

727 & 729 WEST DEKALB PIKE & 113 Crockett Road Upper Merion Township, King of Prussia, PA 19406

33,000+ ADT



EXCEPTIONAL DEVELOPMENT OPPORTUNITY IN KOP

.44 ACRES / ZONED LC – LIMITED COMMERCIAL

Plans approved by Upper Merion Township for 2,800 S/F one-story building

PACKAGE OF 3 PARCELS FOR SALE \$2,988,000

One of the last remaining properties in this highly recognized national shopping mecca corridor

100' Frontage on US RT 202

Across From REGION'S PREMIER SHOPPING MALL The King of Prussia Mall

33,000+ Average Daily Traffic

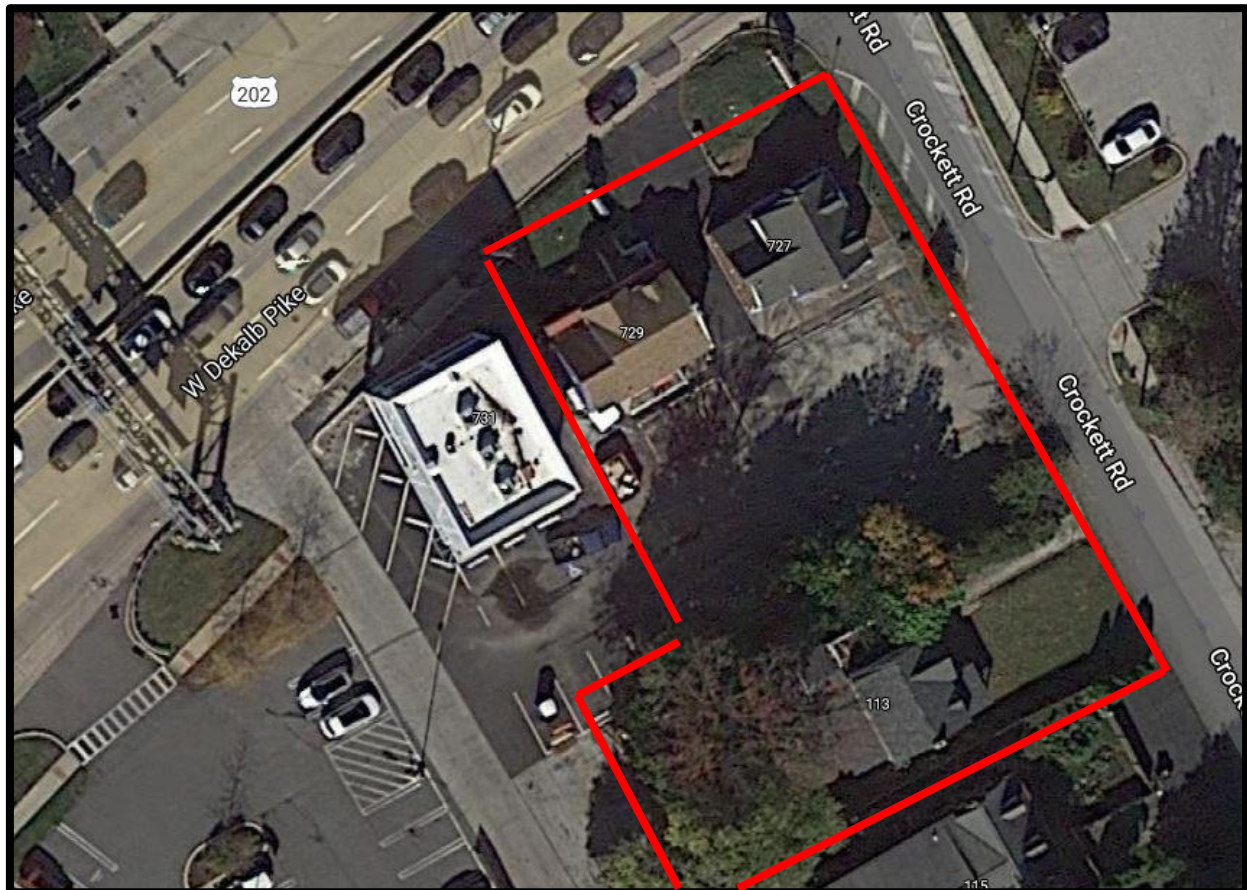
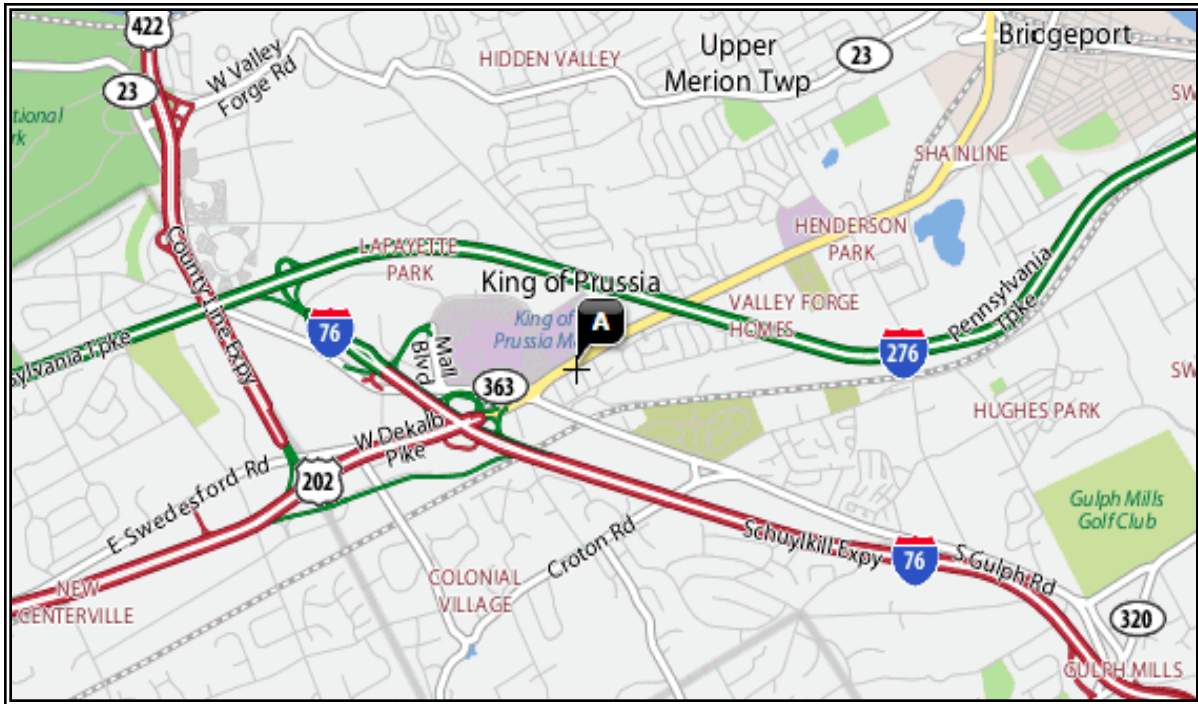
Easy access to major area arteries (PA Turnpike, Schuylkill Expressway, US 202 and US 422)

Located on Rte 202 directly in front of the King of Prussia Mall, the largest mall in the United States

Access off of South Gulph Road and Crockett Road

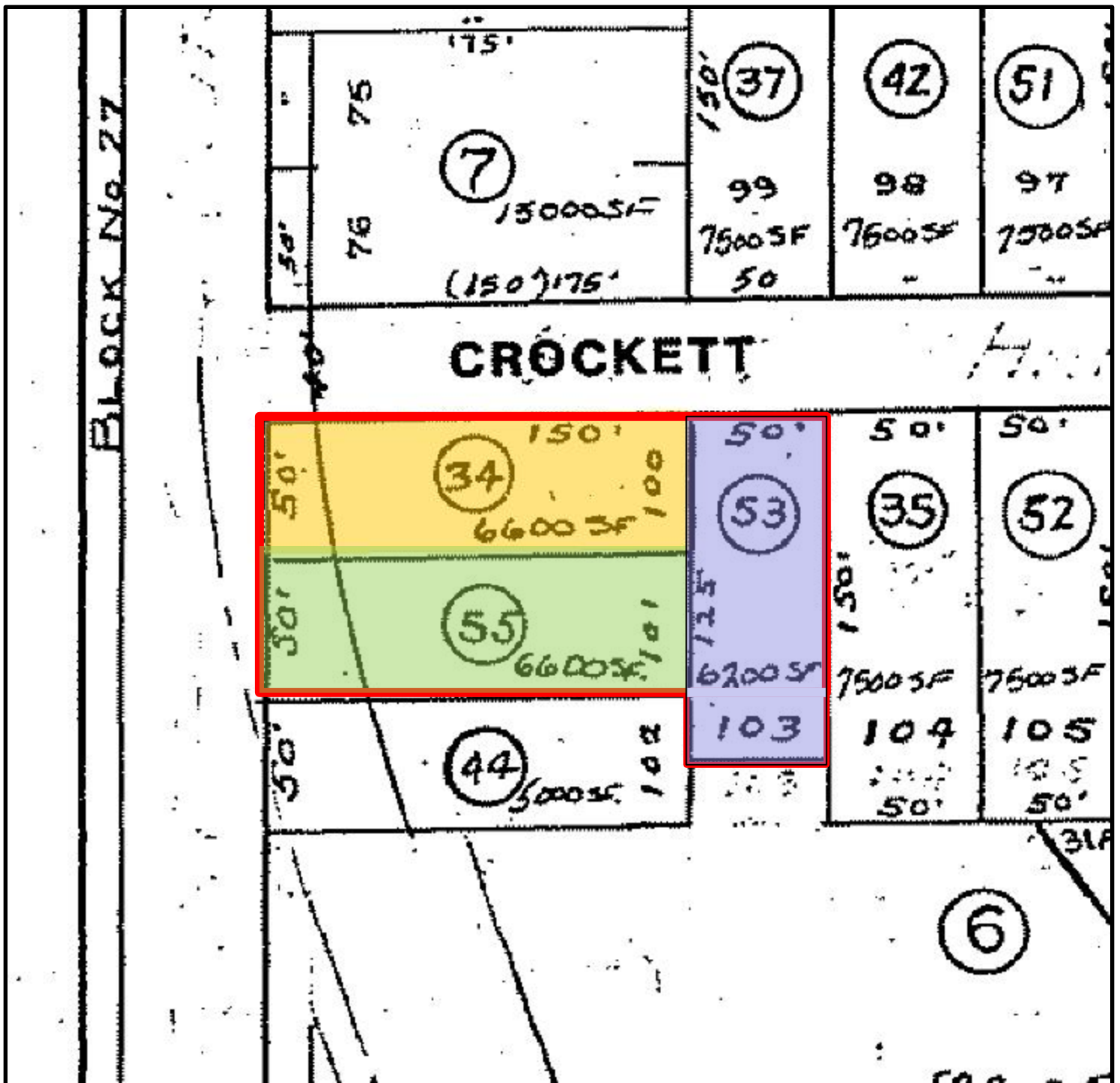
J.M. BASILE & ASSOCIATES, INC.
COMMERCIAL & INDUSTRIAL REALTORS

Location Map & Aerial View



* outline represents approximate property boundaries

Tax Map



2,800 SF One-Story Building

Conceptual Site Plan



PROPERTY INFORMATION

727 W. DeKalb Pike

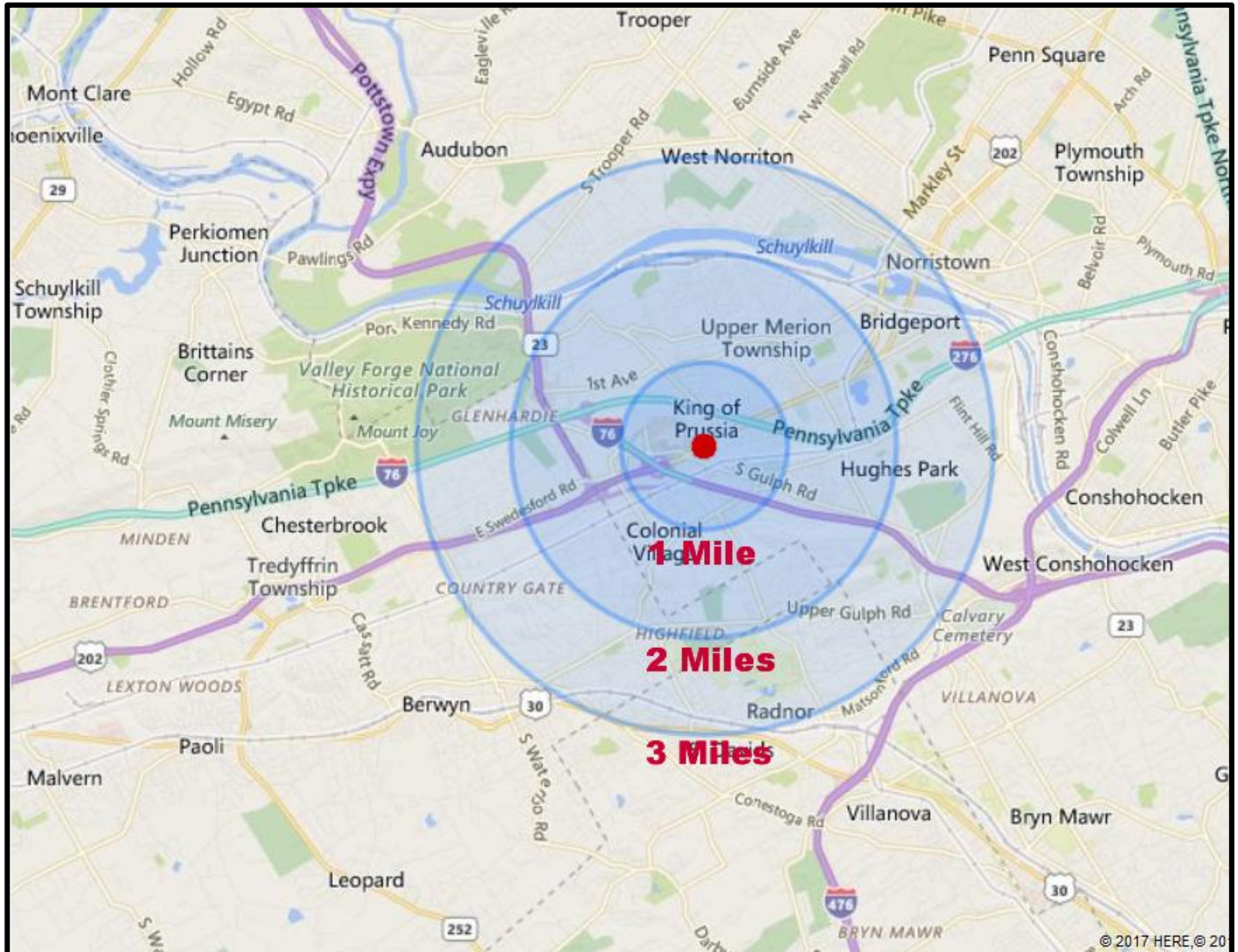
Parcel Number: 580006406007
Block / Unit: 009 34
Lot Size: .15 Acres
Front Feet: 50' on DeKalb Pike (U.S. Route 202)
Year Built: 1940
Zone Code: LC – Limited Commercial
Roof: Shingle
Heat: Electric heat pump
Sprinkler: Fully sprinkled building with wet system
Water: Public
Sewer: Public
Major Intersection: Route 202 and Gulph Road at the King of Prussia Mall
Traffic Count: 34,000 Annual Average Daily Traffic

729 W. DeKalb Pike

Parcel Number: 580006409004
Block / Unit: 009 55
Lot Size: .15 Acres
Front Feet: 50' on DeKalb Pike (U.S. Route 202)
Year Built: 1940
Zone Code: LC – Limited Commercial
Roof: Shingle
Heat: Electric heat pump
Sprinkler: Fully sprinkled building with wet system
Water: Public
Sewer: Public
Major Intersection: Route 202 and Gulph Road at the King of Prussia Mall
Traffic Count: 34,000 Annual Average Daily Traffic

113 Crockett Road

Parcel Number: 580004699004
Block / Unit: 009 53
Lot Size: .14 Acres
Year Built: 1941
Zone Code: LC – Limited Commercial
Water: Public
Sewer: Public



MUNICIPALITY INFORMATION

Upper Merion Township

2010 Population:	26,863
2010 Median Household Income:	\$78,690.00
2010 Total Housing Units:	12,800
2010 Median Sales Price For Housing:	\$297,500
Square Miles:	16.80
Public School District:	Upper Merion Area School District
Chamber of Commerce:	King of Prussia

Upper Merion Township was established in 1713 and incorporated in 1789. For many years, the township was mostly rural consisting of farms and large estates. The Port Kennedy section, one of the township's earliest industrial villages, developed an extensive lime manufacturing business that thrived until the late 1870s. However, it was the coming of the Pennsylvania Turnpike and the Schuylkill Expressway which aided in the development of the King of Prussia area. With the coming together of major transportation routes, and the availability of land, this area of the county was destined to be a major center for economic activity. Today, Upper Merion Township is one of the Philadelphia region's premier office and retail communities and employs more people than any other municipality in Montgomery County. Other sections of the township include Gulph Mills, Swedeland, and Hughes Park.

PUBLIC SERVICES: The entire township is serviced by public water and sewer facilities. A full-time police force serves the community. Fire protection is provided by volunteer companies. Residential trash disposal is arranged by private contractors.

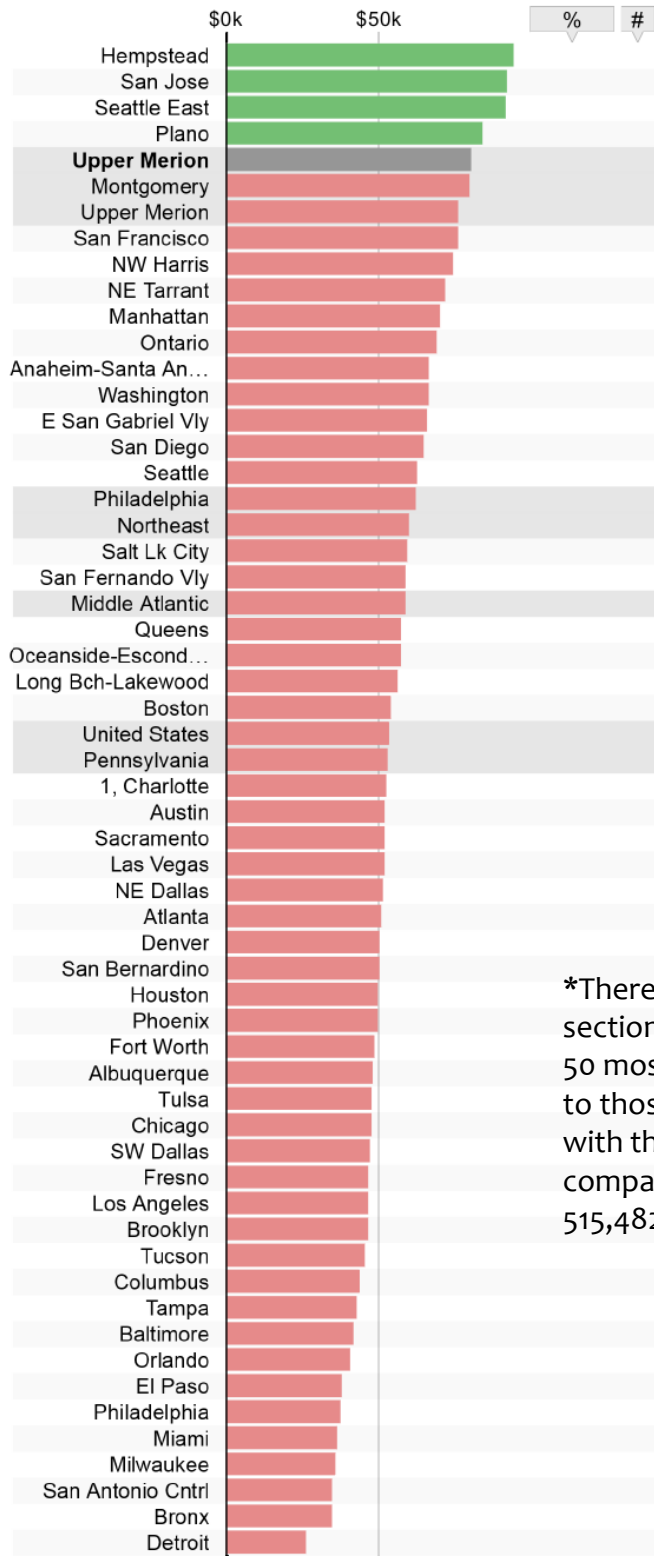
RECREATION: A full-time director is employed by the township. Facilities include small parks and playgrounds. The Upper Merion Community Center is home to a variety of township-sponsored and community-oriented programs. In addition, a large portion of Valley Forge National Park is located in the township. Little League programs are run by private organizations. For more information on what is available, please call (610) 265-2600.

PUBLIC TRANSPORTATION: Several SEPTA bus lines and a rail line provide excellent public transportation to areas of the township, as well as Eastern Montgomery County, Philadelphia, and portions of Chester County.

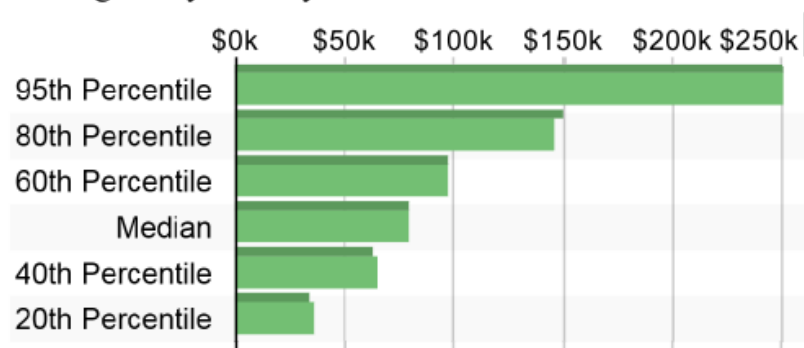
SHOPPING: Community and specialty shopping is available in the township. Also, the township is home to the Court and Plaza at King of Prussia, where a major expansion has added three new anchor stores and over 100 new specialty stores.

Upper Merion Township Demographics

Relative Household Income*



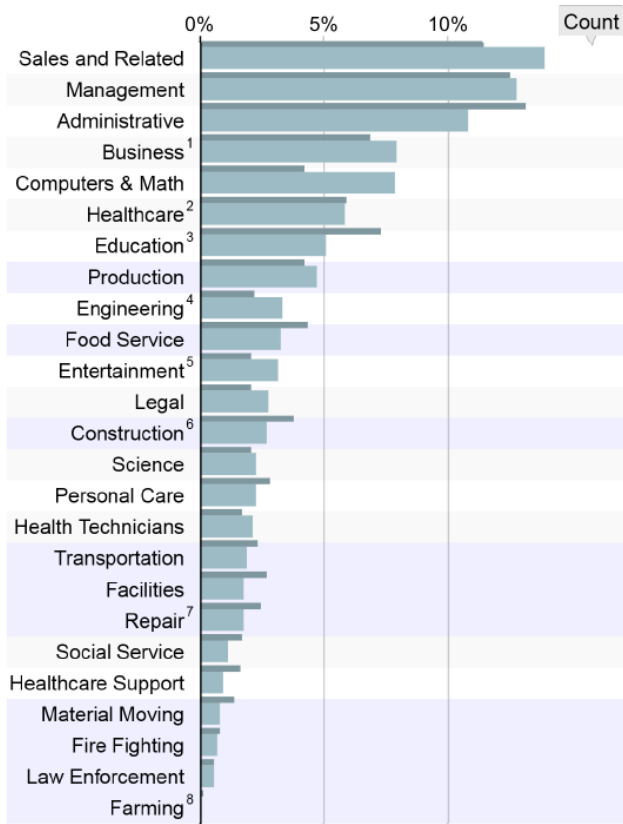
Household Income



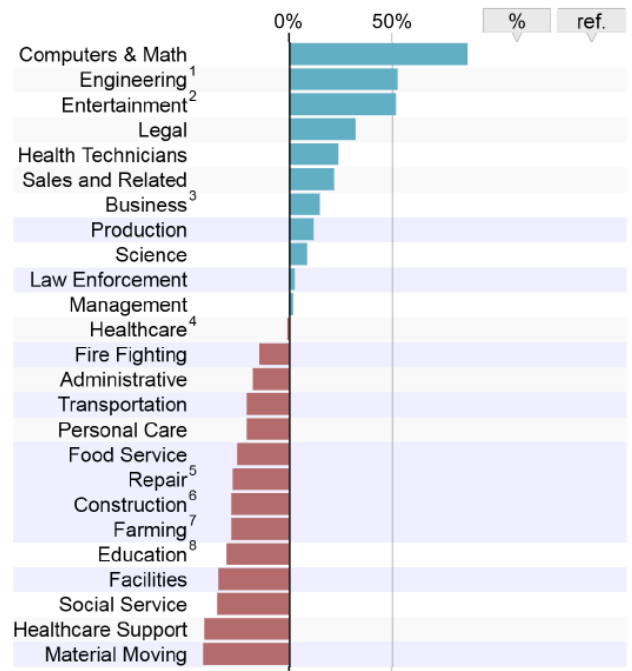
*There are 35,600 county subdivisions in the United States. This section compares the Upper Merion Township to the 50 most populous county subdivisions in the United States and to those entities that contain or substantially overlap with the Upper Merion Township. The least populous of the compared county subdivisions has a population of 515,482.

Upper Merion Township Demographics

Occupations

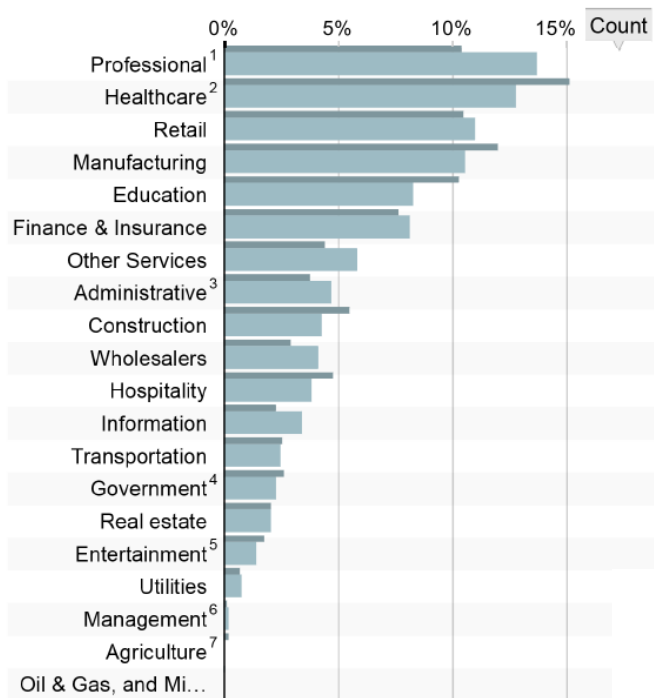


Relative Occupations Upper Merion Township compared to All Montgomery County



Upper Merion Township Demographics

Employment By Industry



Upper Merion Township (2010 Census)

Population: 26,863 1593.3/square mile

18.7% <18

7.5% 18-24

33.8% 25-44

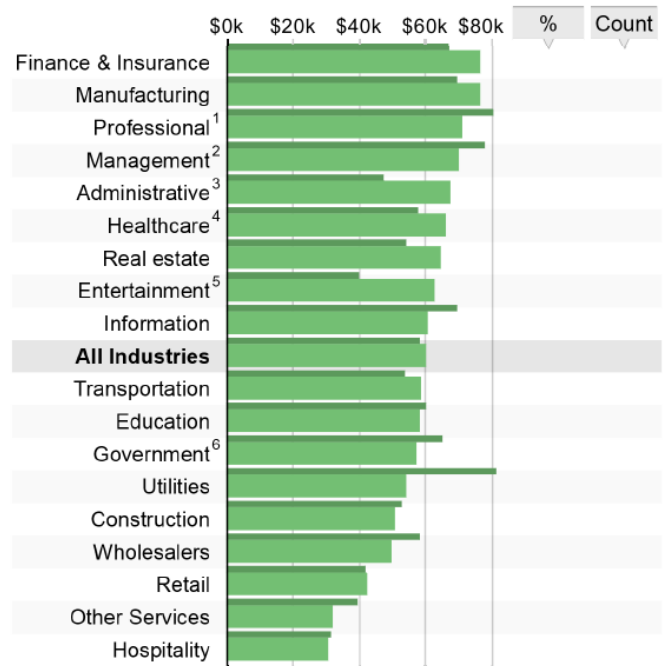
24.3% 45-64

15.7% >65

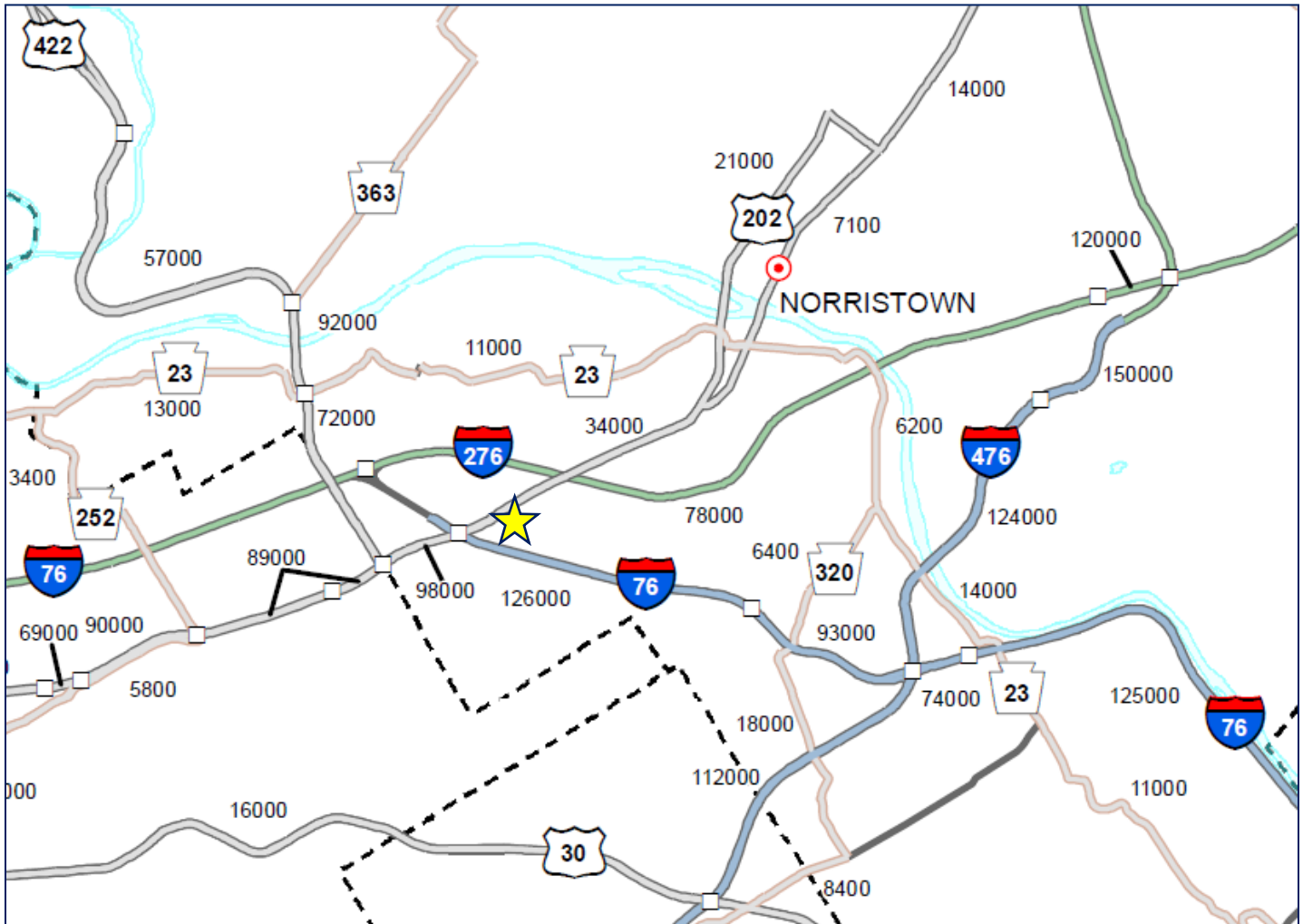
Median family income: \$78,690

Median family size: 2.91 people

Median Income By Industry



Annual Average Daily Traffic Count

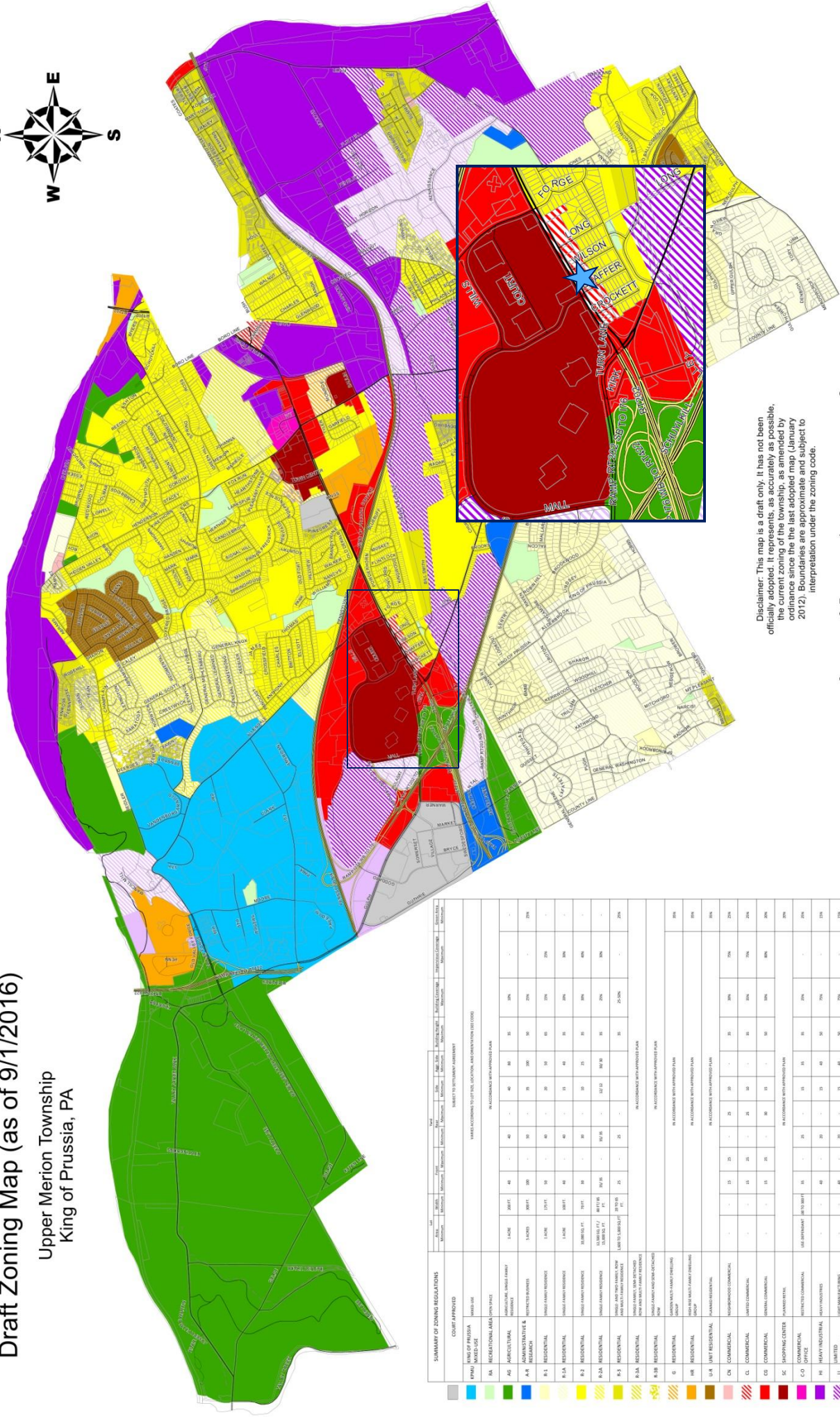


Top Employers

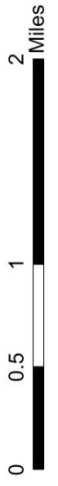
1	Lockheed Martin	3,568	6	US Liability Insurance	655
2	GlaxoSmithKline	2,732	7	Yellowbook	648
3	GSI Commerce	991	8	Shellville Services	530
4	Pershing	853	9	Nordstrom	486
5	Upper Merion SD	691	10	Broadview Networks	469

Draft Zoning Map (as of 9/1/2016)

Upper Merion Township King of Prussia, PA



Disclaimer: This map is a draft only. It has not been officially adopted. It represents, as accurately as possible, the current zoning map, as amended by Ordinance 2012-01 since the last adopted zoning map (January 2012). Boundaries are approximate and subject to interpretation under the zoning code.



SUMMARY OF ZONING REGULATIONS										
ZONING DISTRICT	NAME OF PRESENT ZONING DISTRICT	COURT APPROVED	MINIMUM LOT AREA				MINIMUM LOT AREA			
			Acres	Sq. Ft.	Minimum	Maximum	Acres	Sq. Ft.	Minimum	Maximum
SUBJECT TO UTILITY AGREEMENT										
MINIMUM LOT AREA (SEE LOCATION AND DIMENSIONS TABLE CODE)										
IN ACCORDANCE WITH APPLICABLE ZONING										
1	GENERAL BUSINESS	1	1.00	264,360	1	1	1.00	264,360	1	1
2	GENERAL BUSINESS	2	1.00	264,360	1	1	1.00	264,360	1	1
3	GENERAL BUSINESS	3	1.00	264,360	1	1	1.00	264,360	1	1
4	GENERAL BUSINESS	4	1.00	264,360	1	1	1.00	264,360	1	1
5	GENERAL BUSINESS	5	1.00	264,360	1	1	1.00	264,360	1	1
6	GENERAL BUSINESS	6	1.00	264,360	1	1	1.00	264,360	1	1
7	GENERAL BUSINESS	7	1.00	264,360	1	1	1.00	264,360	1	1
8	GENERAL BUSINESS	8	1.00	264,360	1	1	1.00	264,360	1	1
9	GENERAL BUSINESS	9	1.00	264,360	1	1	1.00	264,360	1	1
10	GENERAL BUSINESS	10	1.00	264,360	1	1	1.00	264,360	1	1
11	GENERAL BUSINESS	11	1.00	264,360	1	1	1.00	264,360	1	1
12	GENERAL BUSINESS	12	1.00	264,360	1	1	1.00	264,360	1	1
13	GENERAL BUSINESS	13	1.00	264,360	1	1	1.00	264,360	1	1
14	GENERAL BUSINESS	14	1.00	264,360	1	1	1.00	264,360	1	1
15	GENERAL BUSINESS	15	1.00	264,360	1	1	1.00	264,360	1	1
16	GENERAL BUSINESS	16	1.00	264,360	1	1	1.00	264,360	1	1
17	GENERAL BUSINESS	17	1.00	264,360	1	1	1.00	264,360	1	1
18	GENERAL BUSINESS	18	1.00	264,360	1	1	1.00	264,360	1	1
19	GENERAL BUSINESS	19	1.00	264,360	1	1	1.00	264,360	1	1
20	GENERAL BUSINESS	20	1.00	264,360	1	1	1.00	264,360	1	1
21	GENERAL BUSINESS	21	1.00	264,360	1	1	1.00	264,360	1	1
22	GENERAL BUSINESS	22	1.00	264,360	1	1	1.00	264,360	1	1
23	GENERAL BUSINESS	23	1.00	264,360	1	1	1.00	264,360	1	1
24	GENERAL BUSINESS	24	1.00	264,360	1	1	1.00	264,360	1	1
25	GENERAL BUSINESS	25	1.00	264,360	1	1	1.00	264,360	1	1
26	GENERAL BUSINESS	26	1.00	264,360	1	1	1.00	264,360	1	1
27	GENERAL BUSINESS	27	1.00	264,360	1	1	1.00	264,360	1	1
28	GENERAL BUSINESS	28	1.00	264,360	1	1	1.00	264,360	1	1
29	GENERAL BUSINESS	29	1.00	264,360	1	1	1.00	264,360	1	1
30	GENERAL BUSINESS	30	1.00	264,360	1	1	1.00	264,360	1	1
31	GENERAL BUSINESS	31	1.00	264,360	1	1	1.00	264,360	1	1
32	GENERAL BUSINESS	32	1.00	264,360	1	1	1.00	264,360	1	1
33	GENERAL BUSINESS	33	1.00	264,360	1	1	1.00	264,360	1	1
34	GENERAL BUSINESS	34	1.00	264,360	1	1	1.00	264,360	1	1
35	GENERAL BUSINESS	35	1.00	264,360	1	1	1.00	264,360	1	1
36	GENERAL BUSINESS	36	1.00	264,360	1	1	1.00	264,360	1	1
37	GENERAL BUSINESS	37	1.00	264,360	1	1	1.00	264,360	1	1
38	GENERAL BUSINESS	38	1.00	264,360	1	1	1.00	264,360	1	1
39	GENERAL BUSINESS	39	1.00	264,360	1	1	1.00	264,360	1	1
40	GENERAL BUSINESS	40	1.00	264,360	1	1	1.00	264,360	1	1
41	GENERAL BUSINESS	41	1.00	264,360	1	1	1.00	264,360	1	1
42	GENERAL BUSINESS	42	1.00	264,360	1	1	1.00	264,360	1	1
43	GENERAL BUSINESS	43	1.00	264,360	1	1	1.00	264,360	1	1
44	GENERAL BUSINESS	44	1.00	264,360	1	1	1.00	264,360	1	1
45	GENERAL BUSINESS	45	1.00	264,360	1	1	1.00	264,360	1	1
46	GENERAL BUSINESS	46	1.00	264,360	1	1	1.00	264,360	1	1
47	GENERAL BUSINESS	47	1.00	264,360	1	1	1.00	264,360	1	1
48	GENERAL BUSINESS	48	1.00	264,360	1	1	1.00	264,360	1	1
49	GENERAL BUSINESS	49	1.00	264,360	1	1	1.00	264,360	1	1
50	GENERAL BUSINESS	50	1.00	264,360	1	1	1.00	264,360	1	1
51	GENERAL BUSINESS	51	1.00	264,360	1	1	1.00	264,360	1	1
52	GENERAL BUSINESS	52	1.00	264,360	1	1	1.00	264,360	1	1
53	GENERAL BUSINESS	53	1.00	264,360	1	1	1.00	264,360	1	1
54	GENERAL BUSINESS	54	1.00	264,360	1	1	1.00	264,360	1	1
55	GENERAL BUSINESS	55	1.00	264,360	1	1	1.00	264,360	1	1
56	GENERAL BUSINESS	56	1.00	264,360	1	1	1.00	264,360	1	1
57	GENERAL BUSINESS	57	1.00	264,360	1	1	1.00	264,360	1	1
58	GENERAL BUSINESS	58	1.00	264,360	1	1	1.00	264,360	1	1
59	GENERAL BUSINESS	59	1.00	264,360	1	1	1.00	264,360	1	1
60	GENERAL BUSINESS	60	1.00	264,360	1	1	1.00	264,360	1	1
61	GENERAL BUSINESS	61	1.00	264,360	1	1	1.00	264,360	1	1
62	GENERAL BUSINESS	62	1.00	264,360	1	1	1.00	264,360	1	1
63	GENERAL BUSINESS	63	1.00	264,360	1	1	1.00	264,360	1	1
64	GENERAL BUSINESS	64	1.00	264,360	1	1	1.00	264,360	1	1
65	GENERAL BUSINESS	65	1.00	264,360	1	1	1.00	264,360	1	1
66	GENERAL BUSINESS	66	1.00	264,360	1	1	1.00	264,360	1	1
67	GENERAL BUSINESS	67	1.00	264,360	1	1	1.00	264,360	1	1
68	GENERAL BUSINESS	68	1.00	264,360	1	1	1.00	264,360	1	1
69	GENERAL BUSINESS	69	1.00	264,360	1	1	1.00	264,360	1	1
70	GENERAL BUSINESS	70	1.00	264,360	1	1	1.00	264,360	1	1
71	GENERAL BUSINESS	71	1.00	264,360	1	1	1.00	264,360	1	1
72	GENERAL BUSINESS	72	1.00	264,360	1	1	1.00	264,360	1	1
73	GENERAL BUSINESS	73	1.00	264,360	1	1	1.00	264,360	1	1
74	GENERAL BUSINESS	74	1.00	264,360	1	1	1.00	264,360	1	1
75	GENERAL BUSINESS	75	1.00	264,360	1	1	1.00	264,360	1	1
76	GENERAL BUSINESS	76	1.00	264,360	1	1	1.00	264,360	1	1
77	GENERAL BUSINESS	77	1.00	264,360	1	1	1.00	264,360	1	1
78	GENERAL BUSINESS	78	1.00	264,360	1	1	1.00	264,360	1	1
79	GENERAL BUSINESS	79	1.00	264,360	1	1	1.00	264,360	1	1
80	GENERAL BUSINESS	80	1.00	264,360	1	1	1.00	264,360	1	1
81	GENERAL BUSINESS	81	1.00	264,360	1	1	1.00	264,360	1	1
82	GENERAL BUSINESS	82	1.00	264,360	1	1	1.00	264,360	1	1
83	GENERAL BUSINESS	83	1.00	264,360	1	1	1.00	264,360	1	1
84	GENERAL BUSINESS	84	1.00	264,360	1	1	1.00	264,360	1	1
85	GENERAL BUSINESS	85	1.00	264,360	1	1	1.00	264,360	1	1
86	GENERAL BUSINESS	86	1.00	264,360	1	1	1.00	264,360	1	1
87	GENERAL BUSINESS	87	1.00	264,360	1	1	1.00	264,360	1	1
88	GENERAL BUSINESS	88	1.00	264,360	1	1	1.00	264,360	1	1
89	GENERAL BUSINESS	89	1.00	264,360	1	1	1.00	264,360	1	1
90	GENERAL BUSINESS	90	1.00	264,360	1	1	1.00	264,360	1	1
91	GENERAL BUSINESS	91	1.00	264,360	1	1	1.00	264,360	1	1
92	GENERAL BUSINESS	92	1.00	264,360	1	1	1.00	264,360	1	1
93	GENERAL BUSINESS	93	1.00	264,360	1	1	1.00	264,360	1	1
94	GENERAL BUSINESS	94	1.00	264,360	1	1	1.00	264,360	1	1
95	GENERAL BUSINESS	95	1.00	264,360	1	1	1.00	264,360	1	1
96	GENERAL BUSINESS	96	1.00	264,360	1	1	1.00	264,360	1	1
97	GENERAL BUSINESS	97	1.00	264,360	1	1	1.00	264,360	1	1
98	GENERAL BUSINESS	98	1.00	264,360	1	1	1.00	264,360	1	1
99	GENERAL BUSINESS	99	1.00	264,360	1	1	1.00	264,360	1	1
100	GENERAL BUSINESS	100	1.00	264,360	1	1	1.00	264,360	1	1

ZONING

165 Attachment 2

Township of Upper Merion Use Regulations for Commercial Districts

In the Commercial Districts specified below, buildings may be erected, altered or used, and a lot may be used or occupied, for any of the following purposes and no other; however, a use not specifically listed that is shown to be similar to a permitted use may be permitted as a special exception.

Key:

P = Permitted use

NP = Not permitted use

S = Permitted only by special exception

Table CD.1 Permitted Uses				
Use	District			
	Neighborhood Commercial	Limited Commercial	General Commercial	Shopping Center
Retail Trade				
New car dealers	NP	NP	P	S
Used car dealers	NP	NP	NP	NP
Recreational vehicles, motorcycles and boats	NP	NP	P	NP
Automotive parts and accessories	NP	P	P	P
Home center	NP	P ³	P	P
Building supplies and materials	NP	P ³	P	P
Nursery and garden center	NP	P ³	P	P
Convenience stores	P	P	P	P
Convenience store w/gasoline sales	NP	NP	P	NP
Beer, wine and liquor stores	P	P	P	P
Pharmacies and drugstores	P	P	P	P
Gasoline sales and automotive service	NP	NP	P	P
Furniture, home furnishing	NP	P ³	P	P
Household appliances	NP	P ³	P	P
Consumer electronics, computers, photography equipment	P	P	P	P

UPPER MERION CODE

Table CD.1 Permitted Uses				
	District			
Use	Neighborhood Commercial	Limited Commercial	General Commercial	Shopping Center
Hardware stores	P	P	P	P
Jewelry stores	P	P	P	P
Paint and wallpaper stores	P	P	P	P
Pawnshop	NP	NP	P	NP
Supermarkets and grocery stores	P ¹	P ³	P	P
Specialty food stores	P	P	P	P
Clothing and accessories store	NP	P	P	P
Sporting goods, hobby, book and music stores	P	P	P	P
Department stores	NP	NP	P	P
Warehouse clubs	NP	NP	P	P
Florists	P	P	P	P
Office supply stores	NP	NP	P	P
Interior design studio	P	P	P	P
Gift and novelty stores	P	P	P	P
Resale/consignment stores	P	P	P	P
Pets and pet supplies	P	P	P	P
Transportation				
Post office	P	P	P	P
Mail services	P	P	P	P
Information				
Publishers	NP	NP	P	NP
Motion picture and video production and distribution	NP	NP	P	NP
Sound recording, radio and television studios	NP	NP	P	NP
Internet publishing and broadcasting	P	P	P	NP
Cable communication and distribution	NP	P	P	NP
Internet service providers	NP	P	P	NP
Video and digital rentals	P	P	P	P

ZONING

Table CD.1 Permitted Uses				
	District			
Use	Neighborhood Commercial	Limited Commercial	General Commercial	Shopping Center
Finance and Insurance				
Banks, savings institutions and credit unions	P	P	P	P
Banks with drive-through	S	P	P	P
Automatic teller machines (freestanding)	P	P	P	P
Consumer lending and financing	P	P	P	P
Securities, commodities and other financial investment activity	P	P	P	P
Insurance activity	P	P	P	P
Real estate agents and brokers	P	P	P	P
Property management	P	P	P	P
Passenger car rental and leasing	NP	P	P	NP
Professional, Scientific and Technical Services				
Professional offices	P	P	P	P
Offices for the management of companies and enterprises	P	P	P	NP
Research and development in the physical, engineering, life sciences, social sciences and humanities	NP	NP	P	NP
Administrative and support offices	P	P	P	NP
Waste management and remediation	NP	NP	P	NP
Educational Services				
Colleges, universities and professional schools	NP	P	P	P
Business schools	NP	P	P	P
Technical and trade schools	NP	P	P	P

UPPER MERION CODE

Table CD.1 Permitted Uses				
	District			
Use	Neighborhood Commercial	Limited Commercial	General Commercial	Shopping Center
Health Care and Social Services				
Medical/dental office	P	P	P	P
Medical clinic	NP	NP	P	NP
Medical and dental laboratory	NP	NP	P	NP
Home health care services	NP	NP	P	NP
Veterinary office or clinic	P	P	P	NP
Continuing care retirement community	NP	NP	P	NP
Child day-care center services	S	S	S	S
Urgent care	P	P	P	P
Arts, Entertainment and Recreation				
Performing arts facilities and movie theaters	NP	NP	P	NP
Indoor sports and recreation facilities	NP	NP	P	P
Museums	NP	NP	P	NP
Health and fitness centers	S	P	P	P
Accommodation and Food Service				
Hotels and motels	NP	NP	P	P
Restaurants (full service)	P	P	P	P
Restaurants (carry out)	P	P	P	P
Restaurant (with drive-through)	NP	P	P	P
Banquet facilities	NP	NP	P	P
Catering for off-site consumption	P	P	P	P
Snack and beverage bars (nonalcoholic)	P	P	P	P
Tavern/bar drinking establishment (alcoholic)	P	P	P	P
Beverage shop	P	P	P	P
Beverage shop (with drive-through)	P	P	P	P

ZONING

Table CD.1 Permitted Uses				
	District			
Use	Neighborhood Commercial	Limited Commercial	General Commercial	Shopping Center
Retail bakery	P	P	P	P
Services, Repair and Maintenance				
General automotive repair (excluding body work)	NP	NP	P	S
Automotive glass replacement	NP	NP	P	NP
Oil change and lubrication	NP	NP	P	NP
Car wash	NP	NP	P	P
Appliance repair	NP	NP	P	NP
Consumer electronics repair		NP	P	P
Watch, clock and jewelry	P	NP	P	P
Furniture and upholstery	P	NP	P	NP
Personal Services				
Barbershop	P	P	P	P
Beauty and nail salons	P	P	P	P
Diet and weight-reducing centers	P	P	P	P
Funeral homes and crematories	NP	NP	P	P
Laundries and dry cleaners (drop off)	P	P	P	P
Laundries and dry cleaners (full service)	NP	NP	P	P
Photographic studios	P	P	P	P
Music, art, dance, yoga and martial arts instruction studios	P	P	P	P
Shoe repair, dressmaker, tailor	P	P	P	P
Public Administration and Institutional Uses				
Places of worship and assembly	P	P	P	P
Government offices and services	NP	P	P	P

UPPER MERION CODE

Table CD.1 Permitted Uses				
	District			
Use	Neighborhood Commercial	Limited Commercial	General Commercial	Shopping Center
Courts	NP	P	P	NP
Police, fire and EMS	P	P	P	P
Accessory Uses				
Normal and customary	P	P	P	P
Residential				
Multifamily dwelling	NP	NP	P ²	NP

NOTES:

1. Grocery stores and supermarkets less than 10,000 square feet.
2. All multifamily buildings in the GC General Commercial District shall meet the following requirements:
 - a. One- and two-bedroom units must comprise at least 80% of the total residential units.
 - b. Fifty percent of all units must provide outdoor balconies.
 - c. Long-term indoor bicycle parking/storage in the building or in the parking structure shall be provided one storage space for at least 15% of the total dwelling units.
 - d. Short-term outdoor bicycle parking shall be provided for at least 10% of the total dwelling units.
 - e. Laundry facilities shall be provided in each dwelling unit.
 - f. Multifamily buildings with fewer than 30 dwelling units shall incorporate at least one or more of the below common amenities. Multifamily buildings with 30 or more dwelling units shall incorporate at least two or more of the below common amenities: landscaped common open space (at ground floor level or on rooftop), fitness center, swimming pool, business center, lounge, and/or community room.
3. Gross floor area is limited to 20,000 square feet.

Chapter 165. Zoning

Article XIX. Commercial Districts

§ 165-106. Dimensional requirements.

[Amended 3-31-2016 by Ord. No. 2016-845]

A. Table CD.2, Dimensional Requirements for Commercial Districts.

Dimensional Requirements	Neighborhood Commercial	Limited Commercial	General Commercial	Shopping Center
Yards				
Front (from curb)				
Minimum (feet)	15 ¹	15 ¹	15 ¹	Per approved plan
Maximum (feet)	25 ²	25 ²	25	
Side (minimum) (feet)	10	10	15	
Rear (minimum) (feet)	25	25	35	
Building coverage % (maximum)	30%	35%	50%	
Impervious coverage % (maximum)	75%	75%	80%	
Green area % (minimum)	25%	25%	20%	
Building height (maximum) (feet)	35	35	50 ³	
Residential buffer ² (feet)	15	15	35	NA
Residential density	NA	NA	15 DU/acre ³	

NOTES:

¹ The front setback from the curb shall include a minimum four-foot-wide verge, six-foot-wide sidewalk and five-foot-wide planting area.

² The maximum front setback may be increased to 35 feet for corner lots.

³ The utilization of sustainable building practices is encouraged in the General Commercial District. Utilization of sustainable building practices is optional, and will be used as incentives to allow for increased maximum building height and a reduction in minimum green area percentage, as outlined in Table GC.1 and in accordance with the following.

B. Table GC.1, Sustainable Building Incentives.

	Maximum Allowed Without the Implementation of Sustainable Practices	Maximum Allowed With LEED Silver	Maximum Allowed With LEED Gold
Minimum green area (percentage of lot area)	20%	15%	15%
Maximum building height (feet) allowed by conditional use	50	65	80
Maximum Residential Density (DU/acre)	15	20	30

NOTES:

1. It shall be the responsibility of the applicant to submit all necessary information to the Township to verify compliance with the most recent standards for either LEED Silver compliance or LEED Gold (as applicable) for the appropriate LEED development type. Compliance will be determined solely by the Township. The applicant shall not be required to obtain certification from the U.S. Green Building Council.
2. Failure to continue and maintain sustainable building incentives in perpetuity shall result in a zoning violation.

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A PERSONAL INTRODUCTION TO OUR ORGANIZATION...

Joseph M. Basile, (1936-2017) founder of J.M. Basile & Associates, Inc., had over six decades of experience in Real Estate. He began as an Apartment Manager in the early 1960's, managing the 1000 Unit Cedarbrook Hill Apartment Complex in Wyncote, followed by management of The Gypsy Lane Condominium Complex on Lincoln Drive, and as vice-president and General Manager of the 28-story octagon shaped apartment building on the Parkway at Eighteenth Street in Philadelphia, then known as The Plaza. He went on to become a vice-president, and eventually a Partner with Tornetta Realty Corp., of Plymouth Meeting. He leased or sold in excess of Five Million square feet of Commercial, Office and Industrial Real Estate. He was on the Board of Directors of the Philadelphia Home Builders Association, the Junior Baseball Federation, Central Montgomery County Association of Realtors, St. Mary's Home for Children in Ambler and The Salvation Army.

Suzanne L. Basile, Broker and President, was licensed in 1986 and began her career as a Residential Salesperson with Tornetta Realty Corp., where her Grandfather, Joseph Tornetta, was Founder and President. She holds the prestigious C.C.I.M. Designation (Certified Commercial Investment Member). Less than 3% of the 80,000 Commercial/Industrial Real Estate professionals in the Country have attained this designation. She also earned the G.R.I. Designation (Graduate Realtors Institute), and the C.R.S. Designation (Certified Residential Specialist). Sue has served as Vice President and on the Board of Directors of the King of Prussia Chamber of Commerce, where she was honored with their "Excellence in Community Service" award, has served on the Montgomery County Youth Aid Panel and is Past President and serves on the Board of Directors for the King of Prussia Rotary Club where she became the first woman President of the Club.

Dennis McGlinchey, Property Accountant and Office Manager is the newest member of our firm. His responsibilities include all company financial matters, property management and administration. Dennis brings over twenty years' experience in accounting and office management to the firm.

J. M. Basile & Associates, Inc., Commercial & Industrial Realtors serving the Greater Chester, Delaware, and Montgomery County areas, is strategically located in King of Prussia. We are experienced professionals, locally oriented and knowledgeable, specializing in sales, leasing, and management of Office Buildings, Industrial, and Commercial Properties. Efficient and aggressive with a reputation of being result-oriented. The Basile firm takes pride in the satisfaction of their diverse clientele, providing the highest degree of service, professionalism and knowledge of the Real Estate Industry, and of the communities served.

The firm holds corporate and/or individual memberships in the National and State Associations of REALTORS®, Tri-State Commercial & Industrial Real Estate Association (Charter Members), Central Montgomery County Association of Realtors, King of Prussia Chamber of Commerce, Montgomery County Chamber of Commerce, Chester County Development Council, Montgomery County Industrial Development Corporation, Pennsylvania State Landlord's Association, Chester County Commercial, Industrial & Investment Council, Institute of Real Estate Management, Realtors National Marketing Institute, the King of Prussia Rotary Club and the Delaware Valley Family Business Center.

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COMMERCIAL & INDUSTRIAL REALTORS

GUIDING PRINCIPLES

Commitments to Our Clients



- Strive to maintain the highest professional and ethical standards.
- Render quality service consistent with our philosophy of total client satisfaction.
- Encourage and retain business relationships through principles of fairness and honesty.
- Be mindful that a satisfied client represents repeat business and our future.
- Give generously of time, talent, and resources for the good of the community.
- Take pride in the services we provide to Business and Industry.
- Be reliable, responsive and committed to our clientele.
- Comply with the Rules and Regulations promulgated by National, State and Local Realtor Associations.

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Certified Commercial Investment Members are well positioned within the total real estate spectrum. They're real estate strategists with years of specialized education and market experience with which to direct clientele through the complexities of the commercial - investment transaction. CCIMs are well versed in proven real estate methods and, through a preeminent curriculum, have achieved a mastery of one or more real estate disciplines, including:

- asset management
- brokerage
- consulting
- development
- financial analysis
- investment counseling
- leasing
- market and property analysis
- marketing
- negotiation
- property management
- sale-leasebacks
- site selection
- syndications
- tax-deferred exchanges
- taxation laws
- valuation

Certified Commercial Investment Members are an invaluable resource to the real estate investor and to the

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The CCIM membership network mirrors the increasingly changing nature of the industry and includes brokers, leasing professionals, asset managers, investment counselors, commercial lenders, mortgage bankers, institutional investors, appraisers, developers, property managers, corporate real estate executives, accountants, attorneys, and financial planners--all part of an elite corps of commercial real estate and allied professionals responsive to the dictates of a rapidly changing market.

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CCIM methodology. CCIM expertise. The CCIM track record. All are components of the CCIM network of real estate excellence.