

**76 LIGHTCAP ROAD | POTTSTOWN, PA 19464**



**PILLAR REAL ESTATE ADVISORS**

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535 N. Church Street, West Chester, PA 19380

## PROPERTY HIGHLIGHTS

- 4.92 Acre Lot with ample yard storage
- Potential to add a 25,000 SF flex building
- Perfect Owner/User opportunity
- 3 Unit Apartment building and two existing flex buildings on site. Fully leased
- Property is located less than a 1/4 mile from the Philadelphia Outlet Mall
- The parcel is adjacent to heavily traveled Route 422 with 51,000 Vehicles per day
- Light Industrial zoning allows a variety of uses
- Within 1 mile of RT 422 Sanatoga exit

**SALE PRICE: \$2,500,000**



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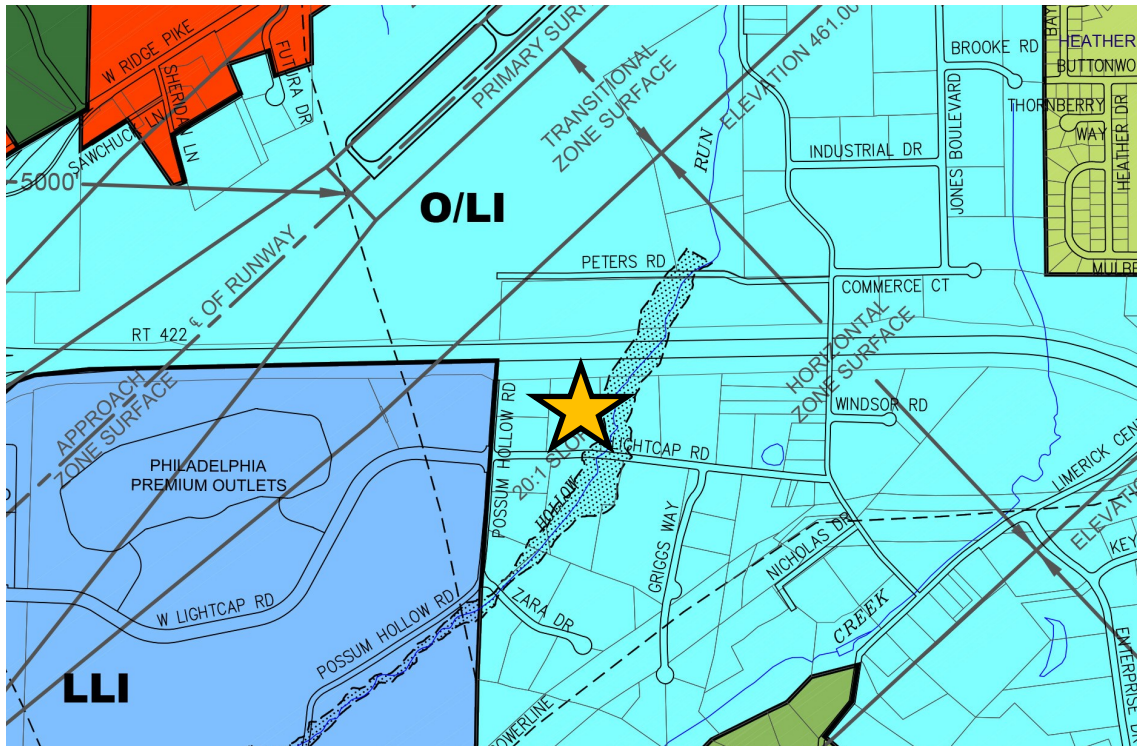
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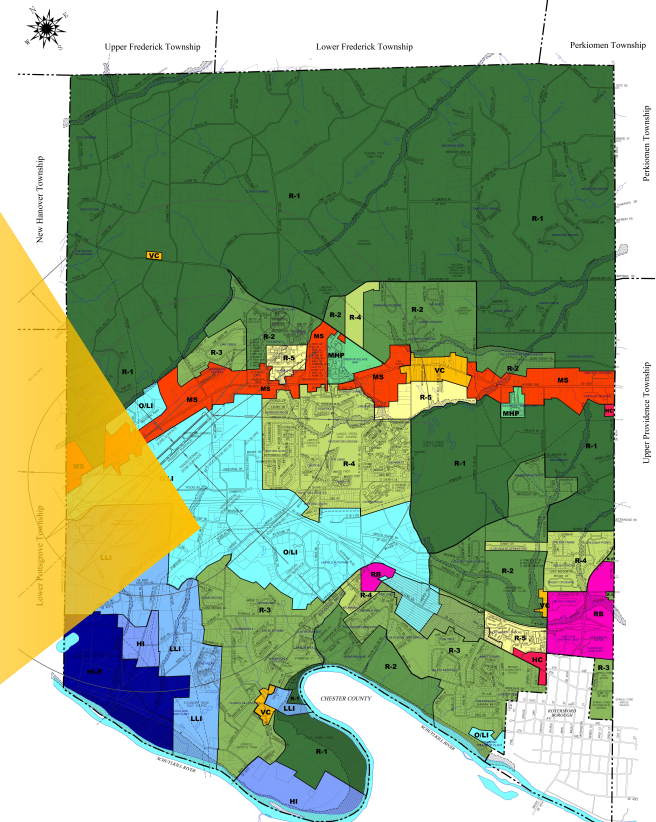
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\*\*All zoning information should be independently verified with governing municipality



Limerick Township  
Zoning: O/LI  
Office/ Limited Industrial



**ZONING DISTRICT KEY**

- R-1 RESIDENTIAL AGRICULTURAL
- R-2 LOW DENSITY RESIDENTIAL
- R-3 MEDIUM DENSITY
- R-4 MEDIUM HIGH DENSITY
- R-5 VILLAGE RESIDENTIAL
- MHP SINGLE HOME PARK
- VC VILLAGE COMMERCIAL
- MS MAIN STREET
- RB RETAIL BUSINESS
- HC HIGHWAY COMMERCIAL
- O/LI OFFICE LIMITED INDUSTRIAL
- LLI LIMITED LIGHT INDUSTRIAL
- HI HEAVY INDUSTRIAL
- HI-E HEAVY INDUSTRIAL & ENERGY

**OVERLAYS**

- ABUDDY OVERLAY
- FLOODPLAIN CONSERVATION DISTRICT
- LEWIS RD OVERLAY

Map Date: May 1, 2018

NOTE: Zoning Districts shown are taken from Limerick Township Zoning Map prepared by Thomas Associates, Inc. and revised December 18, 2012 and incorporate the following amendments created by the Limerick Township Zoning Map: 2016, 2018, 2017 and 2015. And incorporate the following overlay districts:

1. Airport Overlay District adopted by Ordinance 133
2. Lewis Road Overlay District adopted by Ordinance 119
3. Floodplain Conservation District, established by Ordinance 304

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Township of Limerick, PA

§ 184-155

**§ 184-155. Permitted uses.**

In the Office/Limited Industrial District, the following uses shall be permitted:

- A. Offices, corporate headquarters and administrative centers.
- B. Scientific or industrial research or engineering facilities.
- C. Manufacturing, testing, repair and ancillary storage or distribution of materials, goods, foodstuffs or products. However, any bulk storage or bulk manufacture of highly hazardous chemicals or substances shall require special exception approval, and provided that the following uses shall be specifically prohibited in the O/LI District: **[Amended 11-4-1998 by Ord. No. 198]**
  - (1) Manufacture of asphalt.
  - (2) Slaughterhouse or animal rendering plant.
- D. Storage, warehousing and/or distribution of materials, goods, foodstuffs or products, provided that: **[Amended 6-2-1998 by Ord. No. 196]**
  - (1) As a principal use, conditional use approval shall be required if the total floor area of the building exceeds 100,000 square feet. Storage, warehousing and/or distribution that is clearly accessory to a principal permitted by right manufacturing use shall not need conditional use approval.
  - (2) A trucking company terminal shall not be permitted.
  - (3) The following uses shall be specifically prohibited in the O/LI District: **[Added 11-4-1998 by Ord. No. 198]**
    - (a) Outdoor storage that occupies more than 20% of the lot area.
    - (b) Outdoor storage as the principal use of a property.
    - (c) Junkyards.
    - (d) Salvage yards.
- E. Printing, publishing, lithography and similar processes.
- F. Radio and/or television studios and transmission facilities.
- G. Public utility facility. **[Amended 12-21-1999 by Ord. No. 206]**
- H. Planned office and/or industrial parks in compliance with § 184-158 herein.
- I. Accessory uses appropriate to the primary permitted uses. **[Amended 8-15-2017 by Ord. No. 379]**
- J. Agricultural uses and related buildings meeting the requirements of § 184-71A(4). **[Amended 6-2-1998 by Ord. No. 196]**
- K. Day-care centers not housed in manufacturing buildings, storage facilities or any

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other permitted uses as described in Subsections D and E above.

- L. Motor vehicle garage or repair shop, not to include body repair work or painting. **[Added 9-4-2012 by Ord. No. 334]**

**§ 184-156. Conditional uses.**

The following are permitted as conditional uses when approved in compliance with the procedures, standards and criteria contained in this chapter:

- A. Wholesale, warehouse, storage or distribution center, including transportation depot, in a building of 100,000 square feet or larger of floor area, in compliance with the following:
  - (1) The main road serving the facility shall meet the standards or be improved by the applicant to meet the standards for at least a collector street, as established in Chapter 155, Subdivision and Land Development.
  - (2) Minimum lot size and lot width shall be 10 acres and 400 feet.
- B. Uses as part of planned development.
  - (1) The following shall be permitted as part of a planned office and/or industrial park development in compliance with the requirements of Subsection B(2) below:
    - (a) Financial institutions.
    - (b) Retail stores.
    - (c) Restaurants.
    - (d) Medical or dental offices.
    - (e) Hotels.
    - (f) Large-scale indoor or outdoor commercial recreation facilities such as bowling alleys, skating rinks, fitness centers, tennis and/or racquet clubs.
    - (g) Hospitals. **[Added 6-2-1998 by Ord. No. 196]**
  - (2) Requirements.
    - (a) The applicant shall provide sufficient evidence to show that the use will be supportive and complementary to the park development.
    - (b) Vehicular access shall be only from roads internal to the office/industrial park.
    - (c) Dimensional standards of § 184-157, Class One herein, shall apply.
    - (d) The requirements of § 184-158, Planned office and/or industrial parks, shall apply.

Township of Limerick, PA

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**C. Uses independent of planned developments.**

- (1) The following uses shall be permitted on individual lots, independent of office/industrial park development, in compliance with the requirements of Subsection C(2) below:
    - (a) Vehicular sales and ancillary repairs, excluding vehicle body repair and motor vehicle painting. **[Amended 9-21-2010 by Ord. No. 318]**
    - (b) Lumberyards; sales of building materials and other home supplies.
    - (c) Nurseries; sales of agricultural and garden supplies.
    - (d) Veterinarians; animal boarding facilities.
    - (e) Hotels; motels.
    - (f) Large-scale indoor or outdoor commercial recreation facilities, such as bowling alleys, skating rinks, fitness centers, tennis and/or racquet clubs.
  - (2) Requirements.
    - (a) The lot used shall front on and provide direct vehicular access to an arterial street, as established in Chapter 155, Subdivision and Land Development.
    - (b) The dimensional standards for Class Two in § 184-157 shall apply. **[Amended 6-2-1998 by Ord. No. 196]**
    - (c) Vehicular access.
      - [1] Not more than one access point per 500 feet to an arterial street is permitted, unless a traffic study provides convincing evidence otherwise and upon the recommendation of the Township Engineer.<sup>1</sup>
    - (d) No display of merchandise is permitted within the ultimate right-of-way. Any outdoor display area must be separated from the ultimate right-of-way by a buffer strip at least 15 feet wide, planted in grass, low-growing shrubs or other landscape material, in compliance with the Township's landscaping standards.
- D. (Reserved)<sup>2</sup>
- E. Airport, in compliance with the following:
- (1) Tract size and boundary requirements:
    - (a) Minimum tract size shall be 100 acres.

1. Editor's Note: Former Subsection C(2)(e)(2), regarding use of shared access drives and marginal access streets, which immediately followed this subsection, was repealed 5-1-2001 by Ord. No. 225.  
2. Editor's Note: Former Subsection D, which provided for planned commercial centers as a conditional use, was repealed 11-4-1998 by Ord. No. 198.

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(b) Maximum tract size shall be 250 acres.

- (c) Airport boundaries shall be as shown on the official airport layout plan as approved by the Pennsylvania Department of Transportation and the Federal Aviation Administration.
- (2) Any airport operation shall be conducted under and subject to all licensing, safety and applicable airport design criteria and regulations of the Federal Aviation Administration and the Pennsylvania Department of Transportation, Bureau of Aviation.
- (3) The operation of all aircraft shall be subject to all applicable state and federal regulations, including control of noise, vibration and emissions.
- (4) Any building to be constructed within an airport shall be set back at least 200 feet from any runway and shall conform to all other dimensional standards of this article.
- (5) Airport uses. In an airport operation, structures, buildings or improvements may be erected or used and the lot area may be used or occupied for any of the following purposes:
  - (a) Aircraft runways.
  - (b) Aircraft taxiways.
  - (c) Aircraft parking and tie-down areas.
  - (d) Hangars.
  - (e) The sale, storage, repair, development, installation, fabrication and maintenance of aircraft, aircraft accessories and aircraft parts.
  - (f) Training for repair and maintenance of aircraft and aircraft accessories.
  - (g) Flight training facilities.
  - (h) The sale and storage of fuels and lubricants for aircraft and support equipment, in compliance with § 184-83G herein and all applicable state and federal regulations.
  - (i) Facilities for aircraft painting and washing.
  - (j) Terminal facilities.
  - (k) Aircraft rental.
  - (l) Navigational and/or guidance systems.
  - (m) Automobile rental.
  - (n) Restaurant facilities.

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Radius	2 mile	5 mile	10 mile
<b>Population</b>			
2010 Population	13,205	94,755	269,000
2023 Population	15,113	101,842	285,302
2028 Population Projection	15,787	105,202	293,619
Annual Growth 2010-2023	1.1%	0.6%	0.5%
Annual Growth 2023-2028	0.9%	0.7%	0.6%
<b>Households</b>			
2010 Households	5,192	36,126	99,432
2023 Households	5,954	38,719	105,305
2028 Household Projection	6,225	40,004	108,422
Annual Growth 2010-2023	1.0%	0.5%	0.5%
Annual Growth 2023-2028	0.9%	0.7%	0.6%
Avg Household Size	2.50	2.60	2.60
Avg Household Vehicles	2.00	2.00	2.00
<b>Housing</b>			
Median Home Value	\$304,731	\$268,006	\$299,940
Median Year Built	1994	1976	1978
Owner Occupied Households	5,159	29,328	83,081
Renter Occupied Households	1,067	10,676	25,342
<b>Household Income</b>			
< \$25,000	257	4,538	10,897
\$25,000 - 50,000	619	5,829	14,645
\$50,000 - 75,000	631	6,464	15,711
\$75,000 - 100,000	1,260	5,823	13,894
\$100,000 - 125,000	622	4,692	12,413
\$125,000 - 150,000	510	3,037	9,161
\$150,000 - 200,000	946	4,004	12,832
\$200,000+	1,109	4,331	15,751
Avg Household Income	\$138,548	\$108,090	\$120,544
Median Household Income	\$108,440	\$85,853	\$95,510

<b>Population Summary</b>			
Age 15+	12,587	83,421	236,003
Age 20+	11,597	76,389	216,958
Age 55+	5,033	30,817	90,057
Age 65+	2,911	17,047	49,872
Median Age	43.10	40.50	41.40
Avg Age	41.60	39.80	40.50
Median Age, Male	41.90	39.50	40.70
Avg Age, Male	40.50	38.90	39.80
Median Age, Female	44.20	41.40	42.10
Avg Age, Female	42.60	40.60	41.20
<b>Education</b>			
Some High School, No Diploma	606	4,786	12,426
High School Graduate	3,604	21,712	58,040
Some College, No Degree	2,604	17,785	46,882
Associate Degree	524	3,990	10,821
Bachelor's Degree	2,261	16,716	51,942
Advanced Degree	1,639	9,132	30,356
<b>Employment</b>			
Civilian Employed	8,540	56,311	155,777
Civilian Unemployed	354	2,207	5,378
Civilian Non-Labor Force	3,494	23,447	70,844
U.S. Armed Forces	0	49	202
<b>Worker Travel Time To Job</b>			
<30 Minutes	3,696	26,179	74,220
30-60 Minutes	3,456	20,205	53,331
60+ Minutes	951	6,557	17,183
<b>Household Composition</b>			
1-Person Households	1,555	9,727	25,037
2-Person Households	1,990	12,352	34,790
3-Person Households	973	6,645	17,839
4-Person Households	922	6,166	17,227
5-Person Households	363	2,586	7,172
6-Person Households	112	830	2,212
7-Person Households	39	414	1,028
<b>Marital Status</b>			
Married	3,459	20,837	60,291
Married No Children	1,894	10,975	32,257
Married with Children	1,565	9,862	28,034

<b>Housing Units</b>			
1 Unit	5,180	31,701	91,119
2 - 4 Units	298	3,319	6,386
5 - 19 Units	247	3,003	6,975
20+ Units	182	2,181	5,832
<b>Housing Value</b>			
< \$100,000	77	1,903	4,007
\$100,000 - 200,000	648	6,486	13,661
\$200,000 - 300,000	1,688	8,533	22,716
\$300,000 - 400,000	1,152	5,591	17,136
\$400,000 - 500,000	1,086	3,602	11,926
\$500,000 - 1,000,000	260	2,196	10,790
\$1,000,000+	24	73	505
<b>Housing By Year Built</b>			
Built 1940 - 1949	634	10,379	24,277
Built 1950 - 1959	264	3,807	10,174
Built 1960 - 1969	275	3,447	10,427
Built 1970 - 1979	317	3,939	12,508
Built 1980 - 1989	407	3,415	11,114
Built 1990 - 1999	2,334	7,023	18,806
Built 2000 - 2010	1,152	6,183	16,888
Built 2010+	708	2,607	7,448

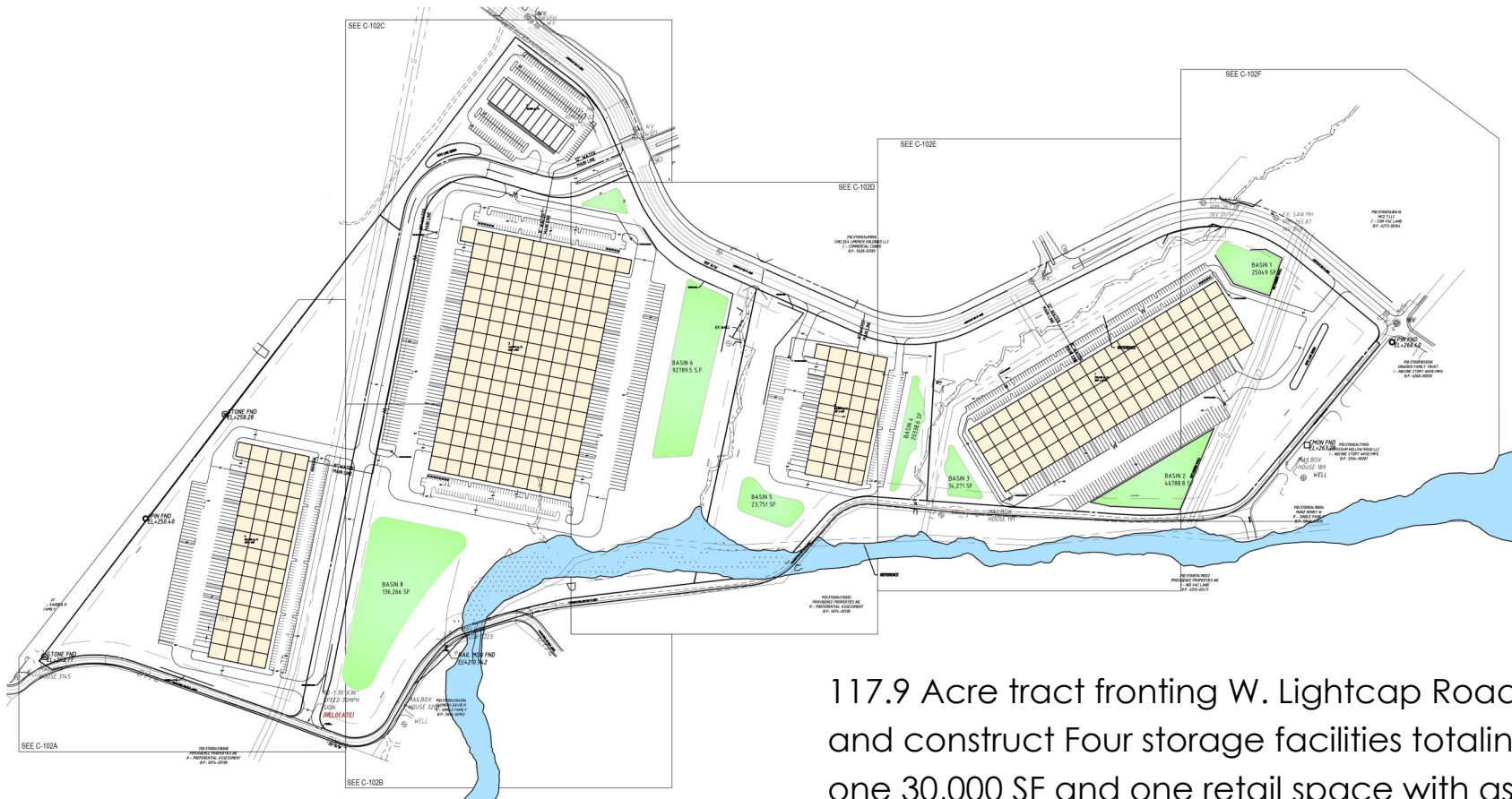
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117.9 Acre tract fronting W. Lightcap Road into five lots and construct Four storage facilities totaling 1 Mil SF, one 30,000 SF and one retail space with associated loading, parking and stormwater facilities.

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# NEW FLEX/INDUSTRIAL SPACE NEAR PHILADELPHIA PREMIUM OUTLETS

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TO COMMERCIAL REAL ESTATE BROKERAGE

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