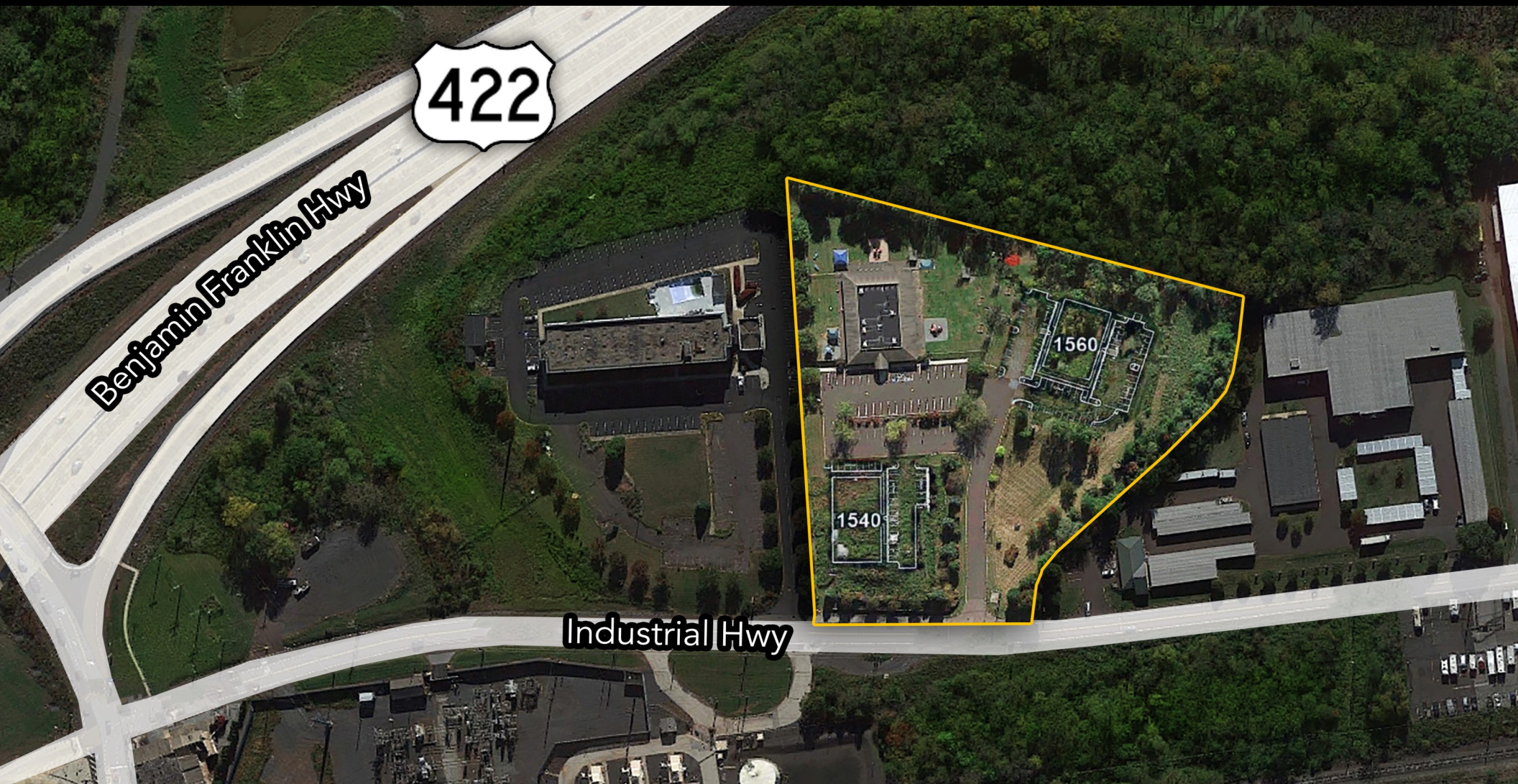




# NNN DAYCARE AND PAD SITES FOR SALE IN MONTGOMERY COUNTY, PA



1550 INDUSTRIAL HIGHWAY | POTTSTOWN, PA 19464



**PILLAR REAL ESTATE ADVISORS**

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535 N. Church Street, West Chester, PA 19380

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Penn Medicine



**PMSI**  
COMPREHENSIVE HEALTHCARE  
*For Life*



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**Premier**  
ORTHOPAEDICS

**SITE**



**Children's Hospital  
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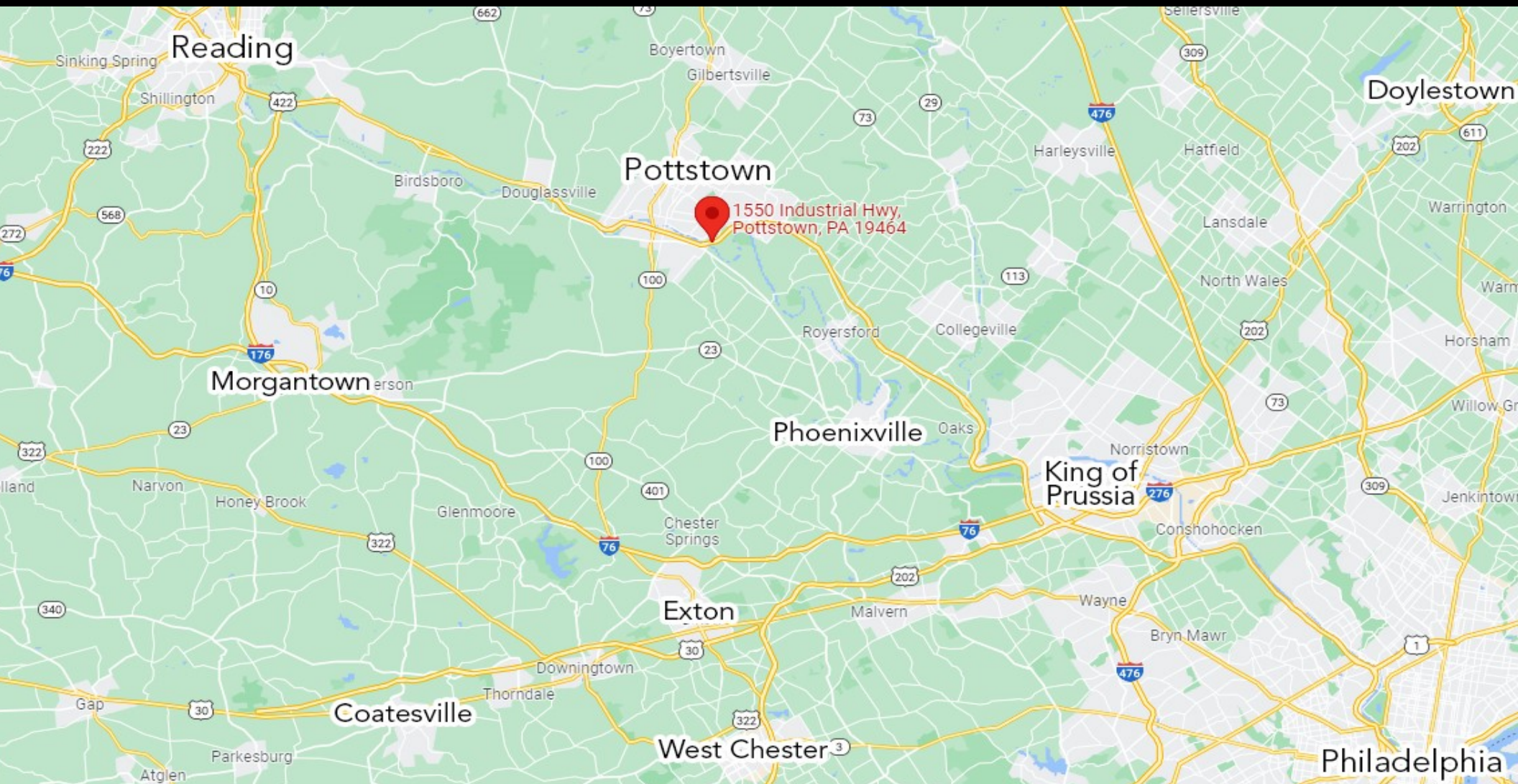
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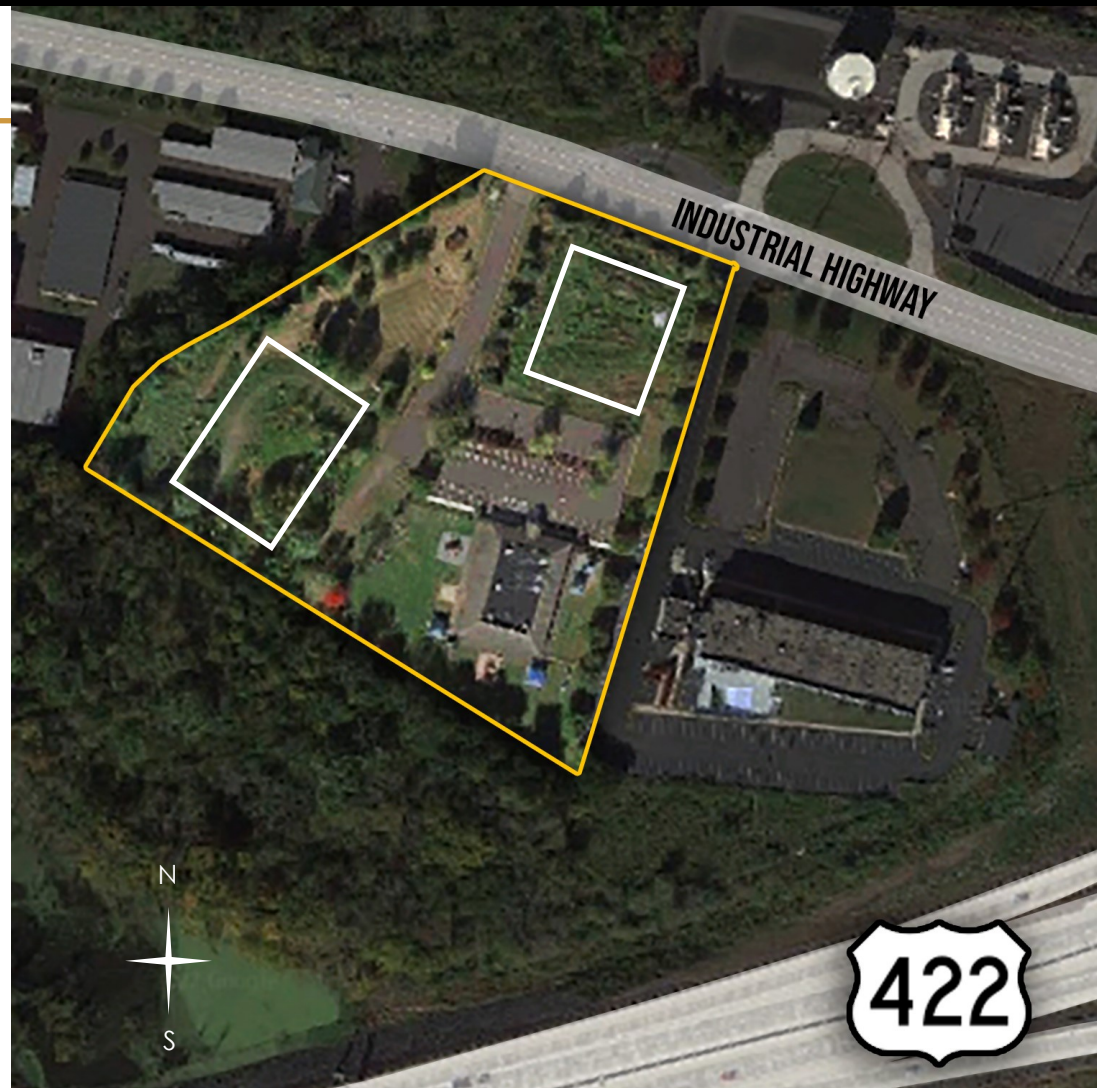
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## PROPERTY HIGHLIGHTS

- NNN KinderCare Learning Center
- +/- 40 Year operational history
- New 5 Year Term starts 2022- \$158,380 NNN annual rent
- 2 Additional Pad Sites Included in Sale
- Pad Sites Improved/ Curbed
- Allows for Cash Flow During Pad Site Development
- In Place Stormwater Management
- +/- 5.1 Acres
- Previously approved for 26,000 Additional SF
- Directly Off Route 422 Exit
- Shadow Anchored by Best Western Hotel, 422 Sportsplex, Aldi, Home Depot
- Along Regional Medical Services Corridor
- Close Proximity to Pottstown Regional Hospital
- Flexible Zoning allows for many uses

**SALE PRICE: \$3,260,000**



**1550 INDUSTRIAL HIGHWAY | POTTSTOWN, PA 19464**























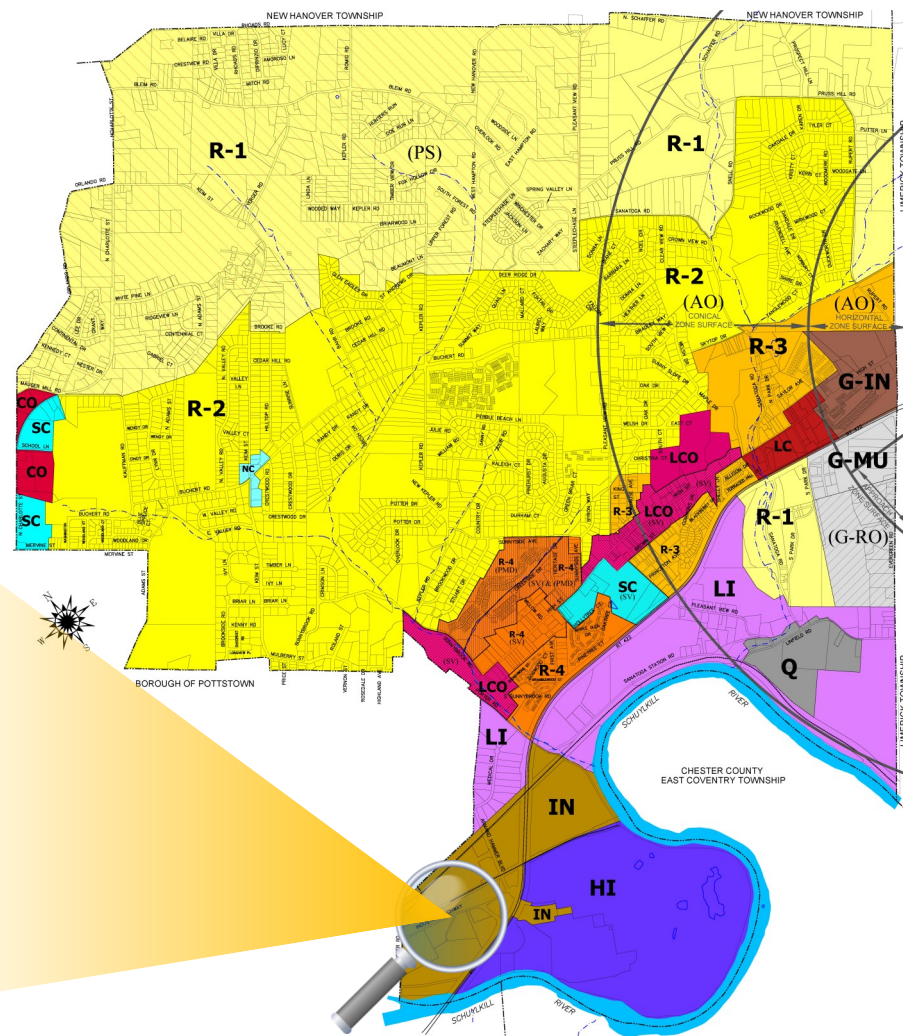
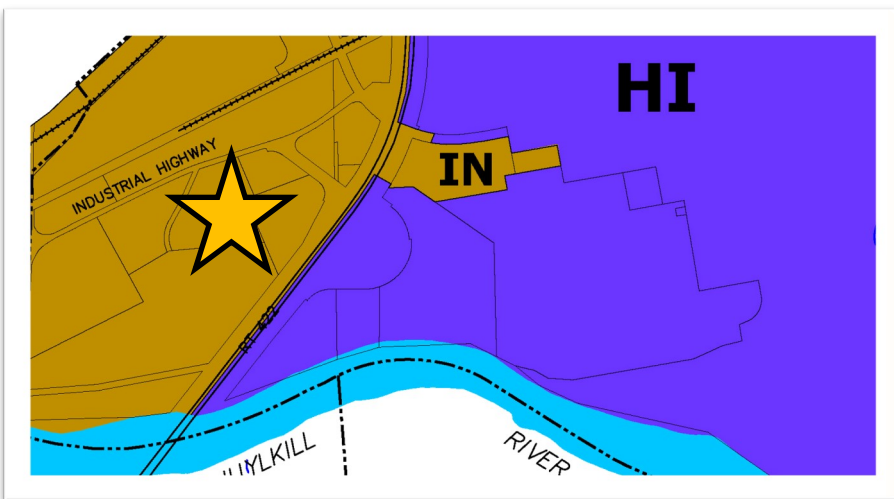
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## Lower Pottsgrove Township Montgomery County, PA

	R-1	Residential District		LI	Limited Industrial District
	R-2	Residential District		HI	Heavy Industrial District
	R-3	Residential District		LC	Limited Commercial District
	R-4	Residential District		LCO	Limited Commercial & Office District
	CO	Commercial-Office District		PMD	Planned Mixed use Development
	G-IN	Gateway Interchange District		SC	Shopping Center District
	IN	Interchange District		Q	Quarry District
	NC	Neighborhood Commercial District		SV	Sanatoga Village District
	PS	Preservation Subdivision District Overlay		G-MU	Gateway Mixed Use
	AO	Airport Overlay		G-RO	Gateway Residential Overlay



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§ 250-142

**§ 250-141. Declaration of legislative intent.**

In expansion of the legislative intent contained in § 250-3 of this chapter and the community development objectives contained in § 250-5 of this chapter, it is hereby declared to be the intent of this article to provide appropriate locations for commercial and limited industrial usage to serve the Township and region. Further, it is the intent of this article to:

- A. Provide regulations specifically tailored to permit the development of commercial, office, warehouse and limited industrial uses typically found at an interchange area.
- B. Allow for the sharing of services and infrastructure such as parking and accessways.
- C. Prevent excessive curb cuts and regulate the number of ingress and egress points.
- D. Prevent the development of the interchange beyond the capability of the roads to handle the traffic generated by such development.
- E. Provide for the harmonious mixture of uses and the future economic vitality of the interchange area.

**§ 250-142. Use regulations. [Amended 6-7-1993 by Ord. No. 184; 7-22-1999 by Ord. No. 215; 12-16-1999 by Ord. No. 216]**

In an IN Interchange District a building may be erected, altered or used or a lot may be used or occupied for any of the following purposes:

- A. Retail establishment for sale of dry goods, variety merchandise, clothing, food, beverages, flowers and plants, drugs, furnishings or household supplies and similar uses.
- B. Business or professional office, studio for dance, art, music or photography.
- C. Indoor theater, bowling alley.
- D. New automobile sales and service agency, including used car lot and repair shop adjacent to and in connection therewith.
- E. Club, fraternal organization, lodge.
- F. Restaurant, tea room or cafe serving food or beverage.
- G. Drive-in or fast-food restaurant. Drive-through areas shall comply with the following requirements.
  - (1) A minimum of six automobile waiting spaces is required.
  - (2) A minimum of three waiting spaces shall be provided in addition to Subsection G(1) above if a separate area for ordering food is included.
  - (3) These spaces shall not interfere with parking spaces or internal circulation of the site.

§ 250-142

§ 250-142

- (4) Access regulations as specified in the Subdivision and Land Development Ordinance (Chapter 215).
- H. Wholesaling, storage and sales of lumber, plumbing and other building materials and supplies.
- I. Office or warehouse uses as permitted in the LI Limited Industry District.
- J. Farm and garden supply center.
- K. Any use of the same general character as those listed above when approved by the Board of Commissioners as a conditional use.
- L. Gasoline filling stations, either stand-alone or in conjunction with convenience retail stores or fast-food establishments, shall be permitted as a conditional use in compliance with the following requirements:
  - (1) Minimum setback of fuel pumps from the front yard setback line shall be 25 feet.
  - (2) Fuel pumps shall not interfere with parking spaces or internal circulation and shall be located 30 feet from any parking area.
  - (3) Access regulations shall meet the requirements in § 215-17, Alleys, driveways and parking areas, of the Subdivision and Land Development Ordinance (Chapter 215).
  - (4) Canopies shall be designed and constructed to meet the following standards:
    - (a) Canopies shall conform to the required setback for principal structures.
    - (b) Canopies shall have a maximum height of 16 feet measured to the underside.
    - (c) Canopies shall have a maximum area of 1,650 square feet for every two pump islands; each pump island may accommodate up to four fueling stations. The total canopy area shall not exceed 3,300 square feet.
    - (d) Lighting for canopies shall be permitted on the underside only.
    - (e) Any signs associated with a canopy shall be regulated by Article XXVI of this chapter. [Amended 12-3-2007 by Ord. No. 276]
    - (f) Canopies shall be designed to be architecturally compatible with the principal structure with regard to color and building materials.
  - (5) Each pumping station may be considered 1/2 of one parking space, to be included in the total number of parking spaces required in § 250-203.
  - (6) A traffic impact statement shall be submitted with each proposal for a gasoline filling station as per § 250-33D of this chapter.
- M. Hotel or motel.
- N. Off-premises advertising signs, which shall be regulated by Article XXVI of this chapter.<sup>2</sup>

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A black and white photograph of two hands shaking, symbolizing a deal or agreement. The hands are wearing white shirts and dark suits. The image is overlaid with a semi-transparent dark grey rectangle containing the company name and tagline.

## PILLAR REAL ESTATE ADVISORS

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TO COMMERCIAL REAL ESTATE BROKERAGE

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