



# Eagle Realty USA

920 S. West End Blvd (Route 309), Quakertown (Richland Twp.), PA

Aerial Link: <https://goo.gl/maps/t8HBCq7nWaVKVjGq5>



**UNDER CONTRACT!**

Corner at a signalized intersection

+/- 1.94 Acres

Billboard: PennDot permitted billboard (permit # 06-8288) included, added income

Zoned: PC (Planned Commercial)

Zoning Code Link: <https://www.codepublishing.com/PA/RichlandTownship/>

Utilities: City sewer and well...water in street

Area Retailers Include: Lowes, Giant Foods, Render's Market,

CVS, Rite Aid, Wawa, Penn Community Bank, QNB Bank,

Wells Fargo, Great Clips, Game Stop, Pearl Vision, Ollie's

Outlet, Mavis Discount Tire, Meineke Car Care Center,

Taco Bell and Dunkin Donuts coming soon.

▪ Taxes Total: \$17,404.41 (2019)

▪ Traffic Count:

- Combined: 34,717 ADT
- West End Blvd (Route 309) – North: 17,298 ADT
- West End Blvd (Route 309) – South: 17,419 ADT
- Source PennDot

▪ Demographics:

Radius:	Population:	Households:	Median Income:
1 Mile	6,000	2,144	\$68,000.00
3 Mile	27,000	10,006	\$62,000.00
5 Mile	52,000	20,600	\$65,000.00

▪ Source: Demographix

## Eagle Realty USA

Licensed Real Estate Broker

35 Righter Road, Suite B

Randolph, NJ 07869

“We Close Deals...That’s the Bottom Line”

For More Information Please Contact:

**Gary J. Drechsel, Sr.**

Member–Broker of Record

Phone 973.598.0300 Ext 11

Mobile 973.713.7700

Gary@EagleRealtyUSA.net

All information is from sources deemed reliable but is not guaranteed and is subject to errors, omissions, change of price and / or terms, prior sale, lease or withdrawal without notice. Broker is not liable for the accuracy of any information provided herein, and all information should be independently verified prior to entering into any binding agreements.



# AERIAL VIEW

920 S. West End Blvd (Route 309), Quakertown (Richland Twp.), PA

Aerial Link: <https://goo.gl/maps/t8HBCq7nWaVKVjGq5>



All information is from sources deemed reliable but is not guaranteed and is subject to errors, omissions, change of price and / or terms, prior sale, lease or withdrawal without notice. Broker is not liable for the accuracy of any information provided herein, and all information should be independently verified prior to entering into any binding agreements.



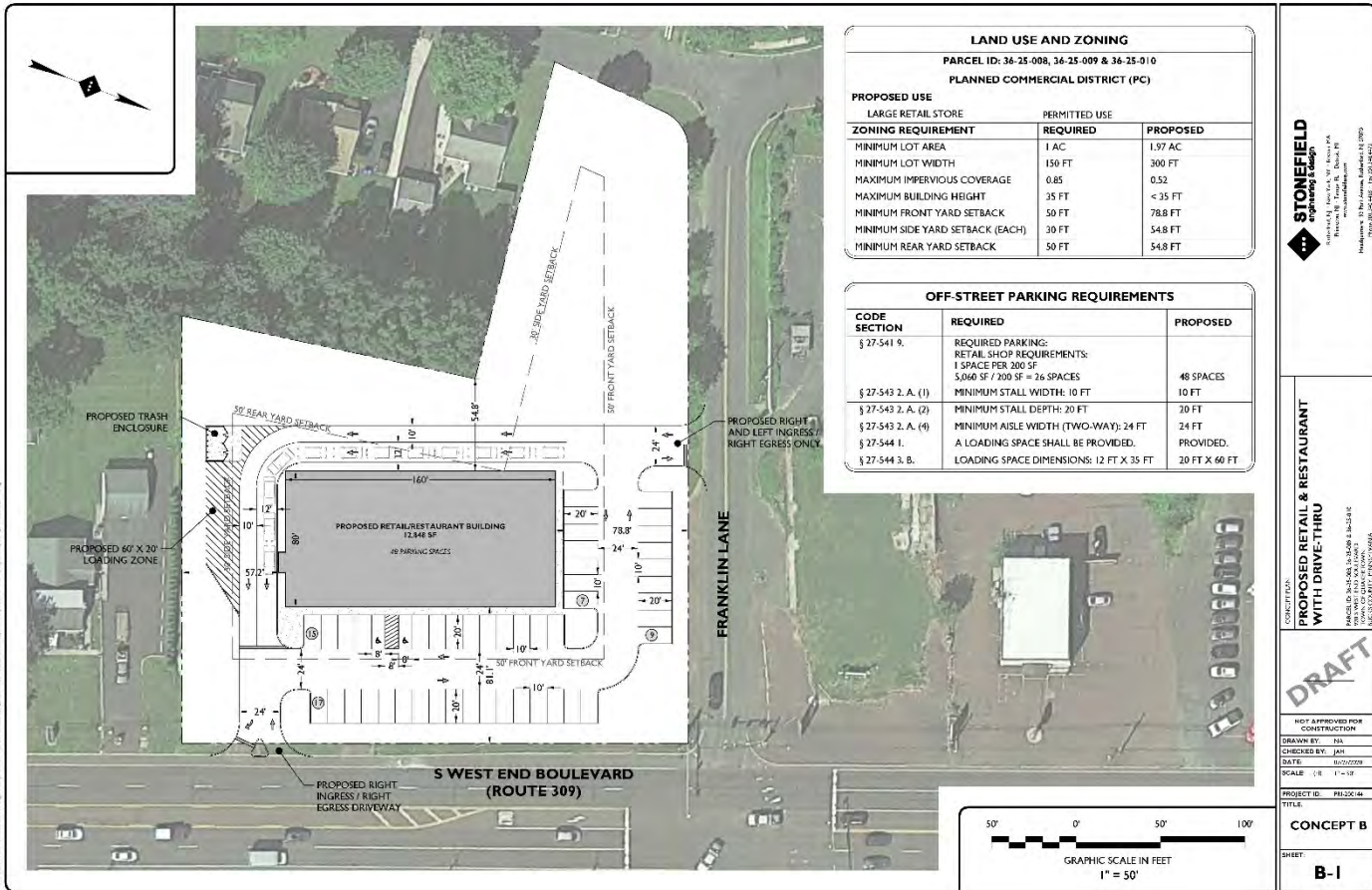


# CONCEPT PLAN ONLY

(No Approvals)

920 S. West End Blvd (Route 309), Quakertown (Richland Twp.), PA

Aerial Link: <https://goo.gl/maps/t8HBCq7nWaVKVjGq5>



**LAND USE AND ZONING**  
 PARCEL ID: 36-25-008, 36-25-009 & 36-25-010  
 PLANNED COMMERCIAL DISTRICT (PC)

PROPOSED USE	REQUIRED	PROPOSED
LARGE RETAIL STORE	PERMITTED USE	
ZONING REQUIREMENT	REQUIRED	PROPOSED
MINIMUM LOT AREA	1 AC	1.97 AC
MINIMUM LOT WIDTH	150 FT	300 FT
MAXIMUM IMPERVIOUS COVERAGE	0.85	0.52
MAXIMUM BUILDING HEIGHT	35 FT	< 35 FT
MINIMUM FRONT YARD SETBACK	50 FT	78.8 FT
MINIMUM SIDE YARD SETBACK (EACH)	30 FT	54.8 FT
MINIMUM REAR YARD SETBACK	50 FT	54.8 FT

**OFF-STREET PARKING REQUIREMENTS**

CODE SECTION	REQUIRED	PROPOSED
§ 27-541 9.	REQUIRED PARKING: RETAIL SHOP REQUIREMENTS: 1 SPACE PER 200 SF 5,060 SF / 200 SF = 26 SPACES	48 SPACES
§ 27-543 2. A. (1)	MINIMUM STALL WIDTH: 10 FT	10 FT
§ 27-543 2. A. (2)	MINIMUM STALL DEPTH: 20 FT	20 FT
§ 27-543 2. A. (4)	MINIMUM AISLE WIDTH (TWO-WAY): 24 FT	24 FT
§ 27-544 1.	A LOADING SPACE SHALL BE PROVIDED.	PROVIDED.
§ 27-544 3. B.	LOADING SPACE DIMENSIONS: 12 FT X 35 FT	20 FT X 60 FT



CONCEPT PLAN  
**PROPOSED RETAIL & RESTAURANT WITH DRIVE-THRU**  
 PARCEL ID: 36-25-008, 36-25-009 & 36-25-010  
 QUAKERTOWN, PA  
 DATE: 06/20/2018

**DRAFT**

NOT APPROVED FOR CONSTRUCTION  
 DRAWN BY: JAM  
 CHECKED BY: JAM  
 DATE: 06/20/2018

PROJECT ID: PH224-14  
 TITLE:  
**CONCEPT B**  
 SHEET:  
**B-1**

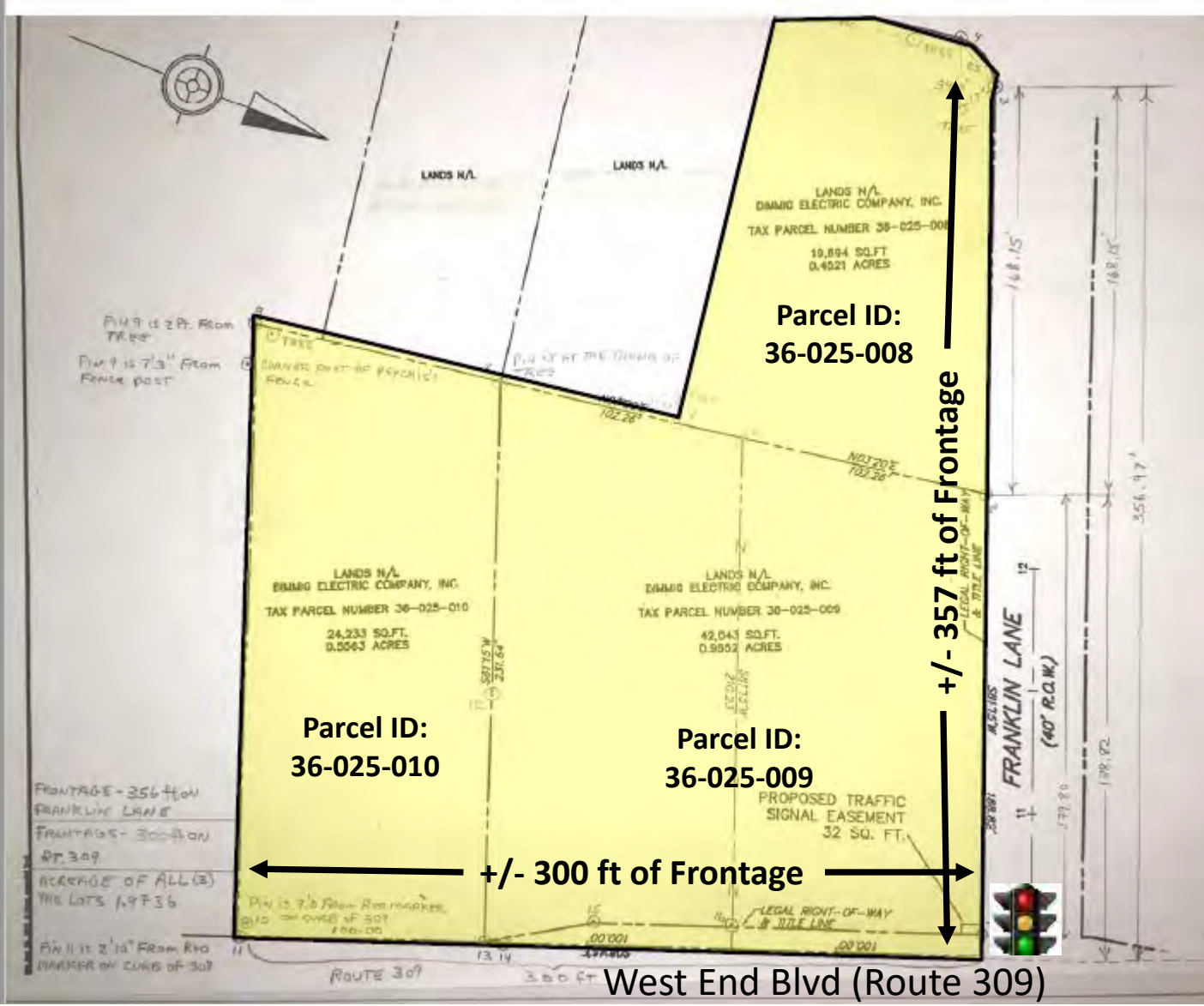
All information is from sources deemed reliable but is not guaranteed and is subject to errors, omissions, change of price and / or terms, prior sale, lease or withdrawal without notice. Broker is not liable for the accuracy of any information provided herein, and all information should be independently verified prior to entering into any binding agreements.



# SURVEY

920 S. West End Blvd (Route 309), Quakertown (Richland Twp.), PA

Aerial Link: <https://goo.gl/maps/t8HBCq7nWaVKVjGq5>



All information is from sources deemed reliable but is not guaranteed and is subject to errors, omissions, change of price and / or terms, prior sale, lease or withdrawal without notice. Broker is not liable for the accuracy of any information provided herein, and all information should be independently verified prior to entering into any binding agreements.





# BILLBOARD

920 S. West End Blvd (Route 309), Quakertown (Richland Twp.), PA

Aerial Link: <https://goo.gl/maps/t8HBCq7nWaVKVjGq5>

Permit #: 06-8288



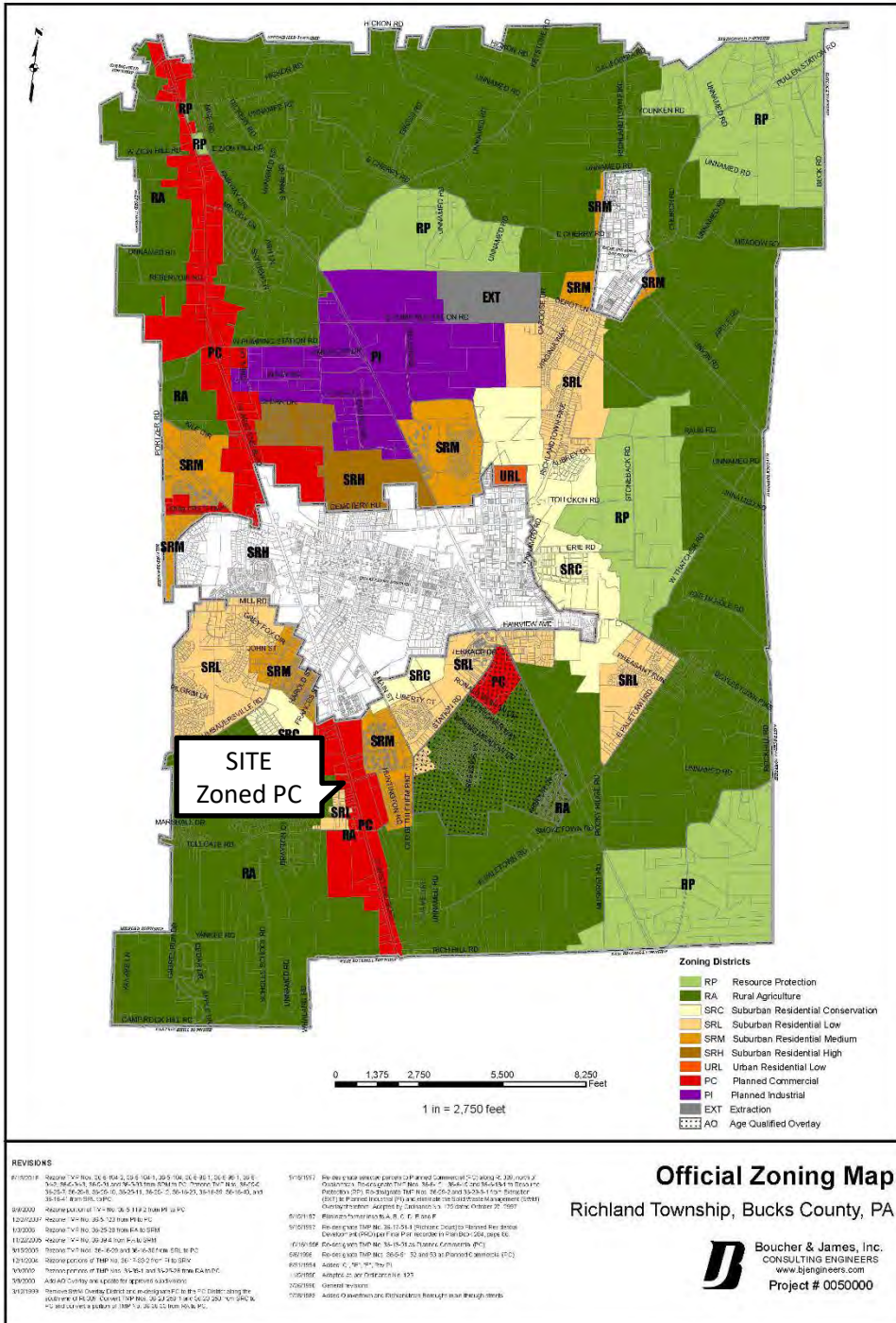
All information is from sources deemed reliable but is not guaranteed and is subject to errors, omissions, change of price and / or terms, prior sale, lease or withdrawal without notice. Broker is not liable for the accuracy of any information provided herein, and all information should be independently verified prior to entering into any binding agreements.



# ZONING MAP

920 S. West End Blvd (Route 309), Quakertown (Richland Twp.), PA

Zoning Link: <https://www.codepublishing.com/PA/RichlandTownship/>



All information is from sources deemed reliable but is not guaranteed and is subject to errors, omissions, change of price and / or terms, prior sale, lease or withdrawal without notice. Broker is not liable for the accuracy of any information provided herein, and all information should be independently verified prior to entering into any binding agreements.



# ZONING

920 S. West End Blvd (Route 309), Quakertown (Richland Twp.), PA

Zoning Link: <https://www.codepublishing.com/PA/RichlandTownship/>

B.	Residential Uses	RP	RA	SRC	SRL	SRM	SRH	URL	AQ	PC	PI	EXT
B1	Single-Family Detached	P	P	P	P	P	P	P	N	N	N	N
B1A	Single-Family Detached Exemption	P	P	P	P	P	P	P	N	N	N	N
B2	Residential Conversion	P	P	P	P	P	P	P	N	N	N	N
B3	Rooming or Boarding House	N	N	N	N	S	S	S	N	N	N	N
B4	Single-Family Detached Enhanced Density	P	P	P	P	P	P	N	C	N	N	N
B5	Performance Standard Subdivision	N	N	P	P	P	P	P	C	N	N	N
B6	Mobile Home Park	N	N	N	P	P	P	N	N	N	N	N
B7	Country Property	P	P	P	P	P	P	N	N	N	N	N

B.	Residential Uses	RP	RA	SRC	SRL	SRM	SRH	URL	AQ	PC	PI	EXT
B8	Urban Dwelling	N	N	N	N	N	N	P	N	N	N	N
B9	Life Care Facility	N	C	C	C	C	C	C	N	C	N	N
B10	Community/Group Home	P	P	P	P	P	P	P	N	N	N	N

\*= In accordance with §27-614.1.A(2).

C.	Institutional and Recreational Uses	RP	RA	SRC	SRL	SRM	SRH	URL	AQ	PC	PI	EXT
C1	Place of Worship	P	P	P	P	P	P	P	N	P	P	P
C2	School	P	P	P	P	P	P	P	N	N	N	N
C3	Commercial School	N	N	N	N	N	N	N	N	P	P	N
C4	Library or Museum	N	N	N	N	P	P	P	N	P	P	N
C5	Recreational Facility	P	P	P	P	P	P	P	N	P	P	P
C6	Private Recreational Facility	S	S	S	S	S	S	S	N	S	N	N
C7	Golf Course	S	S	S	S	N	N	N	N	S	N	N
C8	Private Club	N	N	N	N	N	N	N	N	C	N	N
C9	Community Center	P	P	P	P	P	P	P	N	P	N	N
C10	Day Care Center	S	S	S	S	S	S	S	N	P	N	N
C11	Hospital	C	C	N	N	N	N	N	N	C	N	N
C12	Nursing Home	N	C	C	C	C	C	C	N	C	N	N
C13	Halfway House	N	N	C	C	C	C	N	N	N	N	N
C14	Cemetery	N	P	N	N	N	N	N	N	N	N	N





# ZONING

920 S. West End Blvd (Route 309), Quakertown (Richland Twp.), PA

Zoning Link: <https://www.codepublishing.com/PA/RichlandTownship/>

C.	Institutional and Recreational Uses	RP	RA	SRC	SRL	SRM	SRH	URL	AQ	PC	PI	EXT
C15	Recreational Camping Park	C	C	N	N	N	N	N	N	N	N	N
C16	Municipal Services	P	P	P	P	P	P	P	N	P	P	P
C17	Health Care Campus	N	P	N	N	N	N	N	N	P	N	N

D.	Office Uses	RP	RA	SRC	SRL	SRM	SRH	URL	AQ	PC	PI	EXT
D1	Office	N	N	N	N	N	C	C	N	P	P	N
D2	Medical Office	P	P	P	P	P	P	P	N	P	P	N
D3	Office Park	N	N	N	N	N	N	N	N	P	P	N
D4	Neighborhood Office Park	N	N	N	C	N	N	N	N	P	P	N

E.	Retail and Consumer Service Uses	RP	RA	SRC	SRL	SRM	SRH	URL	AQ	PC	PI	EXT
E1	Retail Shop	N	N	N	N	N	N	N	N	P	N	N
E2	Large Retail Store	N	N	N	N	N	N	N	N	P	N	N
E3	Service Business	N	N	N	N	N	N	N	N	P	N	N
E4	Financial Establishment	N	N	N	N	N	N	N	N	P	P	N
E5	Eating Place	N	N	N	N	N	N	N	N	P	P	N
E6	Drive-Ins and Other Eating Places	N	N	N	N	N	N	N	N	P	C	N
E7	Repair Shop	N	N	N	N	N	N	N	N	P	P	N
E8	Funeral Home or Mortuary	N	C	N	N	N	N	N	N	P	N	N
E9	Motel, Hotel and/or Inn	N	N	N	N	N	N	N	N	P	N	N

E.	Retail and Consumer Service Uses	RP	RA	SRC	SRL	SRM	SRH	URL	AQ	PC	PI	EXT
E10	Indoor Entertainment	N	N	N	N	N	N	N	N	P	P	N
E11	Athletic Facility	N	N	N	N	N	N	N	N	P	P	N
E12	Outdoor Entertainment	N	N	N	N	N	N	N	N	C	N	N
E13	Tavern	N	N	N	N	N	N	N	N	P	N	N
E14	Lumber Yard	N	N	N	N	N	N	N	N	C	P	N
E15	Veterinary Office or Clinic	N	C	N	N	N	N	N	N	P	P	N
E16	Service Station	N	N	N	N	N	N	N	N	C	C	N
E17	Car Wash	N	N	N	N	N	N	N	N	P	N	N
E18	Automotive Sales	N	N	N	N	N	N	N	N	C	P	N
E19	Automotive Repair	N	N	N	N	N	N	N	N	C	P	N
E20	Truck Sales	N	N	N	N	N	N	N	N	C	P	N
E21	Parking Lot or Garage	N	N	N	N	N	N	N	N	P	N	N
E22	Multiple Commercial Use	N	N	N	N	N	N	N	N	C	N	N
E23	Adult Commercial Use	N	N	N	N	N	N	N	N	N	C	N

All information is from sources deemed reliable but is not guaranteed and is subject to errors, omissions, change of price and / or terms, prior sale, lease or withdrawal without notice. Broker is not liable for the accuracy of any information provided herein, and all information should be independently verified prior to entering into any binding agreements.