

2500 DEKALB PIKE, EAST NORRITON TOWNSHIP, PA 19404

FOR LEASE

43,000 SF OFFICE BUILDING

AVAILABLE SUITES FROM 1,000 TO 15,000 SF CONTIGUOUS



- **Affordable East Norriton Office Space!**
- **Campus Setting with a Pond**
- **Ideal Location for an Institution, Medical Ctr., Professional Offices, Non-Profit Organization or Corporate Headquarters**
- **1/2 Mile from PA Rt. 202 & Germantown Pike**
- **3 Miles from the Plymouth Meeting Interchange of the PA Turnpike (I-276)**
- **Septa Bus Rt. 96 at Front Entrance**
- **Proximity to Suburban Community Hospital-Approx. 1200' on Dekalb Pike**
- **Abundance of Restaurants & Retail in the surrounding Area**
- **Traffic Count on Rt. 202 Approx. 18,000 Cars/Day**



Contact: Alan Apt
Email: alan@aptcor.com;
414 W. Main St.
Lansdale, PA 19446
Office: 215-855-9600

ALL INFORMATION FURNISHED REGARDING PROPERTY FOR SALE, RENTAL OR FINANCING IS FROM SOURCES DEEMED RELIABLE, BUT NO WARRANTY OR REPRESENTATION IS MADE AS TO THE ACCURACY THEREOF AND SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, PRIOR SALE, LEASE OR FINANCING OR WITHDRAWAL WITHOUT NOTICE, NO LIABILITY OF ANY KIND TO BE IMPOSED ON THE BROKER HEREIN.



Commercial, Industrial & Investment Real Estate
414 West Main Street /Box 148, Lansdale, PA 19446-0148
(215)855-9600 (FAX)855-3469

AVAILABLE FOR LEASE

ADDRESS:	2500 DEKALB PIKE
TOWNSHIP/COUNTY:	EAST NORRITON TOWNSHIP, MONTGOMERY COUNTY, PA
CITY/STATE/ZIP:	EAST NORRITON, PA 19401

SITE:

LOCATION: DeKalb Pike, Route 202
BLDG. TYPE/SQ.FT.: 43,000 SF Colonial Style 3 Story Office Building
DEMOGRAPHICS: See Attached Executive Summary

FEATURES:

Affordable East Norriton Office Space
Campus Setting with a Pond
Ideal Location for an Institution, Medical Ctr.;
Professional Offices; Non-Profit Organization or
Corporate Headquarters
½ Mile from PA Rt. 202 & Germantown Pike
3 Miles from the Plymouth Meeting Interchange of the
PA Turnpike (I-276)
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Proximity to Suburban Community Hospital-Approx.
1200' on Dekalb Pike
Abundance of Restaurants & Retail in the surrounding area
Traffic Count on Rt. 202 Approx. 18,000 Cars/Day

Individual or Corporate Memberships in:



Pennsylvania
Association of
REALTORS®



CCIM Institute
COMMERCIAL INVESTMENT REAL ESTATE

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SITE IMPROVEMENTS:

SANITARY SEWER: Public Included
WATER: Public
ELECTRIC: 1,600 AMP, 120/208V; 3 Phase 4 Wire Service
ENTRY: From Rt. 202; Signalized Intersection
w/Landscaped Natural Pond
STREET LIGHTING: DeKalb Pike, Rt. 202
PARKING: 4 Cars per 1,000 SF Ratio (4:1)

MECHANICAL SYSTEMS:

HEAT:
AIR CONDITIONING: Central A/C & Gas Fired Hot Air Heat

ZONING: HR1

AVAILABEL SPACE

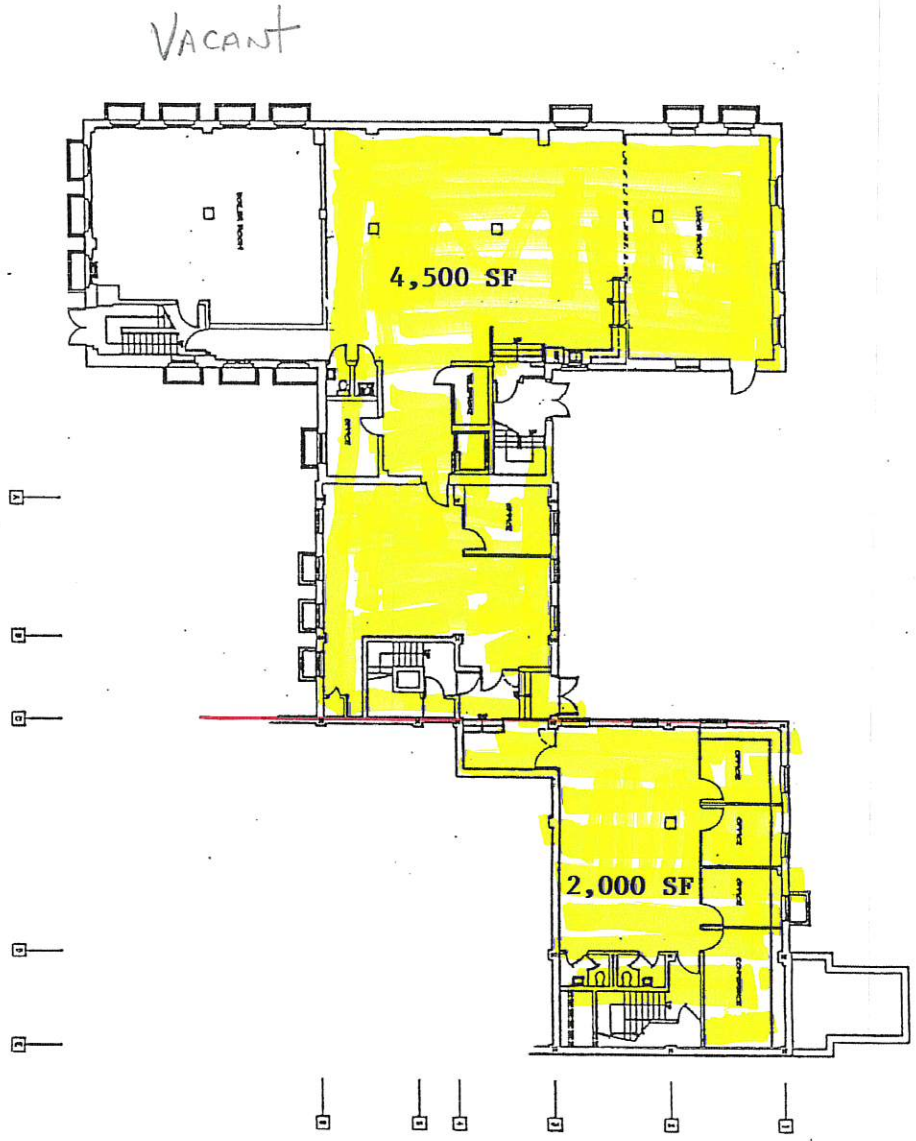
IMPROVEMENT DESCRIPTION:

LAYOUT & DIMENSIONS: See Floor Plans Attached
CONDITION: Good
EXTERIOR FINISH: Masonry Brick
INTERIOR FINISH: Various Drywall & Plaster Walls
FLOORS: Carpeted & Tiled
CEILING: Drop Acoustical Ceilings
LIGHTING: Recessed Florescent
STAIRWAYS: Various

RATE AND TERMS: Asking \$16 per SF, Modified Gross

POSSESSION: Immediate

1) BASEMENT FLOOR PLAN



PLEASE BE ADVISED THAT CONDITIONS AND DIMENSIONS SHOULD BE VERIFIED BEFORE PROCEEDING WITH PLUMBING AND RENOVATION WORK.

NOT TO SCALE

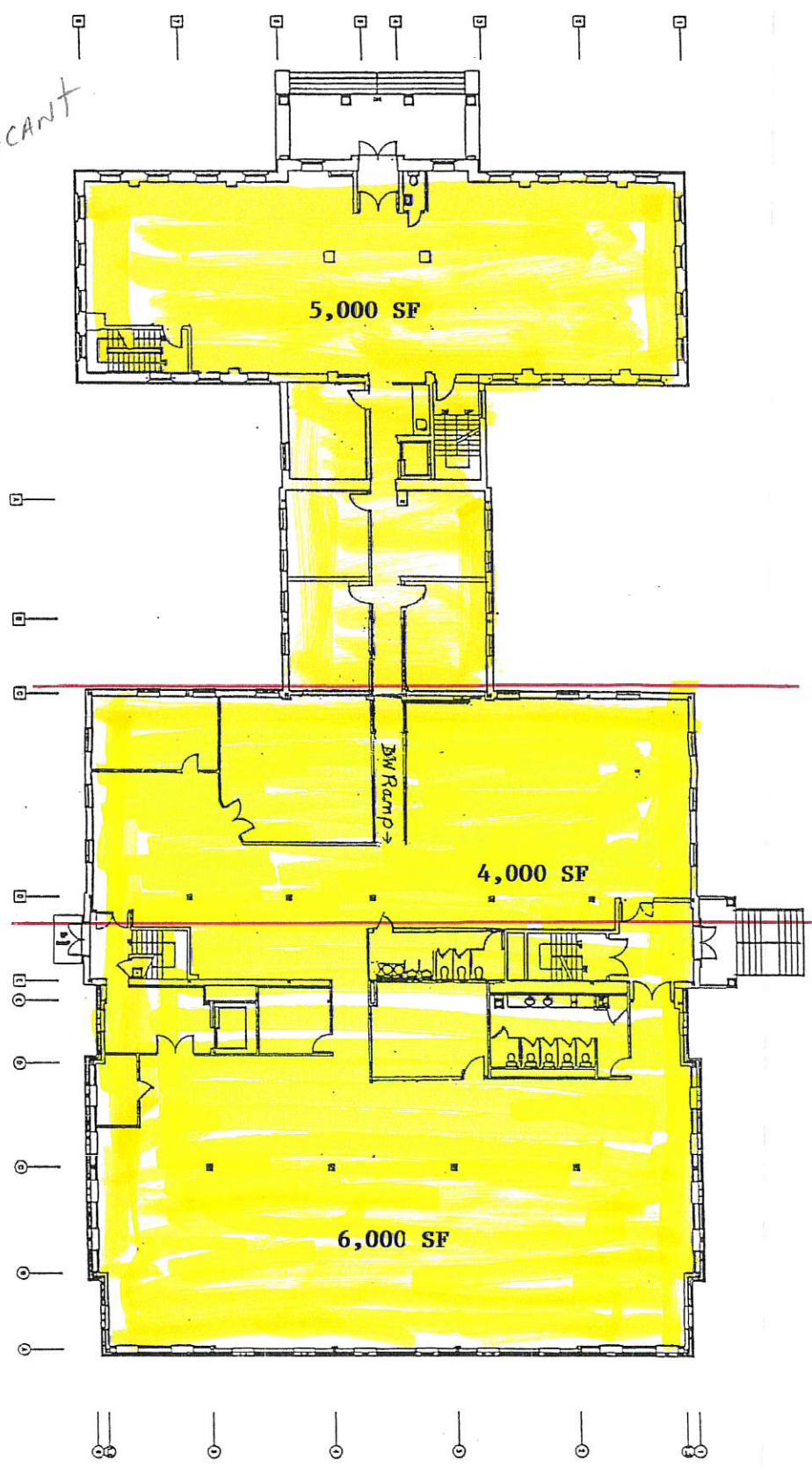
A.C.

BIRCKMAN
INCORPORATED
One Penn Center, Suite 1700

PROVIDENT INDEMNITY LIFE
INSURANCE COMPANY

① FIRST FLOOR PLAN

VACANT



PLEASE BE ADVISED THAT CONDITIONS AND DECISIONS SHOULD BE VERIFIED BEFORE PROCEEDING WITH PLANNING AND RENOVATION WORK.

NOT TO SCALE

DATE: 10/24/10 A.1	BERGMANN One Penn Center, Suite 1700 1417 17th Boulevard, Palm, FL 33415 252.771.2642 / 252.771.0988 fax			PROVIDENT INDEMNITY LIFE INSURANCE COMPANY 2500 DUKES PIKE HARRISBURG, EAST HARRISBURG TOWNSHIP, HORTONCHERRY COUNTY, PENNA.
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① SECOND FLOOR PLAN



PLEASE BE ADVISED THAT CONDITIONS
AND DIVISIONS SHOULD BE VERIFIED
BEFORE PROCEEDING WITH PLANNING
AND PRODUCTION WORK.

NOT TO SCALE

PATRICK J. HARRIS

A.2



PROVIDENT INDEMNITY LIFE
INSURANCE COMPANY
2500 DAKOTA PIKE

2500 DAKOTA PIKE



FRONT ELEVATION



GARAGE BUILDING



STREET VIEW FROM DEKALB PIKE ROUTE 202



COTTAGE BUILDING

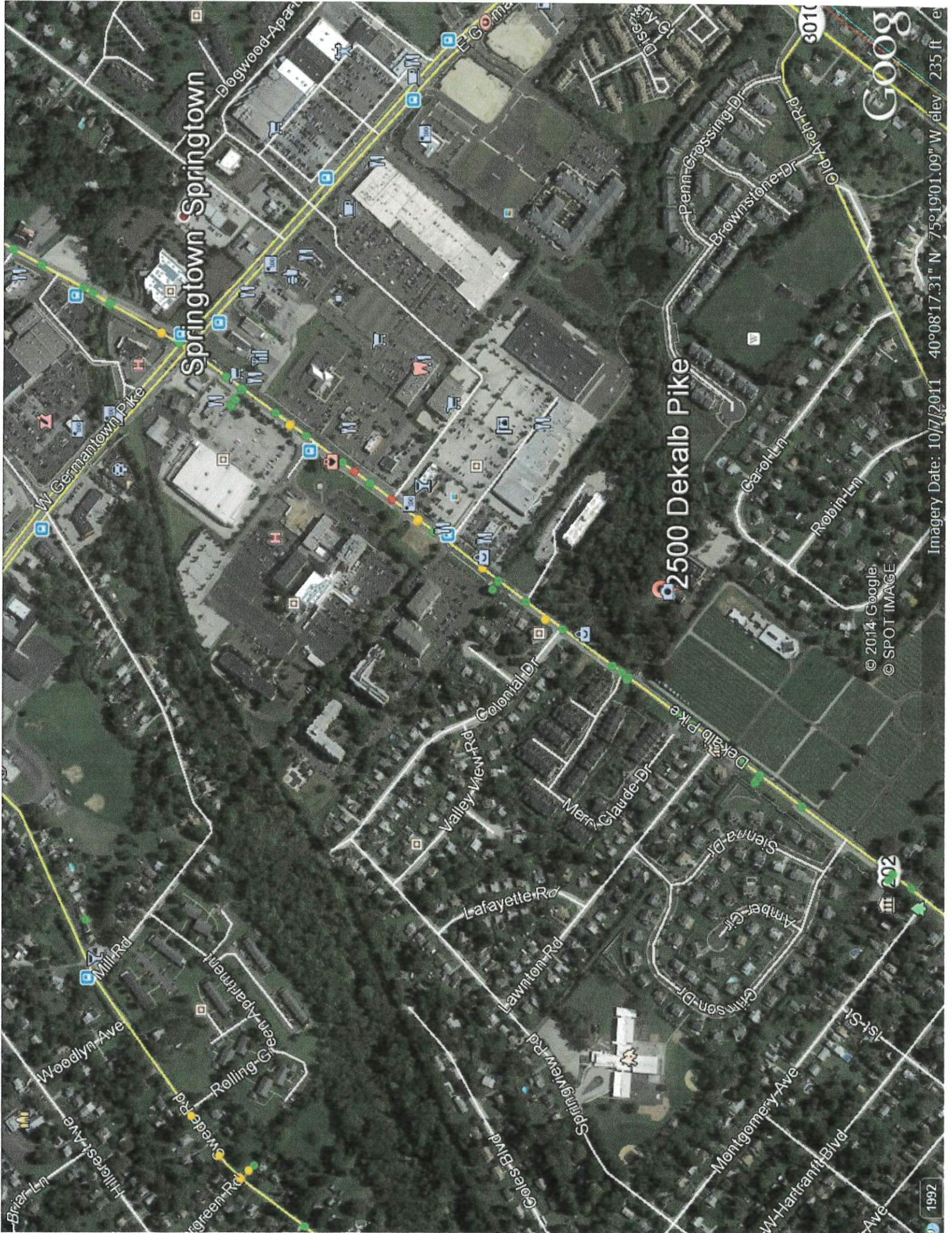


MAIN BUILDING _ REAR ELEVATION





DRIVE ACCESS TO ROUTE 202



© 2014 Google
© SPOT IMAGE

Imagery Date: 10/7/2011 40°08'17.31" N 75°19'01.09" W elev. 235 ft

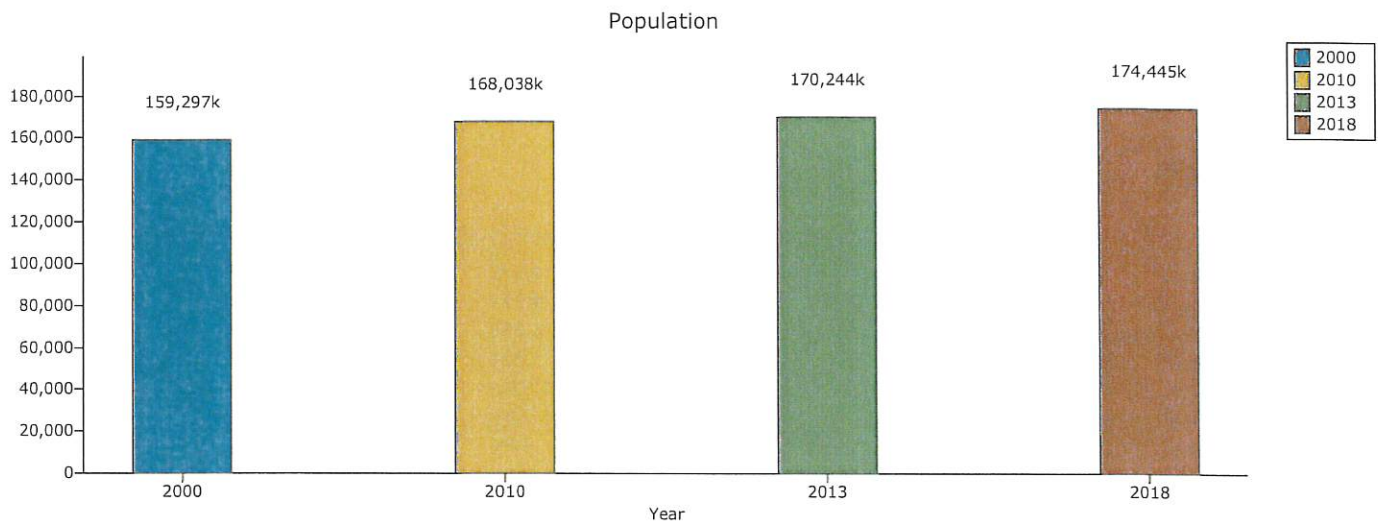
Executive Summary with Charts

2500 DeKalb Pk E. Norriton
 2500 Dekalb Pike, East Norriton Twp, Pennsylvania, 19401,
 Rings: 1, 3, 5 mile radii

Prepared by Alan Apt
 Latitude: 40.136208287
 Longitude: -75.31790742

	1 mile	3 miles	5 miles
Population			
2000 Population	10,867	78,676	159,297
2010 Population	11,520	82,575	168,038
2013 Population	11,766	82,564	170,244
2018 Population	12,136	83,382	174,445
2000-2010 Annual Rate	0.58%	0.48%	0.54%
2010-2013 Annual Rate	0.65%	0.00%	0.40%
2013-2018 Annual Rate	0.62%	0.20%	0.49%
2013 Male Population	47.7%	49.1%	49.1%
2013 Female Population	52.3%	50.9%	50.9%
2013 Median Age	45.0	38.2	40.0

In the identified area, the current year population is 170,244. In 2010, the Census count in the area was 168,038. The rate of change since 2010 was 0.40% annually. The five-year projection for the population in the area is 174,445 representing a change of 0.49% annually from 2012 to 2017. Currently, the population is 49.1% male and 50.9% female.



Median Age

The median age in this area is 40.0, compared to U.S. median age of 37.3.

Race and Ethnicity

2013 White Alone	73.2%	64.0%	73.9%
2013 Black Alone	15.9%	19.4%	12.3%
2013 American Indian/Alaska Native Alone	0.2%	0.3%	0.2%
2013 Asian Alone	5.7%	4.9%	6.6%
2013 Pacific Islander Alone	0.1%	0.1%	0.0%
2013 Other Race	2.4%	8.4%	4.6%
2013 Two or More Races	2.6%	3.1%	2.4%
2013 Hispanic Origin (Any Race)	6.3%	15.7%	9.4%

Persons of Hispanic origin represent 9.4% of the population in the identified area compared to 16.9% of the U.S. population. Persons of Hispanic Origin may be of any race. The Diversity Index, which measures the probability that two people from the same area will be from different race/ethnic groups, is 53.1 in the identified area, compared to 61.4 for the U.S. as a whole.

Data Note: Income is expressed in current dollars

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2013 and 2018. Esri converted Census 2000 data into 2010 geography.

July 24, 2014

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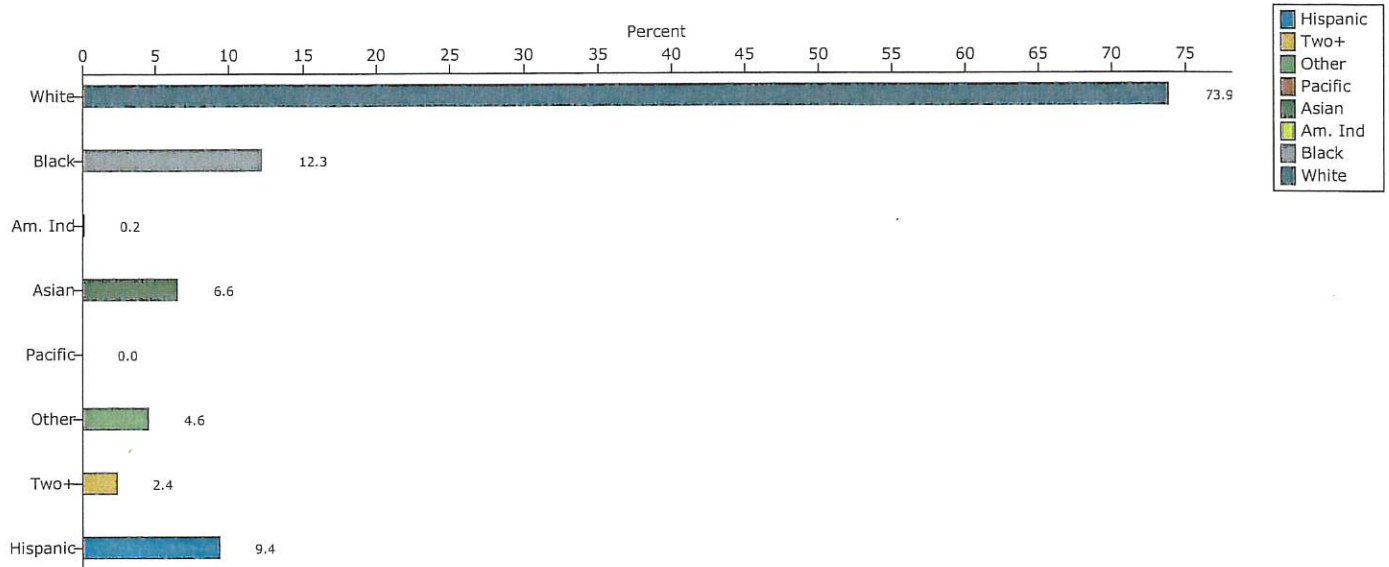
Prepared by Alan Apt
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Longitude: -75.31790742

1 mile

3 miles

5 miles

Race and Ethnicity 2013

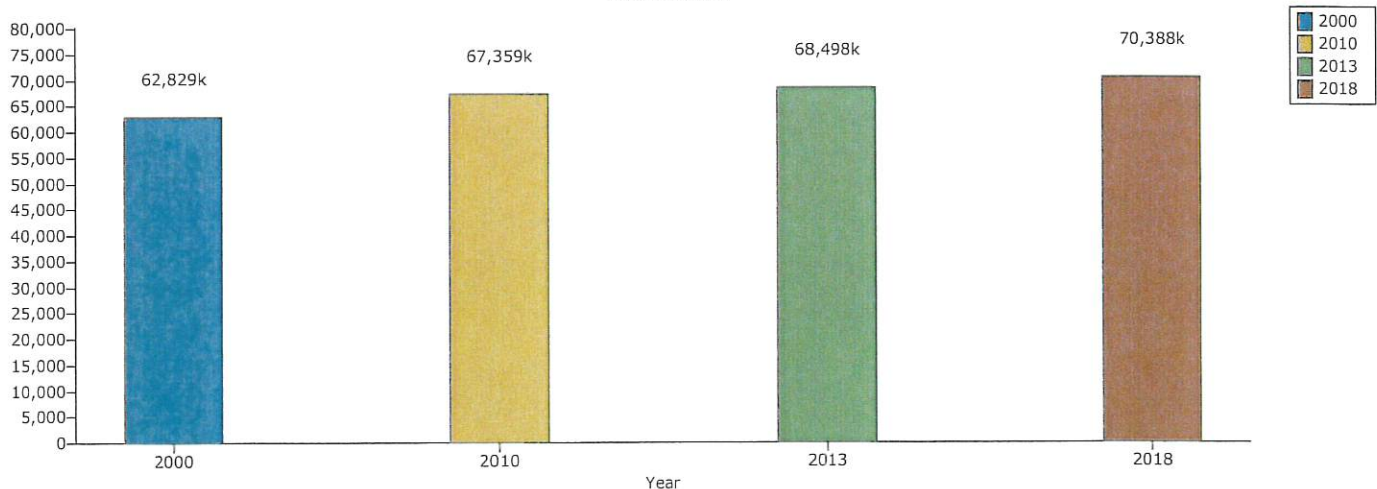


Households

2000 Households	4,575	31,252	62,829
2010 Households	4,977	32,206	67,359
2013 Total Households	5,098	32,268	68,498
2018 Total Households	5,271	32,659	70,388
2000-2010 Annual Rate	0.85%	0.30%	0.70%
2010-2013 Annual Rate	0.74%	0.06%	0.52%
2013-2018 Annual Rate	0.67%	0.24%	0.55%
2013 Average Household Size	2.21	2.51	2.45

The household count in this area has changed from 67,359 in 2010 to 68,498 in the current year, a change of 0.52% annually. The five-year projection of households is 70,388, a change of 0.55% annually from the current year total. Average household size is currently 2.45, compared to 2.46 in the year 2010. The number of families in the current year is 43,369 in the specified area.

Households



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Source: U.S. Census Bureau, Census 2010 Summary File 1, Esri forecasts for 2013 and 2018. Esri converted Census 2000 data into 2010 geography.

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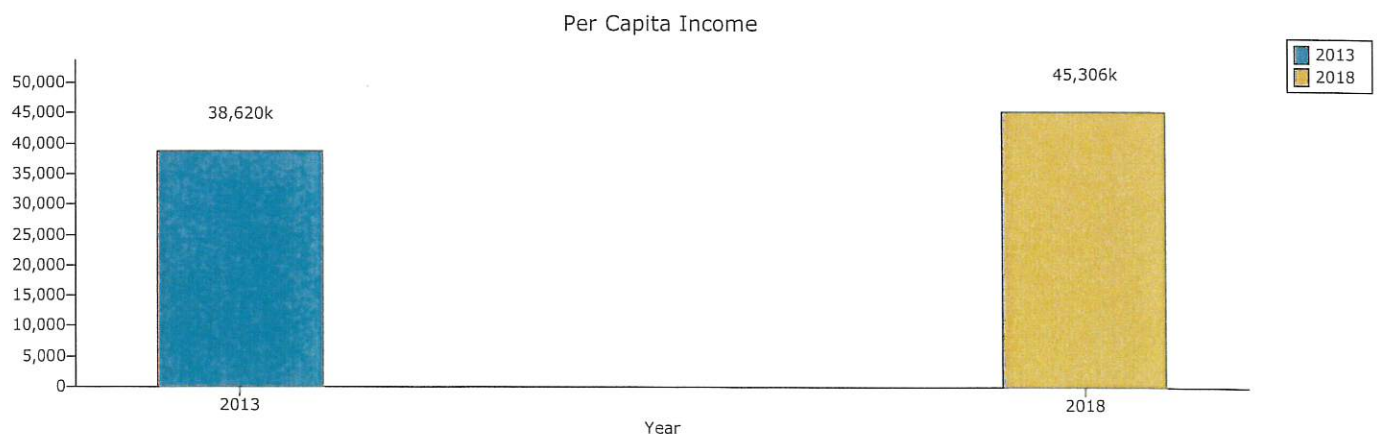
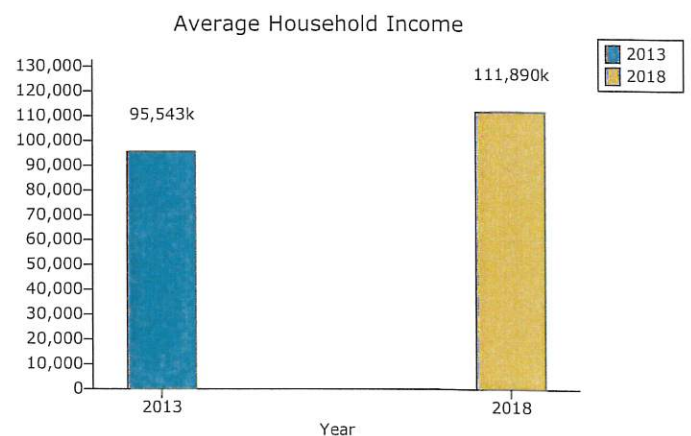
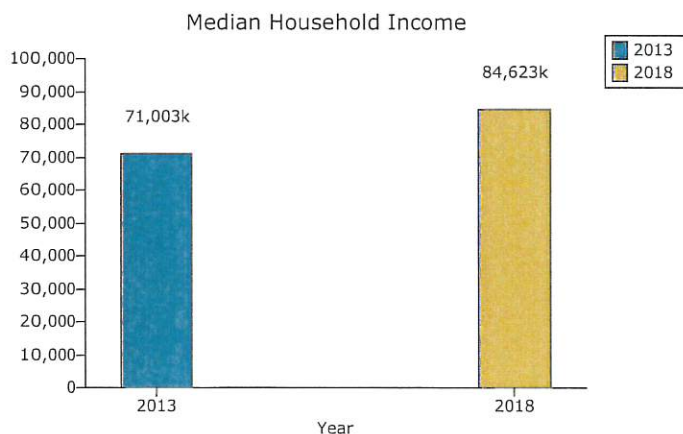
	1 mile	3 miles	5 miles
Median Household Income			
2013 Median Household Income	\$61,731	\$55,788	\$71,003
2018 Median Household Income	\$77,220	\$69,629	\$84,623
2013-2018 Annual Rate	4.58%	4.53%	3.57%
Average Household Income			
2013 Average Household Income	\$79,127	\$76,329	\$95,543
2018 Average Household Income	\$92,342	\$89,164	\$111,890
2013-2018 Annual Rate	3.14%	3.16%	3.21%
Per Capita Income			
2013 Per Capita Income	\$34,700	\$29,975	\$38,620
2018 Per Capita Income	\$40,480	\$35,009	\$45,306
2013-2018 Annual Rate	3.13%	3.15%	3.24%

Households by Income

Current median household income is \$71,003 in the area, compared to \$50,157 for all U.S. households. Median household income is projected to be \$84,623 in five years, compared to \$56,895 for all U.S. households

Current average household income is \$95,543 in this area, compared to \$68,162 for all U.S. households. Average household income is projected to be \$111,890 in five years, compared to \$77,137 for all U.S. households

Current per capita income is \$38,620 in the area, compared to the U.S. per capita income of \$26,409. The per capita income is projected to be \$45,306 in five years, compared to \$29,882 for all U.S. households



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Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2013 and 2018. Esri converted Census 2000 data into 2010 geography.

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	1 mile	3 miles	5 miles
Housing			
2000 Total Housing Units	4,749	33,586	66,332
2000 Owner Occupied Housing Units	3,120	19,671	43,539
2000 Owner Occupied Housing Units	1,455	11,581	19,290
2000 Vacant Housing Units	174	2,334	3,503
2010 Total Housing Units	5,272	34,689	72,539
2010 Owner Occupied Housing Units	3,387	19,435	45,403
2010 Renter Occupied Housing Units	1,590	12,771	21,956
2010 Vacant Housing Units	295	2,483	5,180
2013 Total Housing Units	5,344	34,860	73,623
2013 Owner Occupied Housing Units	3,346	18,949	44,900
2013 Renter Occupied Housing Units	1,752	13,318	23,598
2013 Vacant Housing Units	246	2,592	5,125
2018 Total Housing Units	5,449	35,323	75,059
2018 Owner Occupied Housing Units	3,505	19,605	46,702
2018 Renter Occupied Housing Units	1,766	13,054	23,686
2018 Vacant Housing Units	178	2,664	4,671

Currently, 61.0% of the 73,623 housing units in the area are owner occupied; 32.1%, renter occupied; and 7.0% are vacant. Currently, in the U.S., 56.5% of the housing units in the area are owner occupied; 32.1% are renter occupied; and 11.4% are vacant. In 2010, there were 72,539 housing units in the area - 62.6% owner occupied, 30.3% renter occupied, and 7.1% vacant. The annual rate of change in housing units since 2010 is 0.66%. Median home value in the area is \$273,094, compared to a median home value of \$167,749 for the U.S. In five years, median value is projected to change by 1.76% annually to \$298,022.

Data Note: Income is expressed in current dollars

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2013 and 2018. Esri converted Census 2000 data into 2010 geography.

July 24, 2014