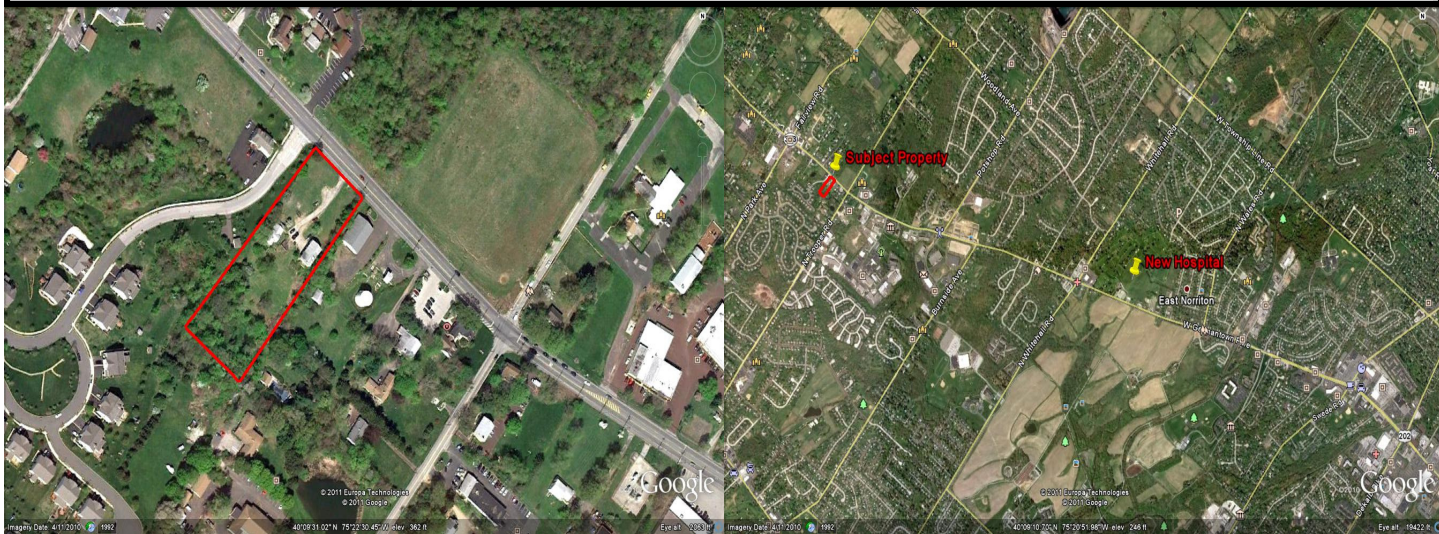




**For Sale - 2 Acre Development Site  
2924 | W Germantown Pike |  
Norristown, PA | PA | 19403**

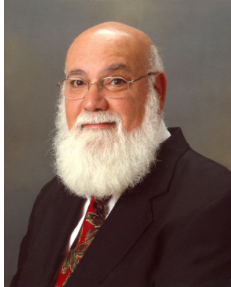


- High Traffic, High Visibility Site in Worcester, Twp
- 19000+ Average Daily Traffic Count
- Ideal for Restaurant, Medical Offices or Automotive related use
- Located less than 2 miles from new Albert Einstein Health Care Network and Montgomery Health System Hospital
- Permitted As of Right Uses include Restaurant, Retail Business, Office, Bank, Financial Institution, Personal Service Shops, Medical Offices & Funeral Home

| DEMOGRAPHICS              | 1 Mile    | 3 Miles  | 5 Miles  |
|---------------------------|-----------|----------|----------|
| 2009 Total Population     | 5,929     | 54,289   | 149,582  |
| 2009 Ave Household Income | \$103,072 | \$83,612 | \$88,859 |
| 2009 Total Households     | 2,301     | 21,732   | 60,366   |
| 2009 Total Employees      | 3,096     | 19,818   | 76,720   |
| Taxes \$6,958/ 2011       | Zoning C  |          |          |

**Offered At \$900,000**

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**Joe Leone**  
Associate Broker  
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jfleone@hotmail.com  
www.ListWithSanta.com



**KW Commercial**  
542 N Lewis Rd  
Limerick PA 19468  
Cell 610-551-5830  
Office 484-762-8149



|                        |           |                  |                  |               |           |              |            |
|------------------------|-----------|------------------|------------------|---------------|-----------|--------------|------------|
| For Sale               | For Lease | Sales Comps      | Property Records | Market Trends | Community | Add Property | My LoopNet |
| Select a Property Type |           | Enter a location |                  | Search        |           |              |            |

Joseph Leone

## Demographics for 2924 West Germantown Pike, Norristown, PA 19403

|   | Population               | 1-mi.        | 3-mi.        | 5-mi.        |
|---|--------------------------|--------------|--------------|--------------|
| 2009 Male Population                          |                          | 2,926        | 27,398       | 74,742       |
| 2009 Female Population                        |                          | 3,003        | 26,892       | 74,840       |
| % 2009 Male Population                        |                          | 49.35%       | 50.47%       | 49.97%       |
| % 2009 Female Population                      |                          | 50.65%       | 49.53%       | 50.03%       |
| 2009 Total Adult Population                   |                          | 4,381        | 42,649       | 116,118      |
| 2009 Total Daytime Population                 |                          | 5,361        | 38,555       | 128,050      |
| 2009 Total Daytime Work Population            |                          | 3,096        | 19,818       | 76,720       |
| 2009 Median Age Total Population              |                          | 37           | 37           | 37           |
| 2009 Median Age Adult Population              |                          | 44           | 44           | 44           |
| 2009 Age 0-5                                  |                          | 517          | 3,775        | 10,966       |
| 2009 Age 6-13                                 |                          | 710          | 5,240        | 15,114       |
| 2009 Age 14-17                                |                          | 321          | 2,625        | 7,384        |
| 2009 Age 18-20                                |                          | 194          | 1,814        | 5,030        |
| 2009 Age 21-24                                |                          | 204          | 2,837        | 7,658        |
| 2009 Age 25-29                                |                          | 289          | 3,562        | 9,799        |
| 2009 Age 30-34                                |                          | 428          | 4,218        | 11,306       |
| 2009 Age 35-39                                |                          | 546          | 4,600        | 12,425       |
| 2009 Age 40-44                                |                          | 556          | 4,679        | 12,460       |
| 2009 Age 45-49                                |                          | 522          | 4,355        | 11,633       |
| 2009 Age 50-54                                |                          | 465          | 3,843        | 10,483       |
| 2009 Age 55-59                                |                          | 346          | 3,088        | 8,627        |
| 2009 Age 60-64                                |                          | 247          | 2,562        | 6,747        |
| 2009 Age 65-69                                |                          | 206          | 2,025        | 5,492        |
| 2009 Age 70-74                                |                          | 156          | 1,774        | 4,981        |
| 2009 Age 75-79                                |                          | 111          | 1,590        | 4,228        |
| 2009 Age 80-84                                |                          | 66           | 1,005        | 2,921        |
| 2009 Age 85+                                  |                          | 46           | 697          | 2,328        |
| % 2009 Age 0-5                                |                          | 8.72%        | 6.95%        | 7.33%        |
| % 2009 Age 6-13                               |                          | 11.97%       | 9.65%        | 10.10%       |
| % 2009 Age 14-17                              |                          | 5.41%        | 4.84%        | 4.94%        |
| % 2009 Age 18-20                              |                          | 3.27%        | 3.34%        | 3.36%        |
| % 2009 Age 21-24                              |                          | 3.44%        | 5.23%        | 5.12%        |
| % 2009 Age 25-29                              |                          | 4.87%        | 6.56%        | 6.55%        |
| % 2009 Age 30-34                              |                          | 7.22%        | 7.77%        | 7.56%        |
| % 2009 Age 35-39                              |                          | 9.21%        | 8.47%        | 8.31%        |
| % 2009 Age 40-44                              |                          | 9.38%        | 8.62%        | 8.33%        |
| % 2009 Age 45-49                              |                          | 8.80%        | 8.02%        | 7.78%        |
| % 2009 Age 50-54                              |                          | 7.84%        | 7.08%        | 7.01%        |
| % 2009 Age 55-59                              |                          | 5.83%        | 5.69%        | 5.77%        |
| % 2009 Age 60-64                              |                          | 4.17%        | 4.72%        | 4.51%        |
| % 2009 Age 65-69                              |                          | 3.47%        | 3.73%        | 3.67%        |
| % 2009 Age 70-74                              |                          | 2.63%        | 3.27%        | 3.33%        |
| % 2009 Age 75-79                              |                          | 1.87%        | 2.93%        | 2.83%        |
| % 2009 Age 80-84                              |                          | 1.11%        | 1.85%        | 1.95%        |
| % 2009 Age 85+                                |                          | 0.78%        | 1.28%        | 1.56%        |
| 2009 White Population                         |                          | 5,225        | 43,240       | 115,310      |
| 2009 Black Population                         |                          | 261          | 6,439        | 18,814       |
| 2009 Asian/Hawaiian/Pacific Islander          |                          | 364          | 2,499        | 8,877        |
| 2009 American Indian/Alaska Native            |                          | 8            | 80           | 291          |
| 2009 Other Population (Incl 2+ Races)         |                          | 71           | 2,033        | 6,292        |
| 2009 Hispanic Population                      |                          | 107          | 2,546        | 7,747        |
| 2009 Non-Hispanic Population                  |                          | 5,823        | 51,744       | 141,835      |
| % 2009 White Population                       |                          | 88.13%       | 79.64%       | 77.09%       |
| % 2009 Black Population                       |                          | 4.40%        | 11.86%       | 12.58%       |
| % 2009 Asian/Hawaiian/Pacific Islander        |                          | 6.14%        | 4.60%        | 5.93%        |
| % 2009 American Indian/Alaska Native          |                          | 0.13%        | 0.15%        | 0.19%        |
| % 2009 Other Population (Incl 2+ Races)       |                          | 1.20%        | 3.74%        | 4.21%        |
| % 2009 Hispanic Population                    |                          | 1.80%        | 4.69%        | 5.18%        |
| % 2009 Non-Hispanic Population                |                          | 98.20%       | 95.31%       | 94.82%       |
| 2000 Non-Hispanic White                       |                          | 5,306        | 41,792       | 112,701      |
| 2000 Non-Hispanic Black                       |                          | 218          | 4,926        | 18,145       |
| 2000 Non-Hispanic Amer Indian/Alaska Native   |                          | n/a          | 33           | 147          |
| 2000 Non-Hispanic Asian                       |                          | 216          | 1,530        | 6,183        |
| 2000 Non-Hispanic Hawaiian/Pacific Islander   |                          | n/a          | 101          | 151          |
| 2000 Non-Hispanic Some Other Race             |                          | n/a          | 30           | 153          |
| 2000 Non-Hispanic Two or More Races           |                          | 79           | 843          | 1,893        |
| % 2000 Non-Hispanic White                     |                          | 91.18%       | 84.85%       | 80.86%       |
| % 2000 Non-Hispanic Black                     |                          | 3.75%        | 10.00%       | 13.02%       |
| % 2000 Non-Hispanic Amer Indian/Alaska Native |                          | 0.00%        | 0.07%        | 0.11%        |
| % 2000 Non-Hispanic Asian                     |                          | 3.71%        | 3.11%        | 4.44%        |
| % 2000 Non-Hispanic Hawaiian/Pacific Islander |                          | 0.00%        | 0.21%        | 0.11%        |
| % 2000 Non-Hispanic Some Other Race           |                          | 0.00%        | 0.06%        | 0.11%        |
| % 2000 Non-Hispanic Two or More Races         |                          | 1.36%        | 1.71%        | 1.36%        |
|   | <b>Population Change</b> | <b>1-mi.</b> | <b>3-mi.</b> | <b>5-mi.</b> |
| Total Employees                               |                          | n/a          | n/a          | n/a          |

|   | <b>Population Change</b>   | <b>1-mi.</b> | <b>3-mi.</b>  | <b>5-mi.</b>  |
|---|----------------------------|--------------|---------------|---------------|
| Total Establishemnts                        | n/a                        | n/a          | n/a           | n/a           |
| 2009 Total Population                       | 5,929                      | 54,289       | 149,582       |               |
| 2009 Total Households                       | 2,301                      | 21,732       | 60,366        |               |
| Population Change 1990-2009                 | 865                        | 6,322        | 19,287        |               |
| Household Change 1990-2009                  | 495                        | 3,649        | 11,171        |               |
| % Population Change 1990-2009               | 17.08%                     | 13.18%       | 14.80%        |               |
| % Household Change 1990-2009                | 27.41%                     | 20.18%       | 22.71%        |               |
| Population Change 2000-2009                 | 68                         | 3,296        | 4,747         |               |
| Household Change 2000-2009                  | 151                        | 2,392        | 6,129         |               |
| % Population Change 2000-2009               | 1.16%                      | 6.46%        | 3.28%         |               |
| % Households Change 2000-2009               | 7.02%                      | 12.37%       | 11.30%        |               |
|   | <b>Housing</b>             | <b>1-mi.</b> | <b>3-mi.</b>  | <b>5-mi.</b>  |
| 2000 Total Housing Units                    |                            | 2,197        | 20,383        | 57,398        |
| 2000 Occupied Housing Units                 |                            | 2,149        | 19,346        | 54,187        |
| 2000 Owner Occupied Housing Units           |                            | 2,013        | 13,987        | 37,474        |
| 2000 Renter Occupied Housing Units          |                            | 136          | 5,359         | 16,713        |
| 2000 Vacant Housing Units                   |                            | 48           | 1,037         | 3,211         |
| % 2000 Occupied Housing Units               |                            | 97.82%       | 94.91%        | 94.41%        |
| % 2000 Owner Occupied Housing Units         |                            | 91.62%       | 68.62%        | 65.29%        |
| % 2000 Renter Occupied Housing Units        |                            | 6.19%        | 26.29%        | 29.12%        |
| % 2000 Vacant Housing Units                 |                            | 2.18%        | 5.09%         | 5.59%         |
|   | <b>Income</b>              | <b>1-mi.</b> | <b>3-mi.</b>  | <b>5-mi.</b>  |
| 2009 Median Household Income                |                            | \$89,279     | \$68,509      | \$68,488      |
| 2009 Per Capita Income                      |                            | \$40,002     | \$33,470      | \$35,860      |
| 2009 Average Household Income               |                            | \$103,072    | \$83,612      | \$88,859      |
| 2009 Household Income < \$10,000            |                            | 11           | 566           | 1,747         |
| 2009 Household Income \$10,000-\$14,999     |                            | 43           | 747           | 2,054         |
| 2009 Household Income \$15,000-\$19,999     |                            | 50           | 835           | 2,119         |
| 2009 Household Income \$20,000-\$24,999     |                            | 43           | 831           | 2,271         |
| 2009 Household Income \$25,000-\$29,999     |                            | 42           | 730           | 1,985         |
| 2009 Household Income \$30,000-\$34,999     |                            | 46           | 688           | 2,123         |
| 2009 Household Income \$35,000-\$39,999     |                            | 47           | 782           | 2,357         |
| 2009 Household Income \$40,000-\$44,999     |                            | 63           | 753           | 2,261         |
| 2009 Household Income \$45,000-\$49,999     |                            | 57           | 991           | 2,672         |
| 2009 Household Income \$50,000-\$59,999     |                            | 91           | 1,950         | 5,598         |
| 2009 Household Income \$60,000-\$74,999     |                            | 136          | 3,512         | 8,827         |
| 2009 Household Income \$75,000-\$99,999     |                            | 913          | 5,837         | 14,197        |
| 2009 Household Income \$100,000-\$124,999   |                            | 461          | 1,915         | 5,882         |
| 2009 Household Income \$125,000-\$149,999   |                            | 188          | 933           | 3,544         |
| 2009 Household Income \$150,000-\$199,999   |                            | 76           | 411           | 1,768         |
| 2009 Household Income \$200,000-\$249,999   |                            | 13           | 77            | 292           |
| 2009 Household Income \$250,000-\$499,999   |                            | 21           | 168           | 647           |
| 2009 Household Income \$500,000+            |                            | n/a          | 5             | 21            |
| 2009 Household Income \$200,000+            |                            | 34           | 251           | 960           |
| % 2009 Household Income < \$10,000          |                            | 0.48%        | 2.60%         | 2.89%         |
| % 2009 Household Income \$10,000-\$14,999   |                            | 1.87%        | 3.44%         | 3.40%         |
| % 2009 Household Income \$15,000-\$19,999   |                            | 2.17%        | 3.84%         | 3.51%         |
| % 2009 Household Income \$20,000-\$24,999   |                            | 1.87%        | 3.82%         | 3.76%         |
| % 2009 Household Income \$25,000-\$29,999   |                            | 1.83%        | 3.36%         | 3.29%         |
| % 2009 Household Income \$30,000-\$34,999   |                            | 2.00%        | 3.17%         | 3.52%         |
| % 2009 Household Income \$35,000-\$39,999   |                            | 2.04%        | 3.60%         | 3.90%         |
| % 2009 Household Income \$40,000-\$44,999   |                            | 2.74%        | 3.47%         | 3.75%         |
| % 2009 Household Income \$45,000-\$49,999   |                            | 2.48%        | 4.56%         | 4.43%         |
| % 2009 Household Income \$50,000-\$59,999   |                            | 3.95%        | 8.97%         | 9.27%         |
| % 2009 Household Income \$60,000-\$74,999   |                            | 5.91%        | 16.16%        | 14.62%        |
| % 2009 Household Income \$75,000-\$99,999   |                            | 39.68%       | 26.86%        | 23.52%        |
| % 2009 Household Income \$100,000-\$124,999 |                            | 20.03%       | 8.81%         | 9.74%         |
| % 2009 Household Income \$125,000-\$149,999 |                            | 8.17%        | 4.29%         | 5.87%         |
| % 2009 Household Income \$150,000-\$199,999 |                            | 3.30%        | 1.89%         | 2.93%         |
| % 2009 Household Income \$200,000-\$249,999 |                            | 0.56%        | 0.35%         | 0.48%         |
| % 2009 Household Income \$250,000-\$499,999 |                            | 0.91%        | 0.77%         | 1.07%         |
| % 2009 Household Income \$500,000+          |                            | 0.00%        | 0.02%         | 0.03%         |
| % 2009 Household Income \$200,000+          |                            | 1.48%        | 1.16%         | 1.59%         |
|   | <b>Retail Sales Volume</b> | <b>1-mi.</b> | <b>3-mi.</b>  | <b>5-mi.</b>  |
| 2009 Children/Infants Clothing Stores       |                            | \$601,720    | \$7,404,829   | \$22,382,772  |
| 2009 Jewelry Stores                         |                            | \$464,440    | \$5,806,176   | \$17,192,519  |
| 2009 Mens Clothing Stores                   |                            | \$1,013,071  | \$12,806,832  | \$38,049,254  |
| 2009 Shoe Stores                            |                            | \$880,425    | \$10,800,049  | \$33,049,226  |
| 2009 Womens Clothing Stores                 |                            | \$1,886,069  | \$23,600,220  | \$71,122,981  |
| 2009 Automobile Dealers                     |                            | \$11,089,901 | \$130,380,638 | \$395,543,601 |
| 2009 Automotive Parts/Acc/Repair Stores     |                            | \$1,442,172  | \$17,730,330  | \$52,923,983  |
| 2009 Other Motor Vehicle Dealers            |                            | \$448,705    | \$5,624,110   | \$16,738,288  |
| 2009 Tire Dealers                           |                            | \$373,708    | \$4,563,355   | \$13,700,484  |
| 2009 Hardware Stores                        |                            | \$171,595    | \$2,196,666   | \$5,978,760   |
| 2009 Home Centers                           |                            | \$1,329,931  | \$16,143,950  | \$47,666,477  |
| 2009 Nursery/Garden Centers                 |                            | \$385,497    | \$4,718,214   | \$13,950,696  |
| 2009 Outdoor Power Equipment Stores         |                            | \$138,482    | \$1,531,656   | \$4,522,454   |
| 2009 Paint/Wallpaper Stores                 |                            | \$51,939     | \$625,779     | \$1,829,406   |
| 2009 Appliance/TV/Other Electronics Stores  |                            | \$1,090,869  | \$13,595,410  | \$41,119,766  |
| 2009 Camera/Photographic Supplies Stores    |                            | \$186,300    | \$2,295,672   | \$6,845,628   |
| 2009 Computer/Software Stores               |                            | \$581,568    | \$7,069,597   | \$21,412,698  |
| 2009 Beer/Wine/Liquor Stores                |                            | \$670,833    | \$8,323,445   | \$24,997,407  |
| 2009 Convenience/Specialty Food Stores      |                            | \$10,030,074 | \$44,959,513  | \$117,578,598 |
| 2009 Restaurant Expenditures                |                            | \$55,444,082 | \$247,506,719 | \$616,640,949 |
| 2009 Supermarkets/Other Grocery excl Conv   |                            | \$8,095,330  | \$99,152,482  | \$296,941,456 |

| <b>Retail Sales Volume</b>                   | <b>1-mi.</b> | <b>3-mi.</b>  | <b>5-mi.</b>  |
|--|--------------|---------------|---------------|
| 2009 Furniture Stores                        | \$1,133,624  | \$13,887,288  | \$41,759,703  |
| 2009 Home Furnishings Stores                 | \$734,901    | \$9,409,515   | \$27,593,275  |
| 2009 Gen Merch/Appliance/Furniture Stores    | \$10,347,761 | \$128,241,480 | \$383,421,102 |
| 2009 Gasoline Stations w/ Convenience Stores | \$15,943,443 | \$122,088,893 | \$341,501,416 |
| 2009 Other Gasoline Stations                 | \$5,913,370  | \$77,129,382  | \$223,922,819 |
| 2009 Department Stores excl Leased Depts     | \$11,438,630 | \$141,836,891 | \$424,540,866 |
| 2009 General Merchandise Stores              | \$9,214,138  | \$114,354,197 | \$341,661,405 |
| 2009 Other Health/Personal Care Stores       | \$762,190    | \$9,212,352   | \$27,346,503  |
| 2009 Pharmacies/Drug Stores                  | \$3,967,105  | \$48,855,153  | \$145,179,629 |
| 2009 Pet/Pet Supplies Stores                 | \$577,988    | \$7,018,079   | \$21,385,990  |
| 2009 Book/Periodical/Music Stores            | \$306,085    | \$4,212,020   | \$12,475,346  |
| 2009 Hobby/Toy/Game Stores                   | \$285,231    | \$3,205,427   | \$8,934,947   |
| 2009 Musical Instrument/Supplies Stores      | \$99,721     | \$1,194,902   | \$3,625,848   |
| 2009 Sewing/Needlework/Piece Goods Stores    | \$48,038     | \$644,680     | \$1,869,264   |
| 2009 Sporting Goods Stores                   | \$530,439    | \$7,290,399   | \$21,807,185  |
| 2009 Video Tape Stores - Retail              | \$90,648     | \$1,111,067   | \$3,350,802   |

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**§ 150-112 Use regulations.**

A building may be erected or used and a lot may be used or occupied for any one of the following purposes and no other:

**A.**

Retail store selling or leasing for local neighborhood use one or more of the following items at retail: food, groceries, meats, vegetables, fruit, drugs, cosmetics, hardware, clothing, jewelry, watches, optical goods, nursery stock, musical, professional or scientific instruments.

**B.**

Office, bank, financial institution.

**C.**

Personal service shop of a dressmaker, shoe repairer, tailor, hairdresser.

**D.**

Medical offices of a private practitioner, other than a clinic.

**E.**

Undertaker, not including crematorium.

**F.**

Baker, confectioner or custom shop for the production of articles to be sold only on the premises.

**G.**

Restaurant, catering operation, ice cream shop or other food service operation, provided not more than four persons are employed by the same, and provided that no alcoholic beverages are served.

**H.**

Any similar use to those specified in this section above, when authorized as a special exception by the Zoning Hearing Board and when not employing more than five persons.

**I.**

Special exceptions. The following uses are permitted when authorized as a special exception by the Zoning Hearing Board.

**(1)**

Public garages.

**(2)**

Motor vehicle sales.

**(3)**

Motor vehicle service or repair, employing not more than three persons.

**(4)**

Motor vehicle rental or leasing.

**(5)**

Gasoline service station when limited to three bays and customary sales room and including sanitary toilet rooms, provided that any outdoor display of merchandise is kept within 25 feet of the building or on the pump islands, and provided that between the hours of 10:00 p.m. and 6:00 a.m., prevailing time, it will be closed, with no illumination evident excepting a dim nightlight indoors.

**(6)**

Hotel, motel or similar lodging facility.

**(7)**

Wholesale merchandise establishment.

**(8)**

Multiple use office building.

**(9)**

Laundry or dry cleaning.

[\(10\)](#)

Parking lot incidental to any of the uses under this subsection.

[Amended 8-21-1996 by Ord. No. 150]

[\(11\)](#)

Nursing homes, personal care facilities and life care facilities.

[Added 12-15-1999 by Ord. No. 176]

[\(12\)](#)

Hospitals.

[Added 12-15-1999 by Ord. No. 176]

[J.](#)

Municipal use as defined in Article [III](#).

[Added 9-15-1993 by Ord. No. 133]

