

1100 West Valley Road
Wayne, PA

For Sale
\$1,900,000

Commercially
Zoned



John Lieberman

610.225.0901

johnlieberman@liebermanearley.com

www.liebermanearley.com | 610-688-4300

LIEBERMAN EARLEY & COMPANY

The Meadows - 485 Devon Park Drive, Suite 110, Wayne, PA 19087

LOCATION HIGHLIGHTS



Premier location at Route 202 and Swedesford Rd.



Situated at the entrance to the Gateway Shopping Center.

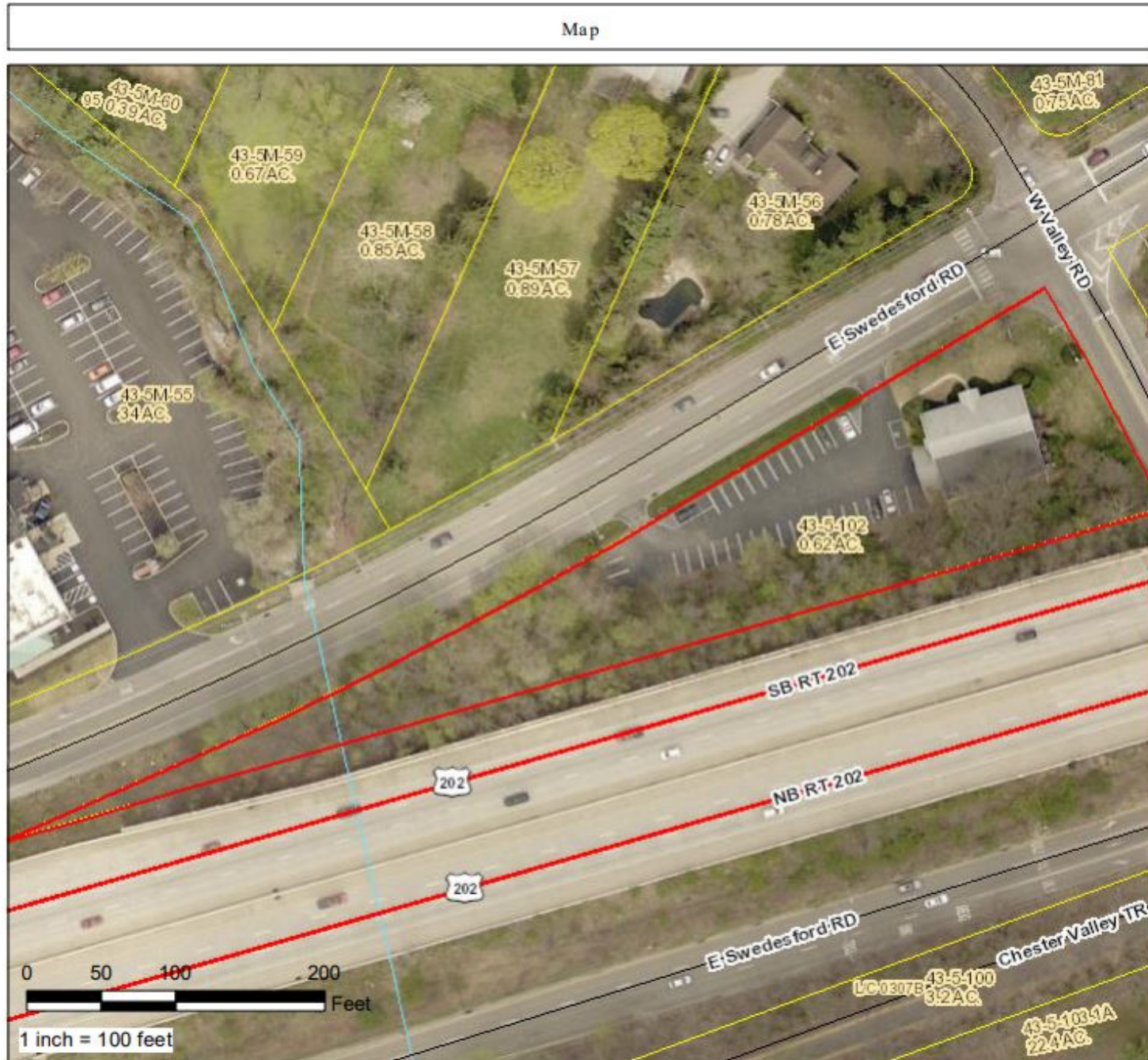


Traffic Count 89,000 vehicles daily.



Five-minute drive to luxury shops and fine dining at the King of Prussia Town Center.

SITE MAP



1100 West Valley Road
Wayne, PA

EXECUTIVE SUMMARY

Building Square Footage:	Gross: 8,521 SF Rentable: 7,519 SF
Lot Size:	.62 Acres
Zoning:	C-1
Parking:	37 Spaces
Township:	Tredyffrin



PROPERTY FEATURES:

C-1 Zoning permits office, retail, medical and dental uses.
Monument signage available.



Sale Price:
\$1,900,000

Disclaimer

Information contained herein has been obtained from the owner of the property or from sources deemed reliable. We have no reason to doubt its accuracy but make no warranty or representation. All information is submitted subject to errors, omissions, change, withdrawal without notice and any special listing conditions of the owner.

Chapter 208. Zoning

Article XVII. Commercial Districts

§ 208-61. Use regulations.

- A. Only those uses listed in Table 61.1: Commercial District Uses as permitted, special exception, or conditional uses are allowed within the commercial districts. A "P" indicates that a use is permitted within that zoning district. An "SE" indicates that a use is a special exception use in that zoning district and must obtain a special exception approval. A "C" indicates that a use is a conditional use in that zoning district and must obtain a conditional use approval. No letter (i.e., a blank space) or the absence of the use from the table indicates that use is not allowed within that zoning district.
- B. The following footnote applies to the table: Footnote 1: In the C-2 District, townhouse (single-family attached), duplex (two-family attached), and multifamily use on the ground floor of the apartment building. Dwellings are only permitted as part of an approved development plan that provides a permitted retail commercial use as the primary use in the ground floor along the road frontage of the development tract.

[Amended 12-7-2015 by Ord. No. HR-412; 2-20-2018 by Ord. No. HR-420]

Use	C-1	C-2
Amusement facility: outdoor		SE
Amusement facility: indoor	SE	P
Assisted-living facility		P
Automobile service station		P
Bank or other financial institution	P	P
Bed-and-breakfast	SE	SE
Business or private school	SE	SE
Club or lodge	P	P
Commercial greenhouse or nursery		SE

Zoning

Table 61.1: Commercial District Uses
 [Amended 2-20-2018 by Ord. No. HR-420; 5-18-2020 by Ord. No. HR-436; 1-18-2022 by Ord. No. HR-447]

Use	C-1	C-2
Day care	P	P
Dwelling: multi-use development ¹		P
Fraternity or sorority house	P	P
Governmental or public utility use	SE	SE
Hotel		SE
Health club	P	P
Manufacturer's representative or catalog ordering establishment	P	
Medical/dental office	P	P
Mortuary	SE	SE
Office	P	P
Outdoor seating	P	P
Park	P	P
Parking lot (principal use of lot)	SE	SE
Parking structure (principal use of lot)	P	P
Personal service establishment	P	P
Publishing, job printing or similar establishment		P
Radio or television station/studio		P
Retail store	P	P
Restaurant	P	P
Short-term rental (as part of a dwelling in a multiuse development)		SE
Veterinary clinic	SE	SE
Wholesale establishment		SE

Operating Expenses:

Insurance	\$4,756.00
Janitorial	\$9,667.08
Maintenance Services	\$11,298.47
Management	\$1,694.50
Professional and Legal Fees	\$6,435.00
Real Estate Taxes	\$19,350.27
Repairs	\$7,699.65
Supplies	\$2,038.63
Trash Removal	\$2,819.50
Utilities:	
Electric	\$6,251.87
Oil (heat)	\$2,920.00
Water	\$994.41
Sewer	\$750.00
Total 2021 Operating Expenses	\$76,675.38

1100 West Valley Road
Wayne, PA

Newly Renovated
common areas.



Sale Price:
\$1,900,000


Disclaimer

Information contained herein has been obtained from the owner of the property or from sources deemed reliable. We have no reason to doubt its accuracy but make no warranty or representation. All information is submitted subject to errors, omissions, change, withdrawal without notice and any special listing conditions of the owner.

1100 West Valley Road
Wayne, PA

DEMOGRAPHICS

126,413
Population:



50,966
Households:



Median
Household Income:
\$113,077



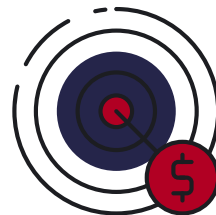
Median Age:
42.1



Median Net Worth
Income:
\$453,136



Median Disposable
Income:
\$89,066



Median
Per Capita Income:
\$67,140

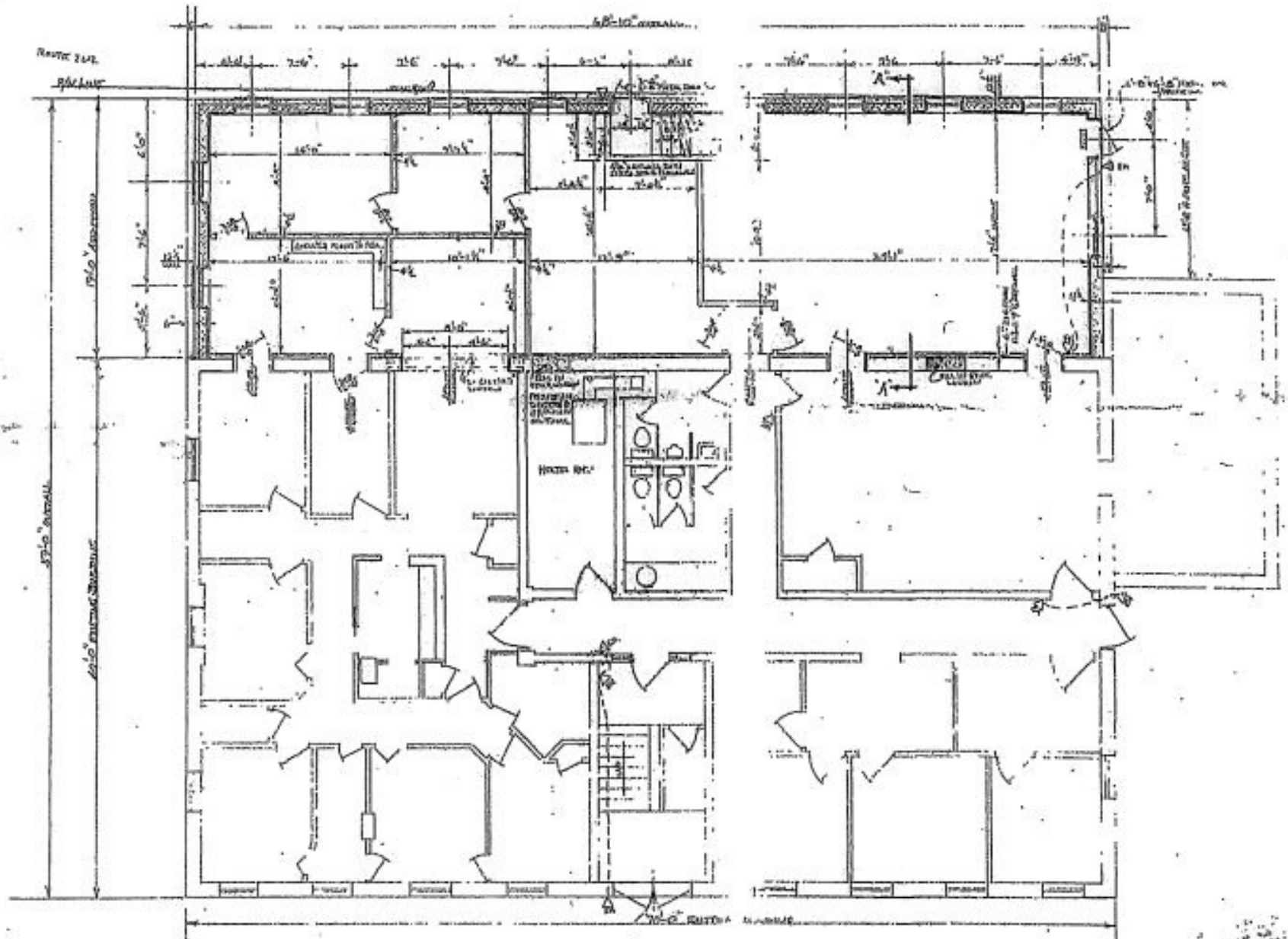
Disclaimer

Information contained herein has been obtained from the owner of the property or from sources deemed reliable. We have no reason to doubt its accuracy but make no warranty or representation. All information is submitted subject to errors, omissions, change, withdrawal without notice and any special listing conditions of the owner.

LIEBERMAN EARLEY & COMPANY

The Meadows - 485 Devon Park Drive, Suite 110, Wayne, PA 19087

FLOOR PLANS - FIRST FLOOR

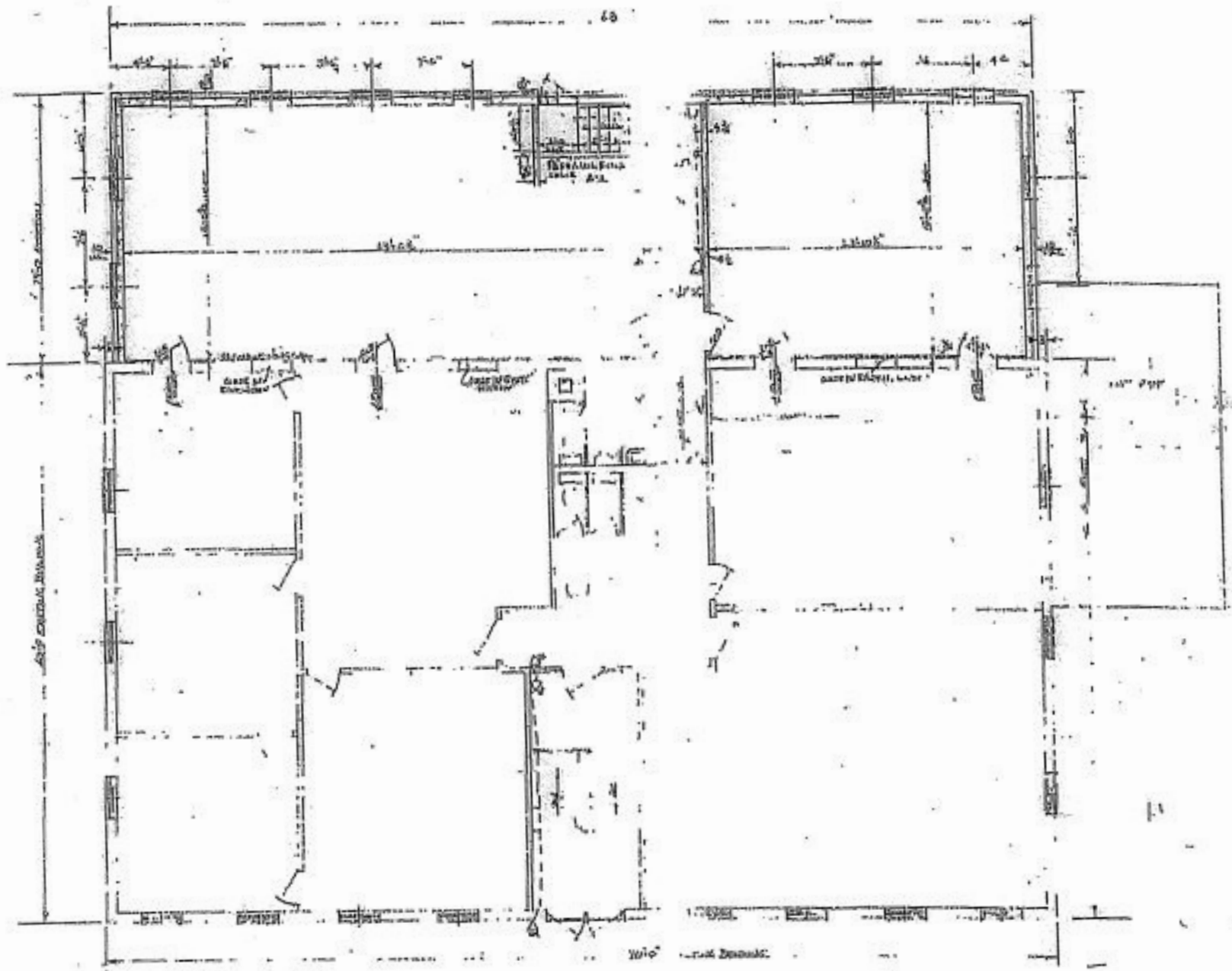


1000 PL. for 0000000000

First Floor (Level 1)



FLOOR PLANS - SECOND FLOOR



Second Floor Plan