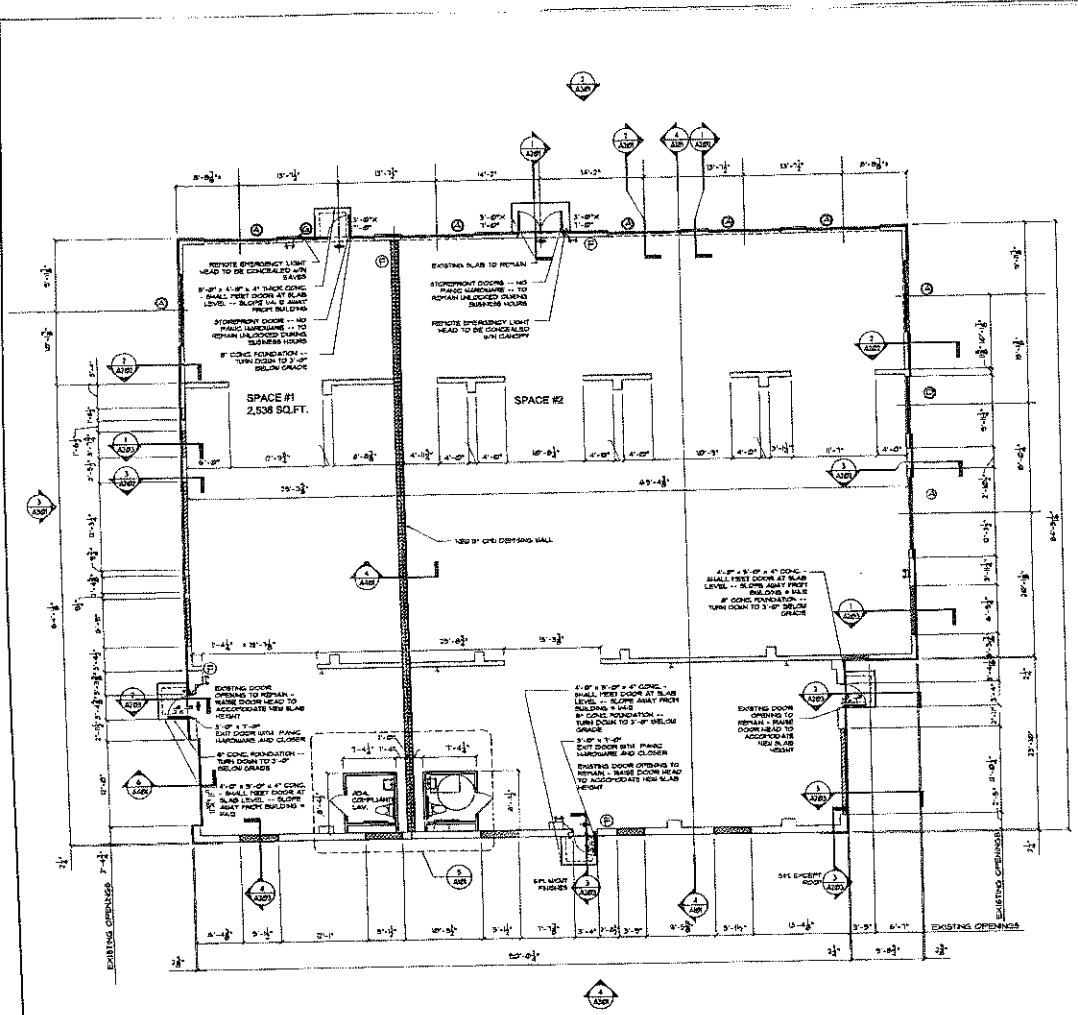
ISSUED APR 8 2001  
VERKES ASSOCIATES, INC.  
SHEET 2  
DATE OCTOBER 22, 1998

**YERKES ASSOCIATES, INC.**  
1444 PHOENIXVILLE PIKE \* P.O. BOX 1568 \* WEST CHESTER, PA 19380 \* (610) 644-4254

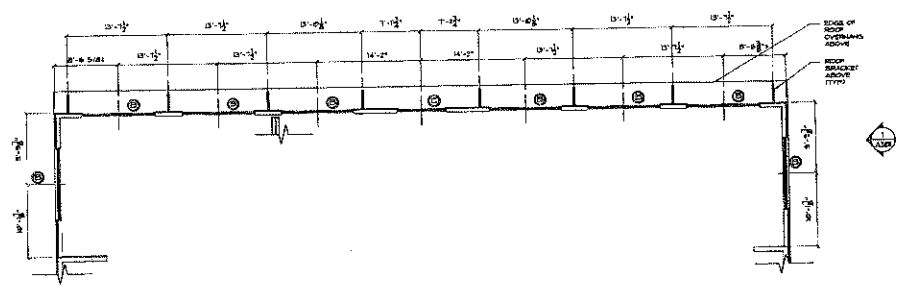
CONSULTING ENGINEERS LANDSCAPE ARCHITECTS  
SITE PLANNERS SURVEYORS

PLAN MADE FOR  
**GENERAL ARMISTEAD ASSOCIATES, L.P.**  
WEST WHITELAND TOWNSHIP • CHESTER COUNTY • PENNSYLVANIA

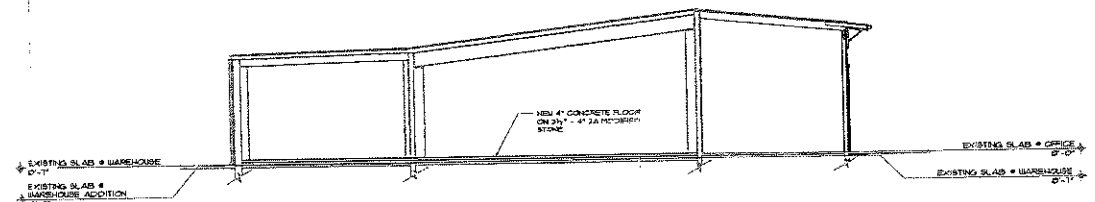
**PRELIMINARY / FINAL**  
**SITE DEVELOPMENT PLAN**  
C-41-2  
42  
SCALE: 1" = 30'



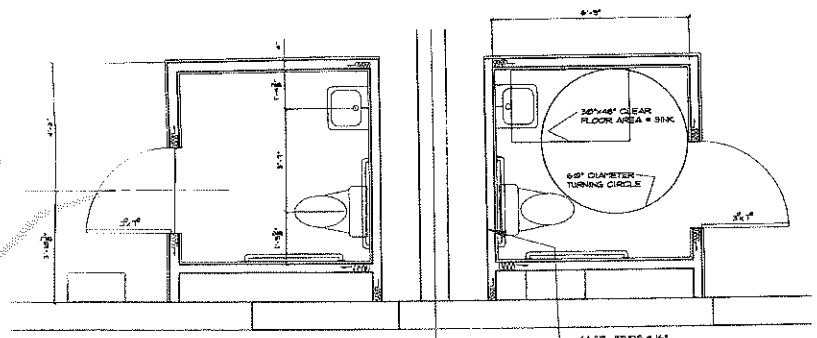
1 FLOOR PLAN  
SCALE: 1/4"=1'-0"



2 PLAN OF UPPER WINDOW OPENINGS  
SCALE: 1/4"=1'-0"



4 BUILDING SECTION  
SCALE: 1/4"=1'-0"



5 HANDICAPPED ACCESSIBLE RESTROOM DETAILS  
SCALE: 1/4"=1'-0"

PAL41 LEGEND	
SYMBOL	DESCRIPTION
	BATTERY POWERED - EMERGENCY EXIT SIGN
	SOLID FILLED AREAS INDICATE FACE OF SIGN
	ARROWS INDICATE DIRECTION
	BATTERY POWERED - EMERGENCY LIGHT
	EMERGENCY LIGHT - REMOTE HEAD
	FIRE EXTINGUISHER PER NFPA 3

KEY	
SYMBOL	DESCRIPTION
	FILL BY STL. STD FRAME WALL
	FILL BY CONCRETE BLOCK
	WINDOW KEY - REFERS TO ELEVATIONS SHAIR

22 Hopewell Pike  
 Reading, PA 19604  
 Phone 610.338.2300  
 Fax 610.338.3081  
 www.gardnerwhitcomb.com

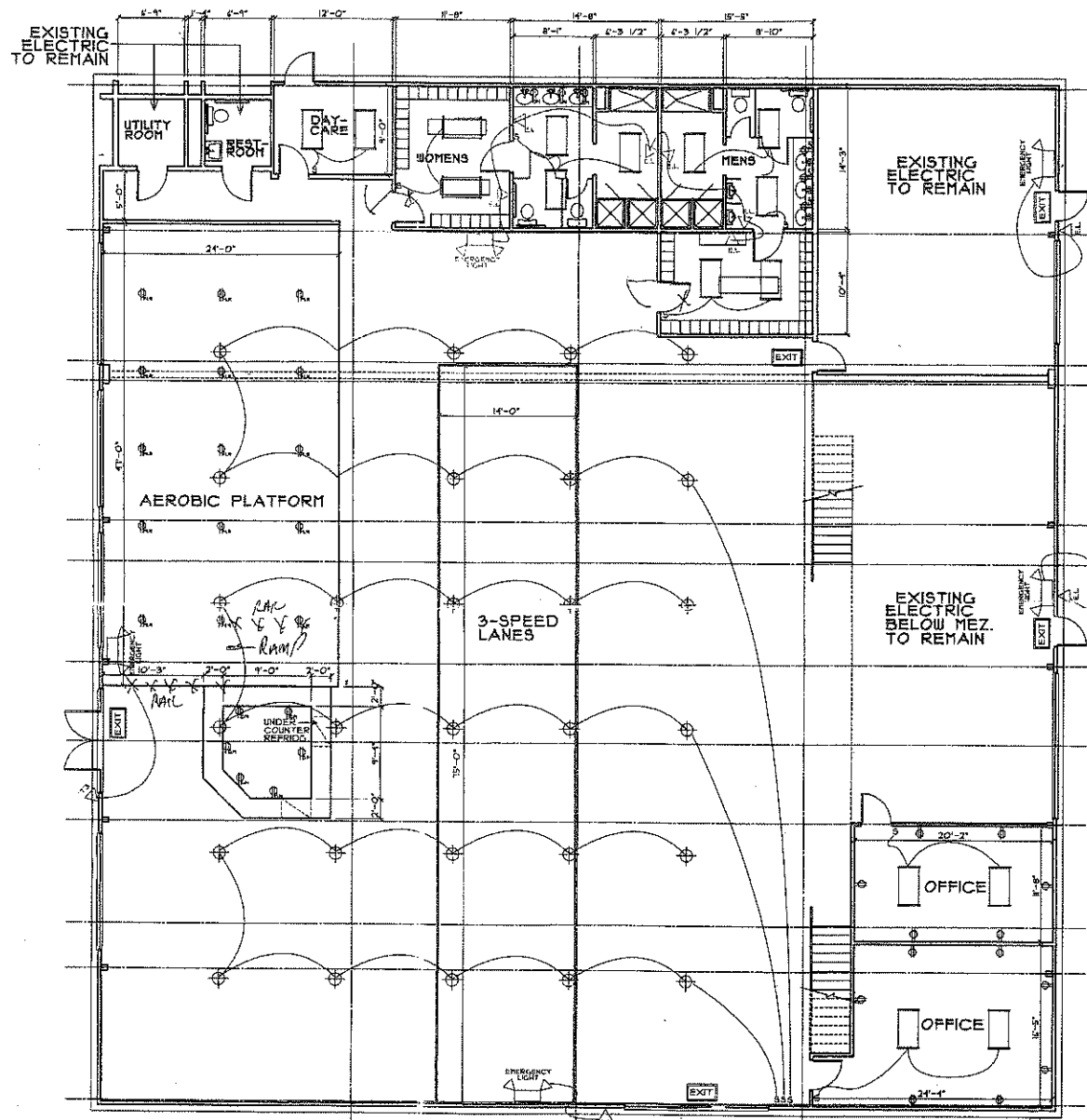
CONTRACT: 10-01-01  
 PROJECT: 10-01-01

A NOTIFICATION TO THE PUBLIC  
 BUILDING A  
 344 POTTSVILLE PIKE  
 EXTON, PENNSYLVANIA  
 WEST WATKINS TWP., CHESTER COUNTY, PENNSYLVANIA

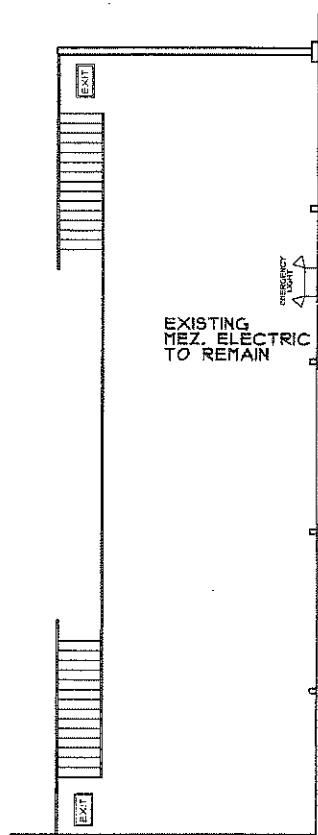
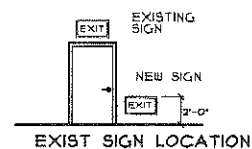
DATE: 03/03/08  
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DRAWN BY: PLT  
 CHECKED BY: DAC  
 SCALE: AS NOTED  
 PROJECT: 10-01-01  
 SHEET TITLE:  
 FLOOR PLANS  
 BUILDING  
 SECTION  
 DRAWING NO:  
 A-101  
 03/08

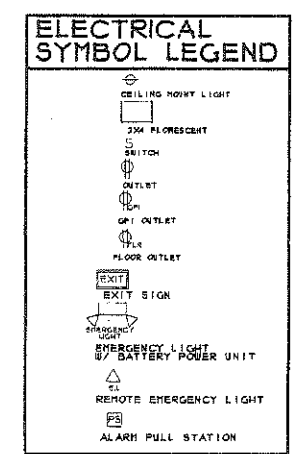
C:\Users\miller\Documents\Projects\10-01-01\10-01-01.dwg 10/11/07 11:21:03 AM



**FIRST FLOOR PLAN:**  
SCALE: 1/8" = 1'-0"



**MEZ. FLOOR PLAN:**  
SCALE: 1/8" = 1'-0"



Reviewed for Accessibility Compliance  
Per PA UNIFORM CONSTRUCTION CODE  
West Whiteland Township  
By *[Signature]*  
DATE 10-5-07

Reviewed For Code Compliance  
West Whiteland Township  
Date *[Signature]*  
By 10-5-07

NOTWITHSTANDING THE ISSUANCE OF THIS PERMIT, ALL PROVISIONS OF THE BUILDING, ELECTRICAL, ZONING, PLUMBING, FIRE, AND/OR ANY OTHER WEST WHITELAND TWP. CODES THAT APPLY TO THIS PROJECT WILL BE COMPLIED WITH WHETHER SPECIFIED HEREIN OR NOT.

GENERAL CONTRACTOR IS RESPONSIBLE FOR PROTECTING AND MAINTAINING ALL UTILITIES PRIOR TO AND DURING CONSTRUCTION. ANY INCONSISTENCIES SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT IMMEDIATELY. THE CONTRACTOR IS RESPONSIBLE FOR NOTIFYING THE ARCHITECT AND ENGINEER OF ANY DISCREPANCIES OR VIOLATIONS OF ANY APPLICABLE BUILDING CODES OR ORDINANCES. THE CONTRACTOR SHALL CHECK WITH THE ARCHITECT FOR ADDENDUM AND BULLETINS.

**MODIFICATIONS BUILDING "B"**  
344 POTTSTOWN PIKE  
WEST WHITELAND TWP., CHESTER COUNTY, PA

**CHARLES ROBERT BARTON ARCHITECTS LLC**  
228 KATSUBA DRIVE  
KENNETT SQUARE, PENNSYLVANIA 19348  
(610) 444-4013

No.	DATE	REVISIONS

REGISTERED ARCHITECT  
*[Signature]*  
WEST WHITELAND TWP. ENGINEER

ISSUE DATE:  
**A-1**

SHEET x OF x





**SUBJECT PROPERTY**



**EXTON PROFESSIONAL BUILDING**

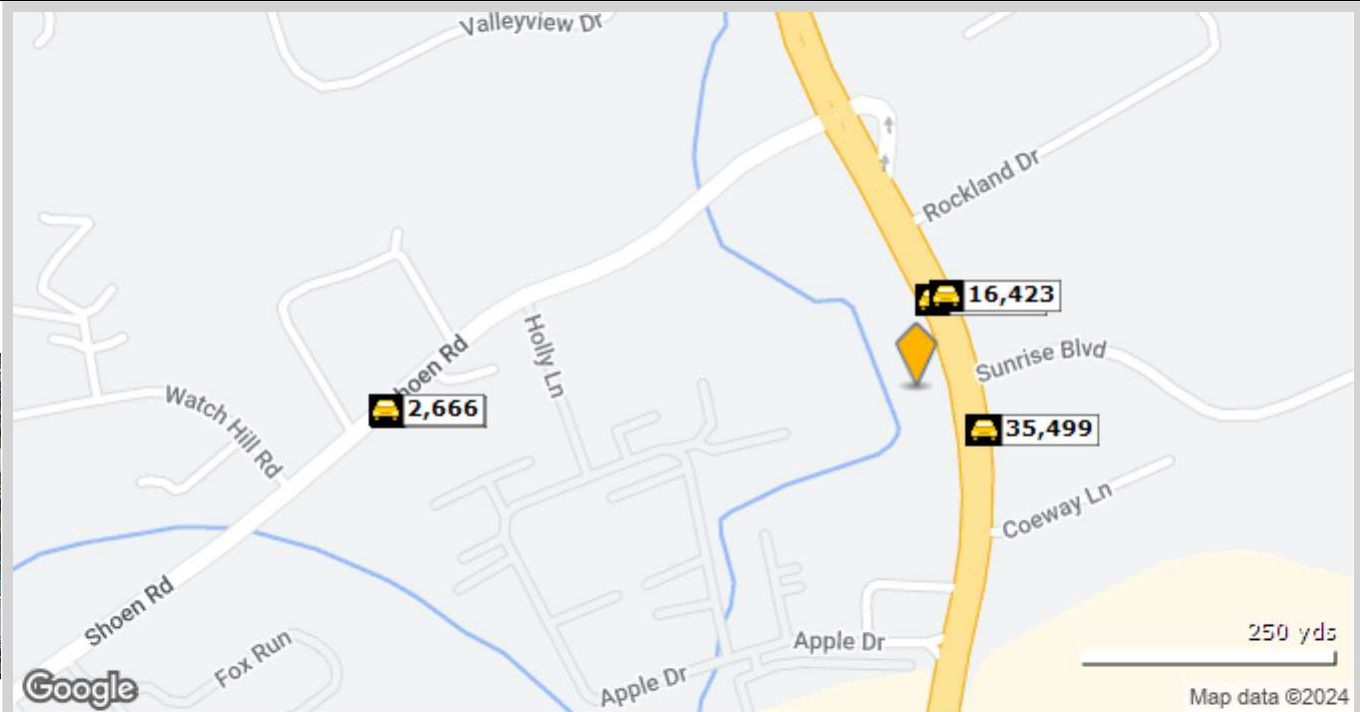


# Traffic Count Report

## 344 N. Pottstown Pike

Exton, PA 19341

Building Type:  
 Secondary:  
 GLA:  
 Year Built:  
 Total Available:  
 % Leased:  
 Rent/SF/Yr:



	Street	Cross Street	Cross Str Dist	Count Year	Avg Daily Volume	Volume Type	Miles from Subject Prop
1	Pottstown Pike	Sunrise Blvd	0.03 N	2018	36,197	MPSI	.04
2	Pottstown Pike	Sunrise Blvd	0.03 N	2022	34,884	MPSI	.04
3	Pottstown Pike	Sunrise Blvd	0.03 N	2020	35,499	MPSI	.04
4	Pottstown Pike	Rockland Dr	0.04 N	2022	17,822	MPSI	.05
5	Pottstown Pike	Rockland Dr	0.04 N	2020	20,468	MPSI	.05
6	Pottstown Pike	Rockland Dr	0.05 NW	2022	16,423	MPSI	.06
7	Shoen Rd	Watch Hill Rd	0.07 SW	2015	2,344	MPSI	.30
8	W Shoen Rd	Shoen Rd	0.10 NE	2018	2,669	MPSI	.30
9	W Shoen Rd	Shoen Rd	0.10 NE	2020	2,679	MPSI	.30
10	W Shoen Rd	Shoen Rd	0.10 NE	2022	2,666	MPSI	.30



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**§ 325-13. TC Town Center Mixed Use District. [Amended 3-10-2004 by Ord. No. 310 ; 4-23-2008 by Ord. No. 360 ; 4-27-2011 by Ord. No. 386 ; 3-12-2014 by Ord. No. 410 ]**

A. Purpose.

- (1) Intent. It is the intent of this district to promote the development of a pedestrian-oriented central area within the Township which contains an integrated mix of residential, retail, office, entertainment, civic, institutional, and recreational uses which can serve as a community focal point.
- (2) Goal. It is the goal of the Town Center to provide a clearly defined single location for the most intensive kinds of uses. The Town Center will encourage innovative planning techniques which will facilitate higher-quality development with unified architectural and building schemes, pedestrian-oriented walkways connecting buildings, bicycle and mass transit access, unified landscaping and signage, and coordinated storm drainage and open space areas that are consistent with the Township Comprehensive Plan. **[Amended 4-22-2020 by Ord. No. 453 ]**

B. Use regulations. A lot may be used or occupied for one or more of the following purposes. Conditional use review shall be required only where specifically stated or when the project exceeds one or more of the thresholds specified in § 325-124A of this chapter. **[Amended 9-9-2015 by Ord. No. 426 ]**

(1) Group I - residential.

- (a) Multifamily dwellings and townhouses.
- (b) Life-care facility or personal care facility when authorized as a conditional use by the Board of Supervisors subject to § 325-124 of this chapter, and the following conditions:
  - [1] The property upon which the facility is located must be contiguous and adjacent to a major arterial street and primary access must be located within the frontage of the property along and upon a major arterial street.
  - [2] The Township shall not issue any use and occupancy permit for such a facility until the applicant for such permit has documented, to the satisfaction of the Township, receipt of all pertinent approvals and licenses from the appropriate state agencies.
  - [3] Life-care facilities are further subject to the requirements of § 325-45D of this chapter.

(2) Group II - nonresidential and mixed use.

- (a) Office buildings.
- (b) Hotels and motels. Permitted accessory uses include but are not necessarily limited to eating and drinking establishments, fitness facilities, personal services, retail stores, retail services, and meeting rooms and areas suitable for hosting conferences, conventions, receptions, and similar events. Access to accessory uses

may be restricted to guests of the hotel or motel at the discretion of the owner.  
**[Amended 4-22-2020 by Ord. No. 453 ]**

- (c) Personal services.
  - (d) Retail stores and services. **[Amended 4-22-2020 by Ord. No. 453 ]**
  - (e) Eating and drinking establishment.
  - (f) Banks and other financial institutions and services.
  - (g) Fitness facility.
  - (h) Medical services.
  - (i) Continuing education facility.
  - (j) Public place of amusement and motion-picture theater when authorized as a conditional use by the Board of Supervisors subject to § 325-124 of this chapter, excepting that when such use is a sexually oriented business it shall be prohibited in the Town Center district.
  - (k) Vehicle fueling stations, when authorized as a conditional use by the Board of Supervisors, subject to § 325-124 of this chapter and further subject to the provisions of § 325-28.2 of this chapter.
  - (l) Adult or child day-care center, when authorized as a conditional use by the Board of Supervisors subject to § 325-124 of this chapter and further subject to the provisions of § 325-27 of this chapter.
  - (m) Mixed-use buildings, subject to the following conditions:
    - [1] A mixed-use building may contain any combination of uses permitted in Group II above, except a vehicle fueling station.
    - [2] A mixed-use building may contain multifamily residential dwellings in combination with any uses permitted in Group II above, except as noted herein, provided that no such residential dwelling units shall be permitted on the ground level of the building.
  - (n) Governmental facility.
  - (o) Recreational use as provided for in § 325-22.
- C. Area and bulk regulations. The area and bulk regulations shall be based upon developable acreage unless stated otherwise. Where a project consists of a tract with multiple contiguous lots in common ownership or under common control or is being developed according to a Master Plan in accordance with § 325-13E, below, the provisions of this section shall be applied as if those lots were a single lot and without regard to the lot lines separating them. Furthermore, the term "perimeter" in such cases shall be interpreted to mean the perimeter of the entire project tract as if the constituent lots of said tract were a single lot. The provisions of this section are subject to modification in accordance with the terms of Exhibit 4, " Bonus



Menu," of this Chapter. <sup>1</sup>Where bonuses are employed, the Township shall determine whether they have been properly calculated and applied in the course of conditional use review; in the event conditional use review is not required, such determination shall be made during the land development review. **[Amended 9-9-2015 by Ord. No. 426 ; 4-22-2020 by Ord. No. 453 ]**

- (1) Tract size (minimum): two acres (gross acreage).
- (2) Total impervious coverage (maximum): 70% of net lot area.
- (3) Building height (maximum): 60 feet.
- (4) Minimum lot geometry requirements shall be as follows, except as may be modified for conditional uses:
  - (a) Frontage: 250 feet.
  - (b) Width: 250 feet.
  - (c) Depth: 150 feet.
- (5) Setbacks.
  - (a) Principal buildings, including parking structures.
    - [1] Buildings and portions of buildings with a building height of 30 feet or less shall be set back at least 25 feet from the right-of-way of PA Route 100 and U.S. Business Route 30. Where the building height is greater than 30 feet, the portion above 30 feet shall be set back at least 60 feet from the right-of-way of PA Route 100 and U.S. Business Route 30.
    - [2] For all public streets except PA Route 100 and U.S. Business Route 30, buildings and portions of buildings with a building height of 30 feet or less shall be set back at least 15 feet from the right-of-way. Where the building height is greater than 30 feet, the portion above 30 feet shall be set back an additional 10 feet for each 10 feet of building height. Therefore, buildings and portions of buildings with a building height more than 30 feet up to 40 feet shall be set back at least 25 feet; more than 40 feet up to 50 feet shall be set back at least 35 feet; and more than 50 feet shall be set back at least 45 feet.
    - [3] Buildings shall be set back at least 25 feet from all other property lines (or from the perimeter of the tract where the project involves contiguous lots) if the adjoining property is in the Town Center zoning district; if the adjoining property is not in the Town Center zoning district, the said setback shall be at least 50 feet.
  - (b) Setbacks for accessory buildings and other structures shall be as provided for in § 325-31 of this chapter.

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1. Editor's Note: Exhibit 4 is included as an attachment to this chapter.

(c) Surface parking areas.

- [1] Surface parking areas shall be set back at least 25 feet from the right-of-way of PA Route 100 and U.S. Business Route 30. A site element screen shall be provided within the setback and shall be continuous, except for driveway and road crossings and permitted signage. The site element screen may include a sidewalk, but such inclusion shall not reduce the amount of required landscaping.
- [2] For all public streets except PA Route 100 and U.S. Business Route 30, surface parking areas shall be set back at least 15 feet from the right-of-way. A site element screen shall be provided within the setback and shall be continuous, except for driveway and road crossings and permitted signage. The site element screen may include a sidewalk, but such inclusion shall not reduce the amount of required landscaping.
- [3] Surface parking areas shall be set back at least 10 feet from all other property lines (or from the perimeter of the tract where the project involves contiguous lots) if the adjoining property is in the Town Center zoning district; if the adjoining property is not in the Town Center zoning district, the setback shall be at least 25 feet.

(6) The following building separation distances shall apply to all Group I (residential) buildings within a development tract:

- (a) Attached buildings: none required.
- (b) Residential buildings shall be separated from all other buildings by at least 30 feet.

(7) The following building separation distances shall apply to all Group II (nonresidential and mixed use) buildings within a development tract:

- (a) Attached buildings: none required.
- (b) Buildings with Group II uses shall be separated from other buildings with Group II uses at least 20 feet.
- (c) Buildings with Group II uses shall be separated from other buildings with Group I uses at least 30 feet.

(8) Buildings shall be set back not less than 15 feet from all private cartways, drive aisles, and parking areas. No building setback is required from a dedicated loading area.

D. Architectural design standards. All new construction, including exterior renovations of existing buildings, shall comply with the architectural design standards established by § 281-67 of the West Whiteland Township Subdivision and Land Development Ordinance.

- (1) Where no land development or conditional use approval is required for a proposed building or other improvement addressed by the said architectural design standards, the zoning permit application for said building or improvement shall be accompanied by documentation demonstrating compliance of the proposed construction with the said



standards.

- (2) Where a proposed building or other improvement addressed by the said architectural design standards requires conditional use approval but not land development review, the conditional use application for said building or improvement shall be accompanied by documentation demonstrating compliance of the proposed construction with the said standards.
- (3) Where a proposed building or other improvement addressed by the said architectural design standards requires land development review, documentation of compliance with the said standards shall be as provided for in the Subdivision and Land Development Ordinance.
- (4) The Township reserves the right to refer the documentation required hereabove to a Township Architectural Review Committee.

E. Master Plan requirement. **[Added 4-22-2020 by Ord. No. 453 ]**

- (1) The following development shall be permitted on tracts with a gross tract area of 10 or more acres only if the Zoning Officer determines that such development is consistent with an approved Master Plan for the tract, as provided for below:
  - (a) Any subdivision of land, including subdivisions for the purposes of lease or condominium, except that plans proposing only the merger of two or more lots into a single lot and no other development shall be exempt from the Master Plan requirement.
  - (b) Any land development requiring conditional use approval pursuant to § 325-124 of this chapter.
- (2) Master Plan contents.
  - (a) The Master Plan shall show the development of the entire tract.
  - (b) The Master Plan shall demonstrate compliance with the Township Zoning Ordinance and shall demonstrate feasibility of compliance with the Township Stormwater Management Ordinance<sup>2</sup>, the landscaping requirements found in Article IV of the Township Subdivision and Land Development Ordinance<sup>3</sup>, and the Exton Town Center Design Standards found in Article VII of the Township Subdivision and Land Development Ordinance<sup>4</sup>.
  - (c) The Master Plan shall be prepared by a licensed professional engineer, architect, or landscape architect and shall include the following information as a minimum. The use of multiple sheets is encouraged in the interest of showing this information clearly.

[1] The legal limits of the tract and a statement of its gross and net lot area,

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2. Editor's Note: See Ch. 270, Stormwater Management.

3. Editor's Note: See Ch. 281, Subdivision and Land Development, Art. IV, Subdivision and Land Development Design Standards.

4. Editor's Note: See Ch. 281, Subdivision and Land Development, Art. VII, Exton Town Center Design Standards.

including the property lines and gross and net lot area of all constituent parcels.

- [2] Existing conditions on the tract, including all structures and paved areas, topography with a contour interval of not more than two feet, areas where slope exceeds 25%, woodlands, permanent streams and other surface waters, wetland areas, FEMA-designated floodways and areas of 1% annual chance of flood, critical habitat areas identified by the Pennsylvania Natural Diversity Inventory, and the boundaries of easements that limit the use of the land.
- [3] Historic resources identified on the Township's Historic Resources Map that are on the tract or are within 300 feet of the tract perimeter.
- [4] Proposed conditions, including as a minimum:
  - [a] The footprint, massing, and use(s) of all proposed buildings, including existing buildings to remain, and including the number and type of proposed dwelling units and the approximate square footage and type of all nonresidential uses;
  - [b] Accommodations for vehicular circulation and parking, including connections to the public road network;
  - [c] Accommodations for pedestrian and bicycle circulation, which shall be consistent with the Township's Bicycle and Pedestrian Plan and shall provide for connections to existing and planned bicycle and pedestrian infrastructure as may be depicted on that Plan;
  - [d] Permanent open spaces and public gathering places, which may be landscaped or hardscaped and may include performance spaces, outdoor market areas, and water features;
  - [e] Provisions for public transit;
  - [f] Areas available and suitable for placement of solar photovoltaic panels and a shadow plan depicting the shade impact of all improvements depicted on the Master Plan at the summer and winter solstices and the equinoxes; and
  - [g] Provisions, including, but not limited to, cross-easements, deed restrictions, and other covenants to ensure development, access, operation and maintenance of the tract in accordance with the Master Plan.
- [5] Phasing.
  - [a] Development in accordance with the Master Plan may be undertaken in phases or sections by more than one developer or builder.
  - [b] The Master Plan shall indicate the limits of each phase and its gross area, but no phase shall be smaller than 10% of the gross tract area of the entire

tract for which the Master Plan has been created.

[c] The Master Plan may, but is not required to, indicate a sequence for the development of the phases. In any event, the phases shall be developed in a manner that allows for a logical and efficient progression in the development of the roads, trails, and other public improvements depicted on the Master Plan and construction of the utility infrastructure that the development will require.

- (3) Review and approval of the Master Plan. The Master Plan shall be reviewed and approved as a conditional use application in accordance with the provisions of § 325-124B and C of this chapter.
- (4) Status of the approved Master Plan.
  - (a) An approved Master Plan shall have the same status as an approved conditional use application. The development of one or more phases shown on an approved Master Plan that is consistent with the Master Plan shall not require submission of a conditional use application, even if those phases involve development that would otherwise require such application pursuant to § 325-124A(1) of this chapter.
  - (b) A land development plan for any phase may be deemed consistent with the Master Plan where the use(s) proposed by the land development plan is the same as proposed by the Master Plan and the area of the building footprint(s), the total square footage of nonresidential floor space, the total number of residential units, and the total square footage of proposed open space shown on the land development plan are all within 10% of what is shown for that phase on the Master Plan. If the building configuration(s), and/or massing of the proposed buildings, and/or public amenities shown on a land development plan are, in the determination of the Zoning Officer, significantly different from the approved Master Plan, or if they are inconsistent with the provisions of the Zoning Ordinance, the Township reserves the right to deny approval of the land development plan even if it complies with the preceding quantitative standards.
  - (c) If the Master Plan indicates a sequence for the development of its phases, out-of-sequence development of a phase or phases shall not be deemed inconsistent with the Master Plan, provided that the new sequence still represents a logical progression in the development of the tract in the determination of the Zoning Officer.
- (5) Amending the Master Plan.
  - (a) A Master Plan may be amended. Amendments to the Master Plan or any conditions of approval shall be reviewed and approved as a conditional use application in accordance with the provisions of § 325-124B and C of this chapter.
  - (b) Amendments may affect one or more unbuilt phases of an approved Master Plan, but the application must still comply with the standards of § 325-13E(2).
  - (c) The configuration of the unbuilt phases may be amended, provided that no phase



shall be smaller than 10% of the gross tract area of the tract shown on the original Master Plan.

- (d) An approved Master Plan shall not be amended within five years of the date of its approval by the Board of Supervisors.
- (e) An amended Master Plan shall not be amended again within five years of the date of the approval of the most recent amendment by the Board of Supervisors.

# Demographic Detail Report

## 344 N. Pottstown Pike

Exton, PA 19341

Building Type: Total Available:  
 Secondary: % Leased:  
 GLA: Rent/SF/Yr:  
 Year Built:



Radius	1 Mile	3 Mile	5 Mile
<b>Population</b>			
2028 Projection	9,173	44,591	108,367
2023 Estimate	8,783	42,958	104,125
2010 Census	7,283	37,154	88,479
Growth 2023 - 2028	4.44%	3.80%	4.07%
Growth 2010 - 2023	20.60%	15.62%	17.68%
<b>2023 Population by Age</b>			
Age 0 - 4	470 5.35%	2,211 5.15%	5,413 5.20%
Age 5 - 9	525 5.98%	2,479 5.77%	5,946 5.71%
Age 10 - 14	564 6.42%	2,820 6.56%	6,740 6.47%
Age 15 - 19	562 6.40%	3,007 7.00%	7,287 7.00%
Age 20 - 24	481 5.48%	2,663 6.20%	6,614 6.35%
Age 25 - 29	437 4.98%	2,284 5.32%	5,744 5.52%
Age 30 - 34	511 5.82%	2,337 5.44%	5,720 5.49%
Age 35 - 39	642 7.31%	2,698 6.28%	6,246 6.00%
Age 40 - 44	684 7.79%	2,953 6.87%	6,632 6.37%
Age 45 - 49	625 7.12%	2,938 6.84%	6,672 6.41%
Age 50 - 54	598 6.81%	3,046 7.09%	7,114 6.83%
Age 55 - 59	592 6.74%	3,127 7.28%	7,451 7.16%
Age 60 - 64	573 6.52%	3,001 6.99%	7,229 6.94%
Age 65 - 69	502 5.72%	2,561 5.96%	6,248 6.00%
Age 70 - 74	406 4.62%	2,004 4.67%	5,015 4.82%
Age 75 - 79	282 3.21%	1,350 3.14%	3,542 3.40%
Age 80 - 84	171 1.95%	795 1.85%	2,251 2.16%
Age 85+	157 1.79%	685 1.59%	2,261 2.17%
Age 65+	1,518 17.28%	7,395 17.21%	19,317 18.55%
Median Age	41.50	41.70	41.80
Average Age	40.40	40.30	40.80



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# Demographic Detail Report

## 344 N. Pottstown Pike

Exton, PA 19341

Radius	1 Mile	3 Mile	5 Mile
<b>2023 Population By Race</b>	<b>8,783</b>	<b>42,958</b>	<b>104,125</b>
White	6,653 75.75%	34,209 79.63%	85,068 81.70%
Black	317 3.61%	1,581 3.68%	3,845 3.69%
Am. Indian & Alaskan	25 0.28%	93 0.22%	212 0.20%
Asian	1,604 18.26%	6,166 14.35%	12,966 12.45%
Hawaiian & Pacific Island	1 0.01%	10 0.02%	53 0.05%
Other	183 2.08%	898 2.09%	1,981 1.90%
<b>Population by Hispanic Origin</b>	<b>8,783</b>	<b>42,958</b>	<b>104,125</b>
Non-Hispanic Origin	8,512 96.91%	41,444 96.48%	99,723 95.77%
Hispanic Origin	271 3.09%	1,514 3.52%	4,402 4.23%
<b>2023 Median Age, Male</b>	<b>40.70</b>	<b>40.70</b>	<b>40.70</b>
<b>2023 Average Age, Male</b>	<b>39.50</b>	<b>39.50</b>	<b>39.80</b>
<b>2023 Median Age, Female</b>	<b>42.30</b>	<b>42.70</b>	<b>42.80</b>
<b>2023 Average Age, Female</b>	<b>41.20</b>	<b>41.20</b>	<b>41.70</b>
<b>2023 Population by Occupation Classification</b>	<b>7,110</b>	<b>34,844</b>	<b>84,563</b>
Civilian Employed	4,987 70.14%	24,843 71.30%	58,328 68.98%
Civilian Unemployed	74 1.04%	589 1.69%	1,457 1.72%
Civilian Non-Labor Force	2,049 28.82%	9,378 26.91%	24,728 29.24%
Armed Forces	0 0.00%	34 0.10%	50 0.06%
<b>Households by Marital Status</b>			
Married	1,937	9,758	23,628
Married No Children	1,059	4,914	12,005
Married w/Children	878	4,844	11,624
<b>2023 Population by Education</b>	<b>6,430</b>	<b>31,302</b>	<b>75,898</b>
Some High School, No Diploma	192 2.99%	1,015 3.24%	2,356 3.10%
High School Grad (Incl Equivalency)	860 13.37%	3,851 12.30%	10,616 13.99%
Some College, No Degree	1,327 20.64%	5,986 19.12%	13,654 17.99%
Associate Degree	250 3.89%	1,524 4.87%	3,773 4.97%
Bachelor Degree	2,346 36.49%	11,586 37.01%	27,362 36.05%
Advanced Degree	1,455 22.63%	7,340 23.45%	18,137 23.90%



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# Demographic Detail Report

## 344 N. Pottstown Pike

Exton, PA 19341

Radius	1 Mile		3 Mile		5 Mile	
<b>2023 Population by Occupation</b>	9,773		48,279		112,612	
Real Estate & Finance	512	5.24%	2,704	5.60%	6,971	6.19%
Professional & Management	4,254	43.53%	20,354	42.16%	46,018	40.86%
Public Administration	40	0.41%	331	0.69%	1,103	0.98%
Education & Health	1,074	10.99%	5,735	11.88%	12,657	11.24%
Services	470	4.81%	2,775	5.75%	6,675	5.93%
Information	109	1.12%	619	1.28%	1,464	1.30%
Sales	1,040	10.64%	4,988	10.33%	11,988	10.65%
Transportation	190	1.94%	790	1.64%	1,786	1.59%
Retail	339	3.47%	1,973	4.09%	5,495	4.88%
Wholesale	149	1.52%	711	1.47%	1,812	1.61%
Manufacturing	672	6.88%	3,189	6.61%	6,523	5.79%
Production	285	2.92%	1,163	2.41%	3,236	2.87%
Construction	152	1.56%	802	1.66%	1,980	1.76%
Utilities	123	1.26%	678	1.40%	1,725	1.53%
Agriculture & Mining	102	1.04%	186	0.39%	386	0.34%
Farming, Fishing, Forestry	33	0.34%	98	0.20%	213	0.19%
Other Services	229	2.34%	1,183	2.45%	2,580	2.29%
<b>2023 Worker Travel Time to Job</b>	4,743		22,968		53,677	
<30 Minutes	3,193	67.32%	14,037	61.12%	32,706	60.93%
30-60 Minutes	1,058	22.31%	6,545	28.50%	15,639	29.14%
60+ Minutes	492	10.37%	2,386	10.39%	5,332	9.93%
<b>2010 Households by HH Size</b>	3,071		14,240		33,142	
1-Person Households	936	30.48%	3,395	23.84%	7,635	23.04%
2-Person Households	1,044	34.00%	4,642	32.60%	10,810	32.62%
3-Person Households	494	16.09%	2,518	17.68%	5,650	17.05%
4-Person Households	380	12.37%	2,376	16.69%	5,748	17.34%
5-Person Households	154	5.01%	951	6.68%	2,355	7.11%
6-Person Households	52	1.69%	271	1.90%	699	2.11%
7 or more Person Households	11	0.36%	87	0.61%	245	0.74%
<b>2023 Average Household Size</b>	2.30		2.60		2.60	
<b>Households</b>						
2028 Projection	3,901		17,210		40,796	
2023 Estimate	3,730		16,556		39,154	
2010 Census	3,072		14,240		33,142	
Growth 2023 - 2028	4.58%		3.95%		4.19%	
Growth 2010 - 2023	21.42%		16.26%		18.14%	



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# Demographic Detail Report

## 344 N. Pottstown Pike

Exton, PA 19341

Radius	1 Mile	3 Mile	5 Mile
<b>2023 Households by HH Income</b>	<b>3,729</b>	<b>16,555</b>	<b>39,155</b>
<\$25,000	320 8.58%	1,012 6.11%	2,837 7.25%
\$25,000 - \$50,000	264 7.08%	1,459 8.81%	3,805 9.72%
\$50,000 - \$75,000	436 11.69%	1,945 11.75%	4,751 12.13%
\$75,000 - \$100,000	634 17.00%	2,011 12.15%	4,561 11.65%
\$100,000 - \$125,000	579 15.53%	2,103 12.70%	4,429 11.31%
\$125,000 - \$150,000	390 10.46%	1,462 8.83%	3,398 8.68%
\$150,000 - \$200,000	427 11.45%	2,309 13.95%	5,269 13.46%
\$200,000+	679 18.21%	4,254 25.70%	10,105 25.81%
<b>2023 Avg Household Income</b>	<b>\$134,433</b>	<b>\$152,766</b>	<b>\$150,834</b>
<b>2023 Med Household Income</b>	<b>\$109,089</b>	<b>\$121,997</b>	<b>\$120,452</b>
<b>2023 Occupied Housing</b>	<b>3,729</b>	<b>16,556</b>	<b>39,154</b>
Owner Occupied	2,089 56.02%	12,537 75.72%	30,007 76.64%
Renter Occupied	1,640 43.98%	4,019 24.28%	9,147 23.36%
<b>2010 Housing Units</b>	<b>3,927</b>	<b>17,216</b>	<b>40,944</b>
1 Unit	2,611 66.49%	14,220 82.60%	33,018 80.64%
2 - 4 Units	352 8.96%	705 4.10%	1,507 3.68%
5 - 19 Units	842 21.44%	1,585 9.21%	4,137 10.10%
20+ Units	122 3.11%	706 4.10%	2,282 5.57%
<b>2023 Housing Value</b>	<b>2,089</b>	<b>12,537</b>	<b>30,007</b>
<\$100,000	17 0.81%	82 0.65%	354 1.18%
\$100,000 - \$200,000	22 1.05%	200 1.60%	743 2.48%
\$200,000 - \$300,000	478 22.88%	2,042 16.29%	4,580 15.26%
\$300,000 - \$400,000	542 25.95%	3,499 27.91%	7,249 24.16%
\$400,000 - \$500,000	488 23.36%	3,742 29.85%	7,600 25.33%
\$500,000 - \$1,000,000	542 25.95%	2,911 23.22%	8,836 29.45%
\$1,000,000+	0 0.00%	61 0.49%	645 2.15%
<b>2023 Median Home Value</b>	<b>\$397,324</b>	<b>\$411,905</b>	<b>\$427,335</b>
<b>2023 Housing Units by Yr Built</b>	<b>3,929</b>	<b>17,316</b>	<b>41,234</b>
Built 2010+	635 16.16%	2,400 13.86%	6,560 15.91%
Built 2000 - 2010	173 4.40%	1,913 11.05%	6,013 14.58%
Built 1990 - 1999	967 24.61%	3,702 21.38%	7,343 17.81%
Built 1980 - 1989	735 18.71%	3,329 19.22%	6,843 16.60%
Built 1970 - 1979	731 18.61%	2,594 14.98%	5,406 13.11%
Built 1960 - 1969	418 10.64%	2,000 11.55%	4,266 10.35%
Built 1950 - 1959	153 3.89%	767 4.43%	2,270 5.51%
Built <1949	117 2.98%	611 3.53%	2,533 6.14%
<b>2023 Median Year Built</b>	<b>1986</b>	<b>1987</b>	<b>1988</b>



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