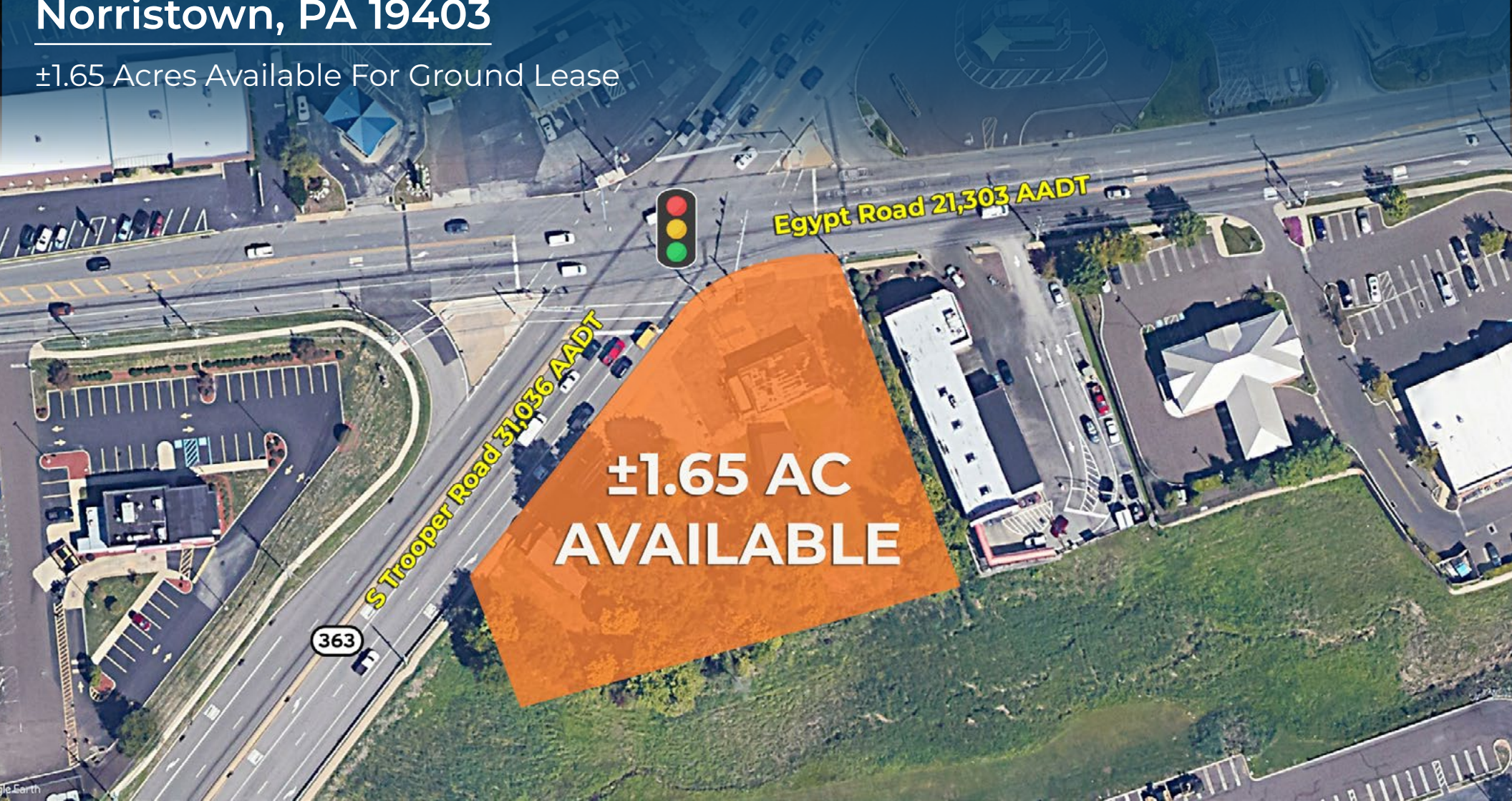


506 and 510 S Trooper Road

Norristown, PA 19403

±1.65 Acres Available For Ground Lease



Questions? Contact Us.

Greg Jones

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c. 302-588-8179

506 and 510 S Trooper Road

Norristown, PA 19403

±1.65 Acres Available For Ground Lease

Highlights

- Ground Lease Available For Development Opportunity
- Conveniently Located at Signalized Corner of S Trooper Road and Egypt Road
- Surrounded by Strong National Tenants
- Average Household Income in Excess of \$125,000 Within a 1-mile Radius
- Zoning: C (Commercial)

JOIN THESE MAJOR LOCAL AREA RETAILERS



| Demographic | 1 Mile | 3 Miles | 5 Miles |
|-------------------|-----------|-----------|-----------|
| Population | 6,733 | 70,547 | 168,763 |
| Households | 3,209 | 28,000 | 67,600 |
| Avg HH Income | \$125,950 | \$135,257 | \$144,020 |
| Daytime Employees | 7,174 | 50,854 | 129,521 |



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★ § 27-801 Use Regulations. - - - - -

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

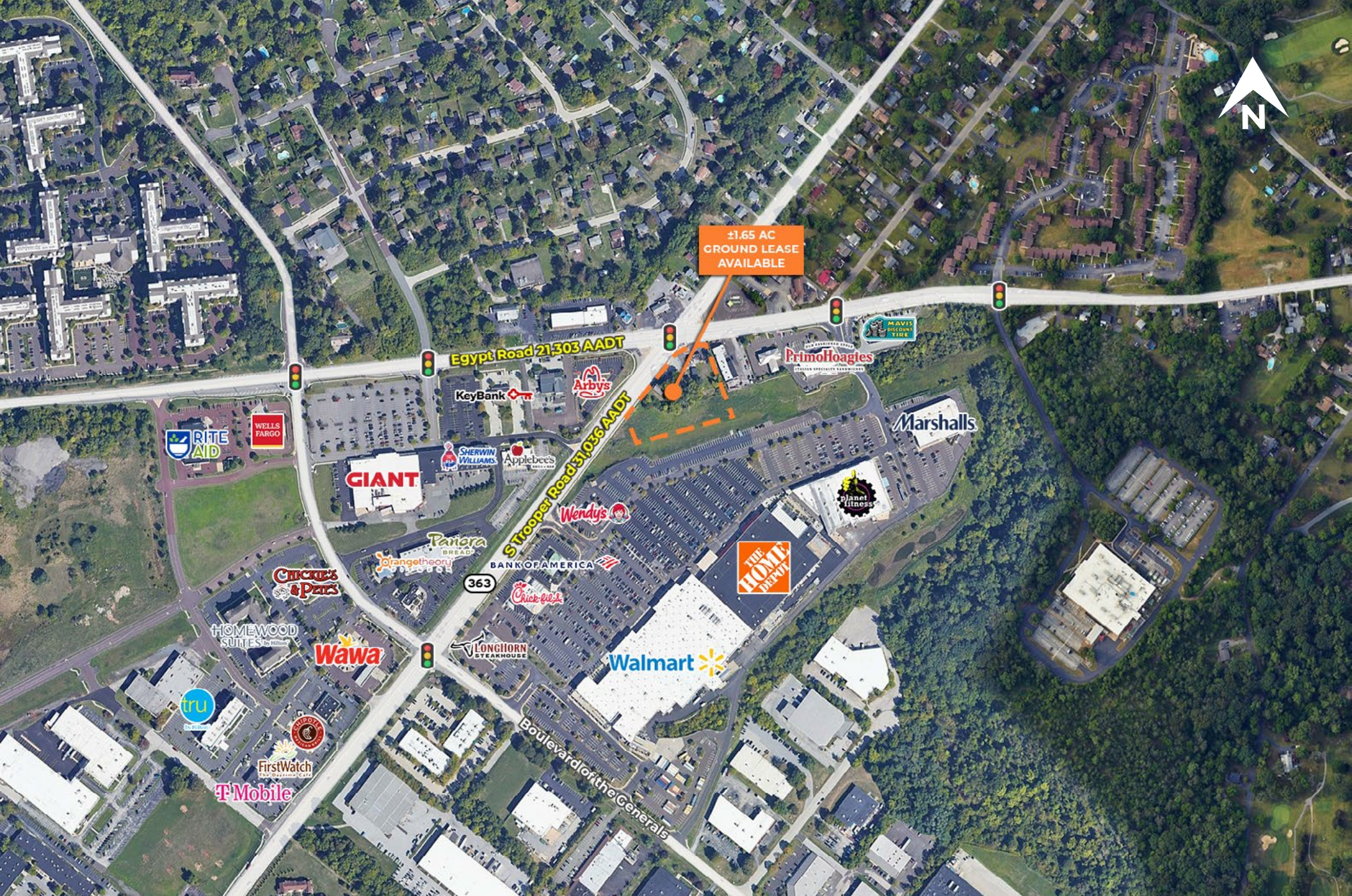
1. Any use permitted in the R-A Residence District, except that special exception uses and agricultural or farm uses are specifically not permitted.
2. Hotel, tourist, rooming, or boarding house, including not more than six rental rooms unless served by a public sewer system.
3. Retail store; office, agency or studio; bank, personal service shop; craftsmen's shop such as carpenter, cabinet maker, furniture upholstery shop, electric shop, plumbing, gas, steam or hot water fitting shop, paint store, paper hanger, blacksmith, tinsmith, mortuary; dry cleaning agency.
4. Bakery, confectionery, or custom shop for production of articles to be sold at retail on the premises.
5. Public garage, automobile sales agency, parking lot, provided all facilities are located and all services are conducted on the lot.
6. Theater, excluding open-air theater.
7. Private school, hospital, club, lodge.
8. Hand or automatic self-service laundry.
9. Newspaper publishing; job printing establishment.
10. Telephone central office, utility line, electric or gas substation.
11. Towers for communication purposes, provided that the maximum height shall not exceed 110 feet to the highest point above the ground and provided that operations thereof shall not intrude upon or interfere with transmission or reception of radio, telephone, television, microwave equipment or similar signals from or to adjacent or neighboring properties.
12. The following uses when authorized by the Zoning Hearing Board as a special exception in accordance with §§ 27-1408 and 27-1416:
 - A. Distributing station for milk or other beverages; express, carting, or hauling station.
 - B. Place of amusement, recreation, or assembly other than a theater, when completely enclosed within a building.
 - C. Warehouse for retail store or for the storage of materials produced by industries permitted in I Industrial Districts.
 - D. Restaurant, service station, used car lot and used car lot operated in conjunction with an automobile sales agency.
13. Any use of the same general character as any of the above permitted uses provided that no use which is noxious or hazardous shall be permitted except in accordance with § 27-1408.
14. Accessory use on the same lot with and customarily incidental to any of the above-permitted uses, and signs when erected and maintained in accordance with the provisions of §§ 27-1601 and 27-1602.
15. A single building and the lot upon which it is erected may have a joint residence use and commercial use when authorized as a special exception by the Zoning Hearing Board, subject to the provisions of §§ 27-1408 and 27-1416.
16. Hookah bars shall be permitted, provided that the requirements of § 27-1422, Subsection 2, are met.



Zoning Ordinance



Zoom Aerial



Local Aerial

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Market Aerial