



**AVAILABLE
37,000 SF COMMERCIAL LAND
For Ground Lease
Limekiln Pike & Norristown Road
Maple Glen, PA**

PROPERTY ADDRESSES: 430 Limekiln Pike and Lot "D" Norristown Road
Upper Dublin Township, Maple Glen, PA

COMBINED LOT SIZE: 37,000 +/-SF

FRONTAGES: Limekiln Pike—188.67'
Norristown Road—80'

ZONING: Commercial

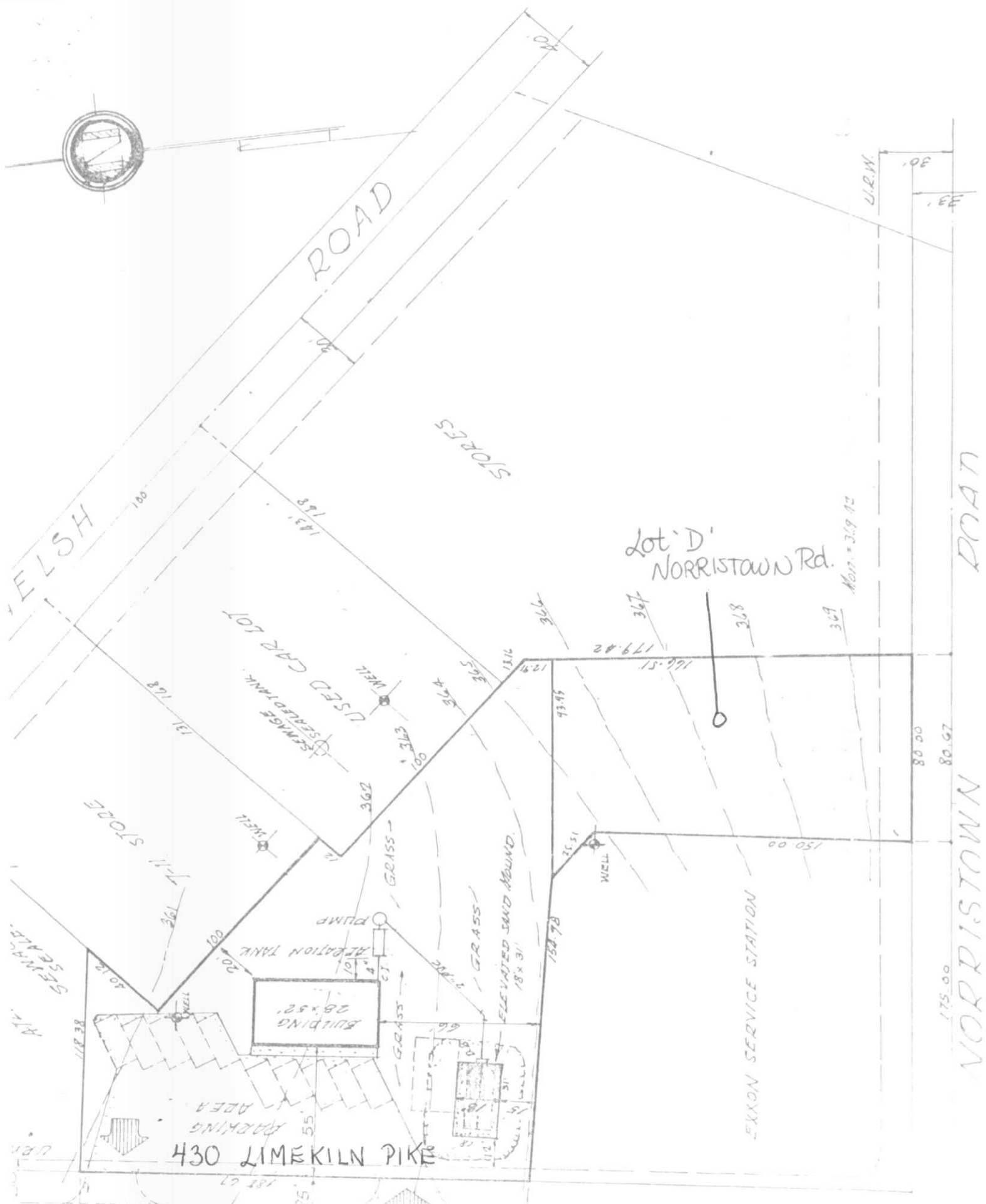
REAL ESTATE TAXES: \$7,450

TRAFFIC COUNT: Approximately 28,000 cars per day

RENTAL: \$75,000/yr

CONTACT: Jim Kahn
jimkahn@kahnandco.com
(215) 654-0500 (215) 654-7557 - fax

No warranty or representation, expressed or implied, is made to the accuracy of the information contained herein, and same is submitted subject to errors, omissions, change of price, sale or other conditions, withdrawal without notice, and to any special listing conditions imposed by our principals.



ELSH ROAD

ROAD

STORES

Lot 'D'
NORRISTAWN Rd.

Area = 319.12

NORRISTAWN ROAD

NORRISTAWN

430 LIMEKILN PIKE

EXXON SERVICE STATION

PARKING AREA

Building 28' x 52'

ALLOCATION TANK

ELEVATED SAND BOUND. 18' x 31'

USED CAR LOT

SEWAGE TANK

WELL

WELL

WELL

SEWAGE

7-11 STORE

100

145

20

366

367

368

369

131

128

361

12

362

364

365

12.91

1316

179.82

166.51

150.00

365

150.98

80.00

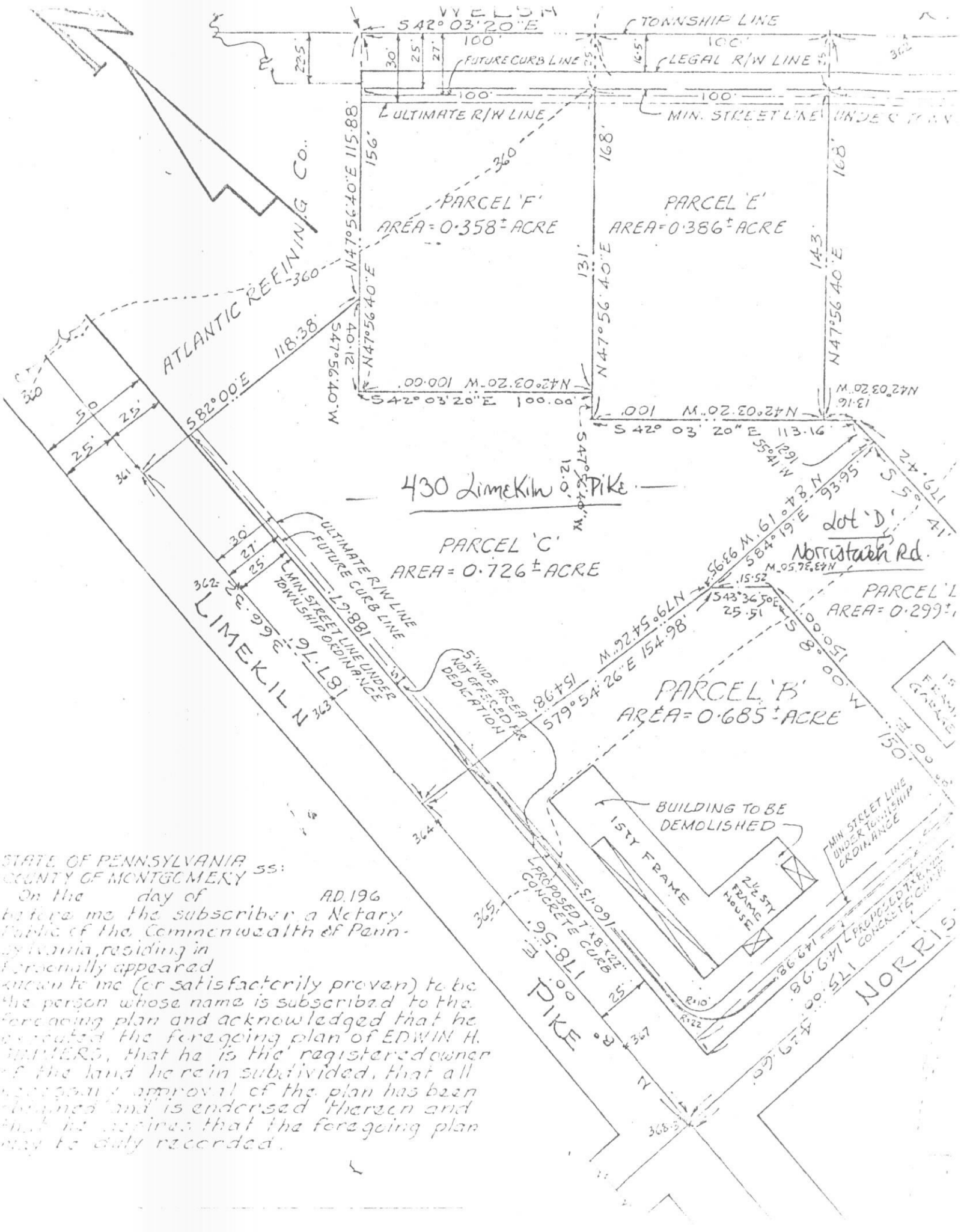
80.67

175.00

L.I.R.W.

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STATE OF PENNSYLVANIA ss:
 COUNTY OF MONTGOMERY
 On the _____ day of _____ AD. 196____
 before me the subscriber a Notary Public of the Commonwealth of Pennsylvania, residing in _____ Pennsylvania, personally appeared _____ known to me (or satisfactorily proven) to be the person whose name is subscribed to the foregoing plan and acknowledged that he executed the foregoing plan of EDWIN H. HARTERS, that he is the registered owner of the land herein subdivided, that all necessary approval of the plan has been obtained and is endorsed thereon and that he desires that the foregoing plan may be duly recorded.