

**FOR SALE OR LEASE:
FULLY-SIGNALIZED REDEVELOPMENT OPPORTUNITY**

EQUITY CRE

Route 611 & Moreland Ave, Horsham, PA 19040



PROPERTY FEATURES & DETAILS

- ±3.1 acres available – GC-2 zoning Horsham township
- Highly visible site along Route 611/Easton Rd with over 35,000 vehicles per day
- New Traffic Light & Road Improvements – Installed and completed 1st QRT of 2025
- Large corner parcel allowing for various uses including commercial and medical requirements
- In place income with short term leases in place to assist with carrying costs during a redevelopment
- Impressive Demographics with over 188,000 population & \$160,000 average household income within 5 miles of the Rt 611 & Moreland intersection
- Flexible deal structure – Sale or Lease terms available upon request



**Google Earth image captured prior to traffic improvements*

CONTACT

PATRICK McCABE

pmccabe@equitycre.com

DIRECT 484.417.2219

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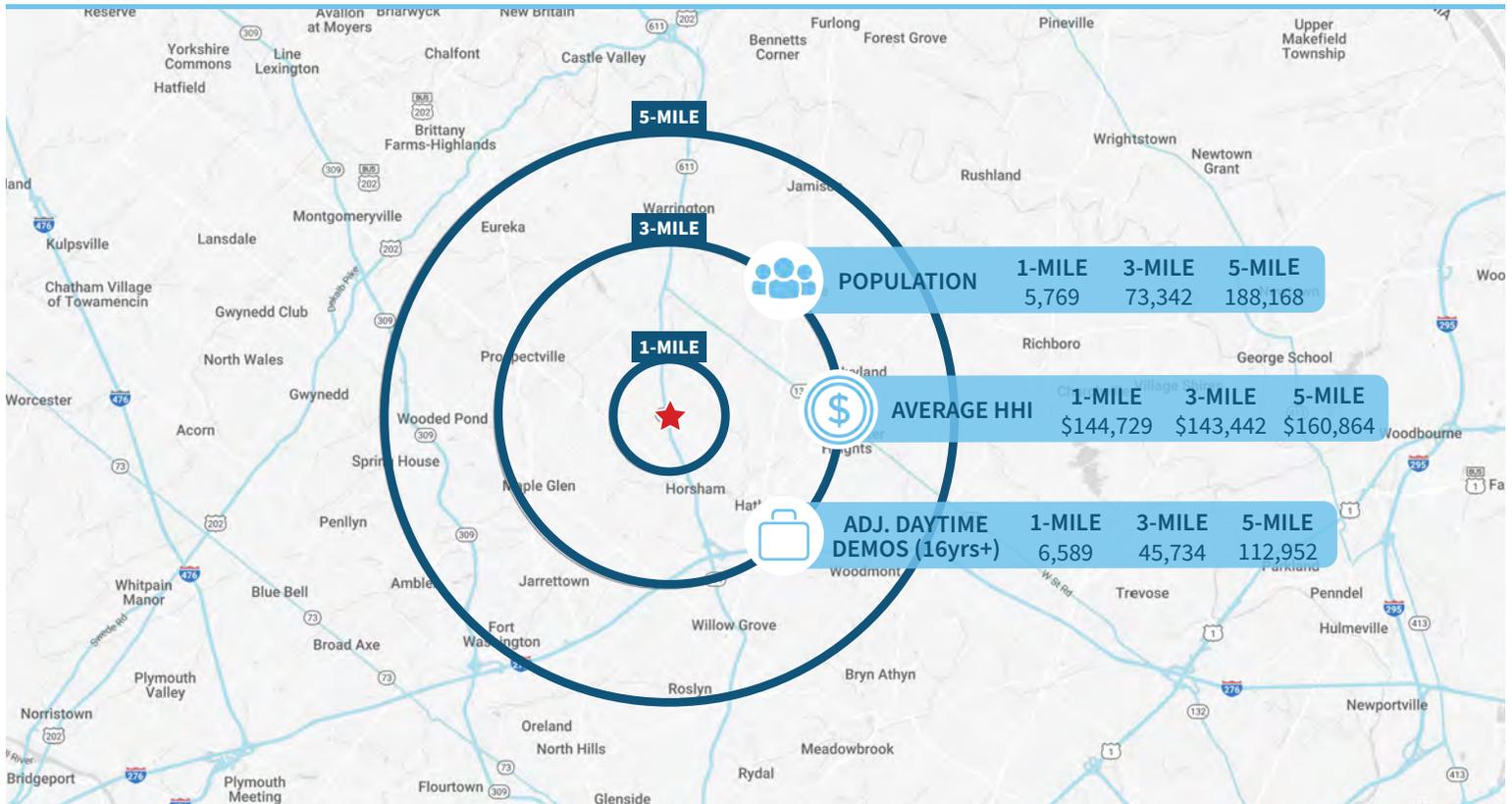
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Demographic Overview (1, 3, 5-mile radius)



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Zoning: GC-2 - General Commercial & Highway Commercial

§ 230-129. Declaration of Legislative Intent.

In expansion of the legislative intent contained in Article I, § 230-2 of this chapter, it is hereby declared to be the specific intent of this article with respect to GC-2 General Commercial and Highway Commercial development, to provide regulations for the development of retail, wholesale, office, and highway-oriented commercial uses both individually and as planned integrated developments to assure that the shopping and service needs of the Township's growing population are met and that commercial development in Horsham is compatible with commercial development in adjacent municipalities.

- A. Provide for a broad range of commercial uses, including those which would be inappropriate to locate in the SC-1 District because of its more restricted nature.
- B. Provide regulations to minimize conflict between commercial uses and abutting residential neighborhoods.
- C. Encourage the sound and appropriate commercial development of compact segments of major highway frontage.
- D. Provide locations for highway oriented businesses that serve the needs of the traveling public.
- E. Protect the primary function of major highways as thoroughfares for through traffic movements.
- F. Restrict ingress and egress movements along major highways so as to permit the safe movement of traffic.

§ 230-129. Use Regulations.

B. On lots with a minimum area of 30,000 square feet and a minimum width at the building line of 125 feet, a building or group of buildings may be erected, altered or used, or a lot may be used or occupied for any of the following purposes:

- (1) Any use permitted in Subsection **A** above.
- (2) Bank or financial institution, including any such use with drive-in teller facilities.
- (3) Automatic or self-service car wash.
- (4) Automobile parking lot.
- (5) Automatic self-service laundry.
- (6) Indoor storage building or warehouse, provided that such use is ancillary to a retail or wholesale business conducted in the same building.
- (7) Indoor place of amusement, excluding coin-operated amusement machine establishment (consisting of more than three machines).
- (8) Motor vehicle repair shop.
- (9) Used car lot or lot for the sale of recreation vehicles, camping trailers, mobile homes, or similar vehicles, provided that any area(s) needed for maneuvering of these vehicles is provided on the lot so that no temporary storage or parking of these vehicles occurs on abutting roadways, and further provided that these vehicles are so arranged on the lot that any clear sight triangles, as required in Article **IV**, § **230-14**, are provided.
- (10) Public garage or automobile sales agency.
- (11) Yard for the storage and sale of coal, fuel, oil, or building materials, provided that such area shall be enclosed and completely screened from view by a visually opaque fence a minimum of six feet high or by suitable evergreen shrubbery or a combination of both.
- (12) Quick-service restaurant or other restaurant providing service to patrons and motor vehicles.
- (13) Post office.
- (14) (Reserved)
- (15) Any use of the same general character as those listed in Subsection **B(1)** through **(13)** herein.
- (16) Automobile service station, or fuel pump services islands on the same site as any use permitted in this subsection or Subsection **C**, provided that service stations or fuel pump service islands shall not be permitted with a restaurant, quick-service restaurant or

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restaurant providing service to patrons in motor vehicles. This combined use shall be a special exception when authorized by the Zoning Hearing Board, provided the following criteria are met:

- (a) Fuel pumps shall be set back a minimum of 25 feet from the ultimate right-of-way.
 - (b) All automobile servicing activities, except those to be performed at fuel pumps, shall be performed within a completely enclosed building.
 - (c) No portion of any vehicular parking spaces, intended to serve other uses on the site, shall be located within 30 feet of any fuel pumps.
 - (d) The location of fuel pumps shall be so planned as not to interfere with the use of parking spaces intended to serve other uses on the site and as not to impede internal circulation on the site.
- (17) Outdoor dining areas shall be permitted as an accessory use to a quick-service restaurant or other restaurant providing service to patrons in motor vehicles pursuant to the provisions of **§ 230-16E**.



The right space. The right move.



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06/25

MARKET AERIAL

Rt 611, Horsham | Montgomery County, PA



Aerial Source: Google Earth Pro & Traffic Count Source: Placer.ai ('23)