

PAD SITE & MORE

FOR SALE OR LEASE



Key Features

- ±8.59-Acre Total Site
- ±1,000 ft. from 422 Limerick Interchange
- ±1-Acre Pad at traffic light
- Adjacent to Wawa w/Gas and WSFS Bank
- Elevated rear section is highly visible from Rt. 422

W/S N. Lewis Road at Route 422 Interchange

Tax Block 36, Lot 11, N. Lewis Road, Limerick, PA 19468

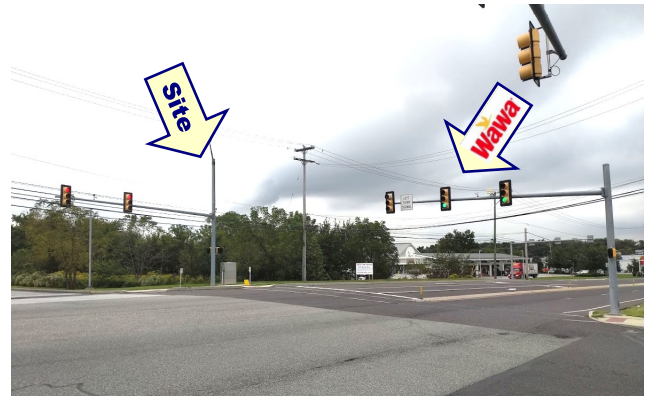
Zoning: RB (Retail Business)

Permitted Uses By-Right:

- | | |
|-----------|------------------|
| > Medical | > Retail Pads |
| > Hotel | > Fast Food |
| > Banks | > Daycare & More |

Highlights

- > Established intensive interchange
- > \$87,213 Median HH Income in Limerick Twp. (2016)
- > High Growth Corridor: Population Growth 38.3% (2000-2016)
- > Annual Average Daily Traffic:
 - 18,000 on N. Lewis Road
 - 41,000 on Route 422
- > Site can be priced for lease or sale on a build-to-suit or 'as is' basis
- > Last RB Zoned site in the immediate area



Call For More Information

Merit Real Estate Services, Inc.

610-260-6004 (x10)

(owner related & PA licensed broker)



Points of Interest

N. Lewis Rd. at 422 Interchange

- Wawa and Exxon gas stations
- BB&T and WSFS banks
- Holiday Inn Express & Hampton Inn
- **Medical Facilities:**
 - > Rothman Institute
 - > Phoenixville U. Penn Hospital
 - > Physicians Care Surgical Hospital
- **Car Dealerships:**
 - > Fred Beans
 - > Piazza
 - > Tri-County Toyota

Demographics & Economics

Limerick Township

1990 Population: 6,691
 2000 Population: 13,534
 2010 Population: 18,074
 2016 Population: 18,719
 Growth 2000-'16: +38.3%

Median HH Income 2016: \$87,213
 USA Median HH Income 2016: \$55,322
 Pennsylvania HH Income 2016: \$54,895
 Phila-Camden-Wilm. Metro '16: \$63,952

Source: US Census; Income ACS 5-yr ests.

REGION MAP

