

LIMERICK VIEW SHOPPING CENTER

Ridge Pike & Township Line Road | Limerick

LOCATION

Ridge Pike & Township Line Road
Limerick, PA 19468
Montgomery County

TRAFFIC COUNTS

18,360 VPD on Ridge Pike
13,818 VPD on Township Line Rd.

PROPERTY HIGHLIGHTS

New retail development

Situated on Ridge Pike between
Limerick and Trappe

Located near dense residential
population with excellent incomes

Ideal location for restaurant, retail
or office use

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
POPULATION	3,028	41,005	91,955
AVE HOUSEHOLD INCOME	\$131,648	\$104,320	\$103,045
TOTAL BUSINESSES	118	1,343	3,095
NUMER OF EMPLOYEES	1,256	21,168	45,087



Michael L. Palladino

610-585-1582

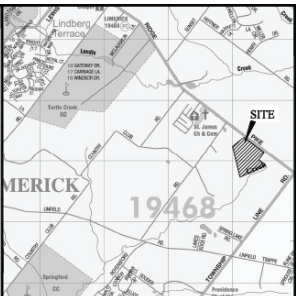
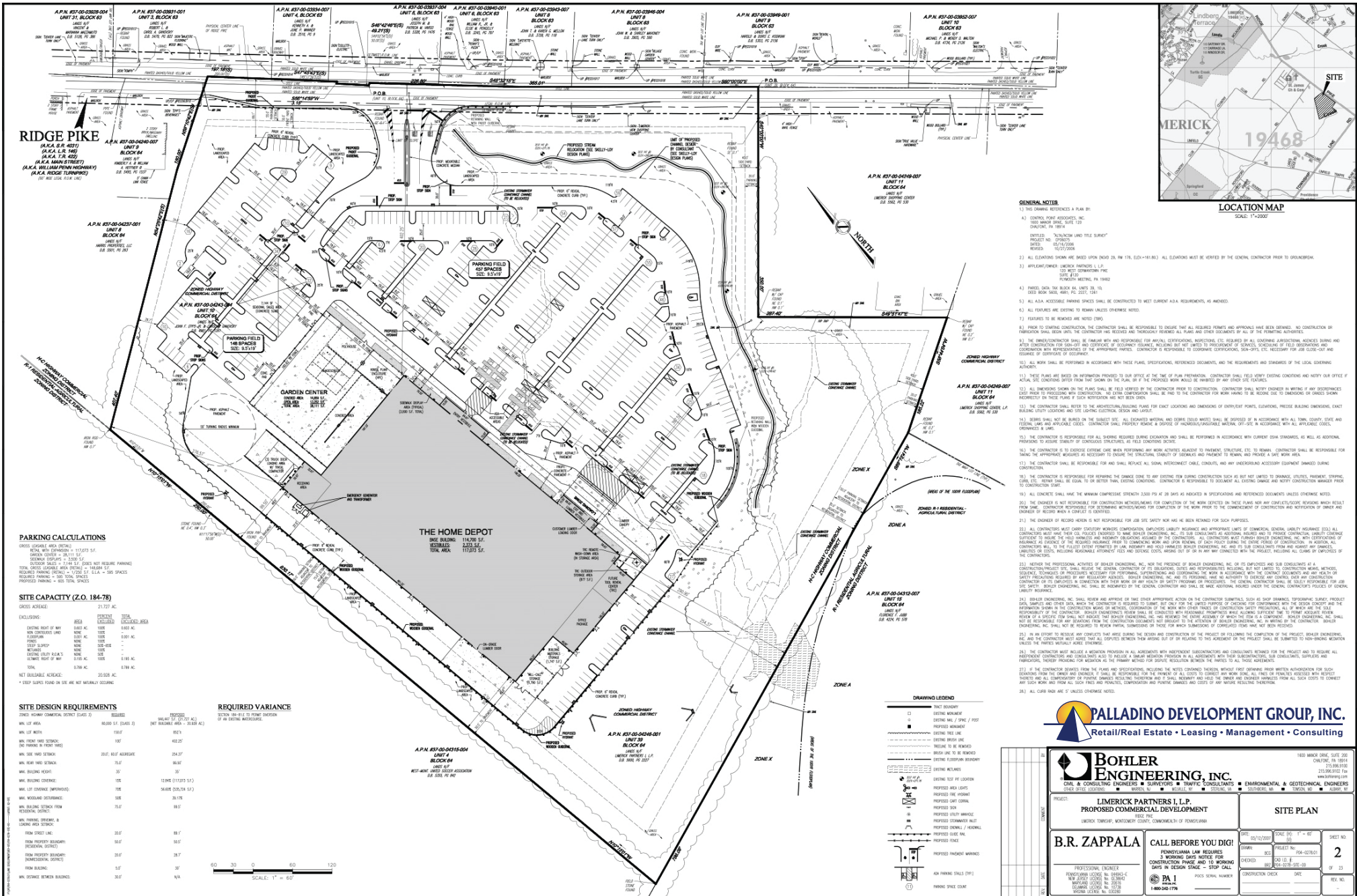
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AMAZING SPACE[®]

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Retail/Real Estate • Leasing • Management • Consulting

LIMERICK VIEW SHOPPING CENTER

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- ### GENERAL NOTES
- 1.) THE DRAWING REFERENCED A PLAN BY:
 - A.) CIVIL ENGINEERING ASSOCIATES, INC. 2001 W. MARKET ST., SUITE 100, WILMINGTON, DE 19801
 - B.) UNLIMITED "WALKWAY AND TRAIL SURVEY" PROJECT NO. UNLIMITED 2017-001 DATED 10/25/17
 - 2.) ALL ELEVATIONS SHOWN ARE BASED UPON NGVD 29, NM 793, ELEV=161.63'. ALL ELEVATIONS MUST BE VERIFIED BY THE GENERAL CONTRACTOR PRIOR TO CONSTRUCTION.
 - 3.) APPLICABLE OWNER: LIMERICK PARTNERS I, L.P. 1501 MARKET STREET, SUITE 100, WILMINGTON, DE 19801
 - 4.) FINISH DATA: SEE BLOCK 4 UNITS 28, 10, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000.

PARKING CALCULATIONS

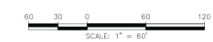
GROSS VEHICLE AREA (VEHA) 111,000 SQ. FT.
VEHA LESS TOTAL VEHA EXCEPTED 10,100 SQ. FT.
NET PARKING SPACES = 3,200 SPACES
TOTAL SPACES = 5,100 SPACES
TOTAL SPACES REQUIRED = 5,100 SPACES

SITE CAPACITY (Z.O. 184-78)

GROSS ACRES: 21.727 AC
TOTAL VEHICLES: 5,100 VEHICLES

REQUIRED VARIANCE

ITEM	REQUIRED	ACTUAL	DEFICIT
MIN. LOT AREA	86,000 SQ. FT.	100,000 SQ. FT.	N/A
MIN. FRONT SETBACK	100 FT.	150 FT.	N/A
MIN. SIDE SETBACK	25 FT.	30 FT.	N/A
MIN. REAR SETBACK	25 FT.	30 FT.	N/A
MIN. BUILDING HEIGHT	30 FT.	35 FT.	N/A
MAX. BUILDING COVERAGE	15%	12%	3%
MIN. LOT COVERAGE (IMPERVIOUS)	75%	80%	5%
MIN. WALKWAY COVERAGE	30%	35%	5%
MIN. BUILDING SETBACK FROM RESIDENTIAL DISTRICT	75 FT.	80 FT.	5 FT.
MIN. DISTANCE BETWEEN BUILDINGS	30 FT.	35 FT.	5 FT.
MIN. DISTANCE FROM STREET	30 FT.	35 FT.	5 FT.
MIN. DISTANCE FROM PROPERTY BOUNDARY (RESIDENTIAL DISTRICT)	30 FT.	35 FT.	5 FT.
MIN. DISTANCE FROM PROPERTY BOUNDARY (COMMERCIAL DISTRICT)	30 FT.	35 FT.	5 FT.
MIN. DISTANCE FROM BUILDING	5 FT.	5 FT.	N/A
MIN. DISTANCE BETWEEN BUILDINGS	30 FT.	35 FT.	5 FT.



DRAWING LEGEND

(---)	TRACT BOUNDARY
(---)	EXISTING BOUNDARY
(---)	EXISTING MAIL, DRIVE, PATH
(---)	PROPOSED MAILMENT
(---)	EXISTING SIDE WALK
(---)	EXISTING SIDE WALK
(---)	TRAILING TO BE REMOVED
(---)	EXISTING ELEVATION BOUNDARY
(---)	EXISTING RELIEFS
(---)	EXISTING TREE PH LOCATION
(---)	PROPOSED AREA CLEAR
(---)	PROPOSED TREE REMOVAL
(---)	PROPOSED TREE LOC.
(---)	PROPOSED TREE HEIGHT
(---)	PROPOSED TRUNK DIA.
(---)	PROPOSED TRUNK DIA.
(---)	PROPOSED TREE
(---)	PROPOSED TREE
(---)	PROPOSED TREE

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DELAWARE LICENSE NO. 10370

PROJECT: LIMERICK PARTNERS I, L.P. PROPOSED COMMERCIAL DEVELOPMENT

CLIENT: LIMERICK PARTNERS I, L.P.

SITE PLAN

DATE	05/27/2019	SHEET NO.	2
ISSUE	05/27/2019	DRAWING NO.	19468
DESIGNED BY	R.Z.	CHECKED BY	R.Z.
DATE	05/27/2019	SCALE	1" = 60'
PROJECT NO.	19468	SHEET NO.	2

CALL BEFORE YOU DIG!
3 WORKING DAYS NOTICE FOR CONSTRUCTION PHASE AND 15 WORKING DAYS IN DESIGN STAGE - STOP CALL

19468-01

LIMERICK VIEW SHOPPING CENTER

Ridge Pike & Township Line Road | Limerick



SITE
LIMERICK VIEW SHOPPING CENTER
PROPOSED
THE HOME DEPOT

ACME **RITE AID**
STARBUCKS COFFEE **SONIC** **SLEEPY'S**

TARGET **GIANT**
ROSS **PETCO**
WAWA **STAPLES**
MATTRESS GIANT

Limerick Square
Applebee's **petvalu** **TEXAS**
AAA **ups** **TIRE PLUS** **Sprint**
Wendy's **Chick-fil-A** **Hallmark**

Park Town Plaza
GROCERY OUTLET **Dairy Queen**

Lakeview Shopping Center
GIANT **KOHL'S**
TD Bank **Marshalls**
AT&T Wireless **SUPERCUTS** **TACO BELL**

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