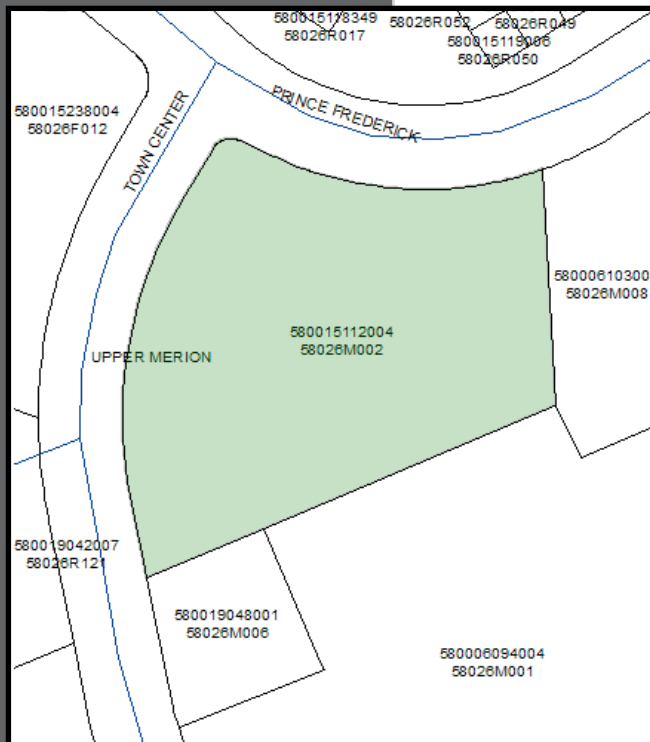


AVAILABLE FOR SALE POSTAL SERVICE FACILITY

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PROPERTY OVERVIEW

Address:	190 Town Center Road, King of Prussia, PA 19406
Tax Parcel ID:	58-00-15112-00-4
Site Size:	±67,082 SF on irregular shape corner lot
Topography:	Rolling, above grade on Prince Frederick St; at grade on Town Center Rd.
Access/Visibility:	Good – appropriate for current and future improvements
Retail Building:	12,635 SF 2-story building built 1961. Also on site is a detached five-bay garage (approx. 4,480 SF).
Parking:	40 spaces
Roof:	Flat, built-up asphalt cover over pre-cast masonry panels
HVAC System:	Roof mounted units
Zoned:	SC - Shopping Center District
RE Taxes:	\$28,468 (2013)

For more information, please contact:

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- FEATURES**
- :: 12,365 SF freestanding building on corner lot
 - :: Regionally strong market area for office and retail
 - :: Business-friendly municipality
 - :: Active day-time market
 - :: Adjacent to newly built Target and renovated shopping center
 - :: **Offering at \$870,000**

2014 Estimated Demographics	1 mile	3 miles	5 miles
POPULATION	9,995	84,322	193,551
AVG. HOUSEHOLD INCOME	\$89,337	\$86,311	\$102,932
DAYTIME POPULATION	10,333	99,851	190,060
AVERAGE VEHICLES PER DAY	±12,470 one block east at Henderson		

FOR MORE INFORMATION **Kevin McClernon**
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Retail 24/7.

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PERMITTED USES

SC - Shopping Center District

Use Regulations

A Any use permitted in Article XIX, § 165-106A through L:

1. A building may be erected, altered or used and a lot may be used or occupied for any of the following purposes and no other:
2. Retail establishment for the sale of dry goods, variety merchandise, clothing, foods, beverages, drugs, furnishings or other household supplies; sale and repair of jewelry, clocks, optical goods, musical instruments or scientific or professional instruments; florist shop.
3. Business or professional office, studio, bank, savings and loan or other financial institutions, municipal building, library, museum, passenger station for public transportation.
4. Medical office and medical office building.

5. Medical clinic.

6. Restaurants, subject to the following regulations: Eat-in restaurants and carry-out restaurants other than drive-thru restaurants shall be permitted as of right. Drive-thru restaurants shall be permitted in accordance with the following regulations: Drive-thru restaurants shall be prohibited within 500 feet of one another when located on and where access is on the same side of a thoroughfare, unless they share a common driveway and there is no other access from the thoroughfare to the parcel which is to be occupied by a drive-thru restaurant.
7. Personal service shop, including barber, beauty salon, shoe repair, tailor, dressmaking and pickup for dry cleaning and laundry.
8. Bowling lanes, indoor theater, billiard room or other place of indoor amusement or

recreation; or sexually oriented business, provided that the requirements of Articles XXXVIII and XXXIX are met.

9. Municipal or commercial parking garage or lot, other than the required parking space provided by establishments.
 10. Club, lodge or hotel, provided that where any of such uses makes provision for housekeeping facilities.
 11. Municipal uses.
 12. Helistop when authorized special exception.
- B** Any uses permitted under Article XX, § 165-112C through F, inclusive:
1. Bakery, confectionery, upholstery or other custom shop for the production of articles to be sold on the premises.
 2. Newspaper publishing, job printing, self-service laundry.
 3. Dry cleaning when established as a non-

flammable type operation.

4. Greenhouse, garden supplies, provided that no merchandise shall be displayed in the front yard or in a side yard abutting a street.
- C** Other uses of the same general character as any of the above permitted uses when authorized as a special exception.
- D** Automobile service centers, provided that all services rendered shall be performed within the building and there shall be no storage outside of the building, and further provided that the following uses shall be specifically excluded: the sale of gasoline, the painting of motor vehicles, the renovation or replacement of motors and engines, body and fender repair work involving the use of an open flame or welding equipment.
- E** Customarily incidental accessory uses as are designated on a development plan formulated, submitted and approved.

1.5 MILES
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