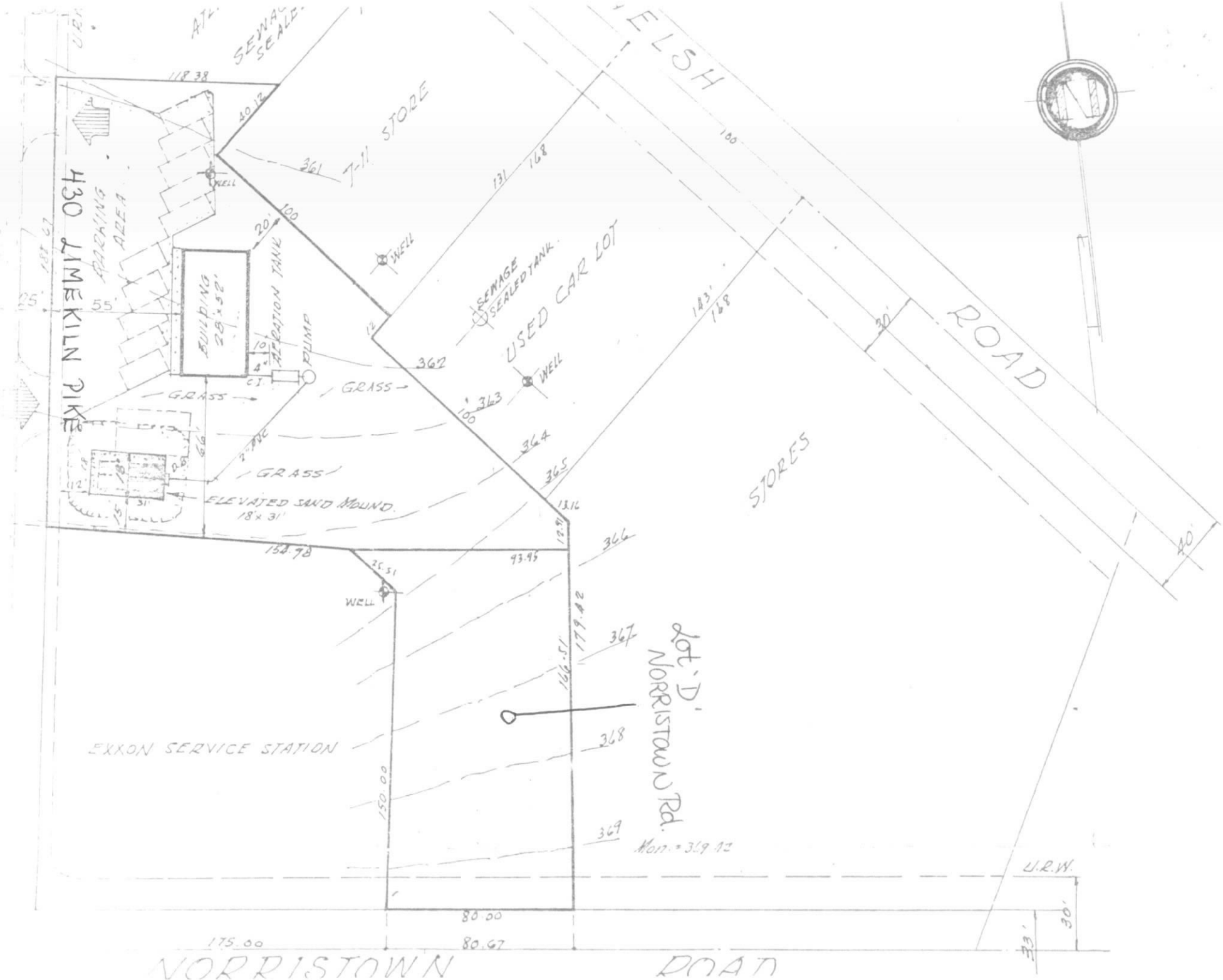
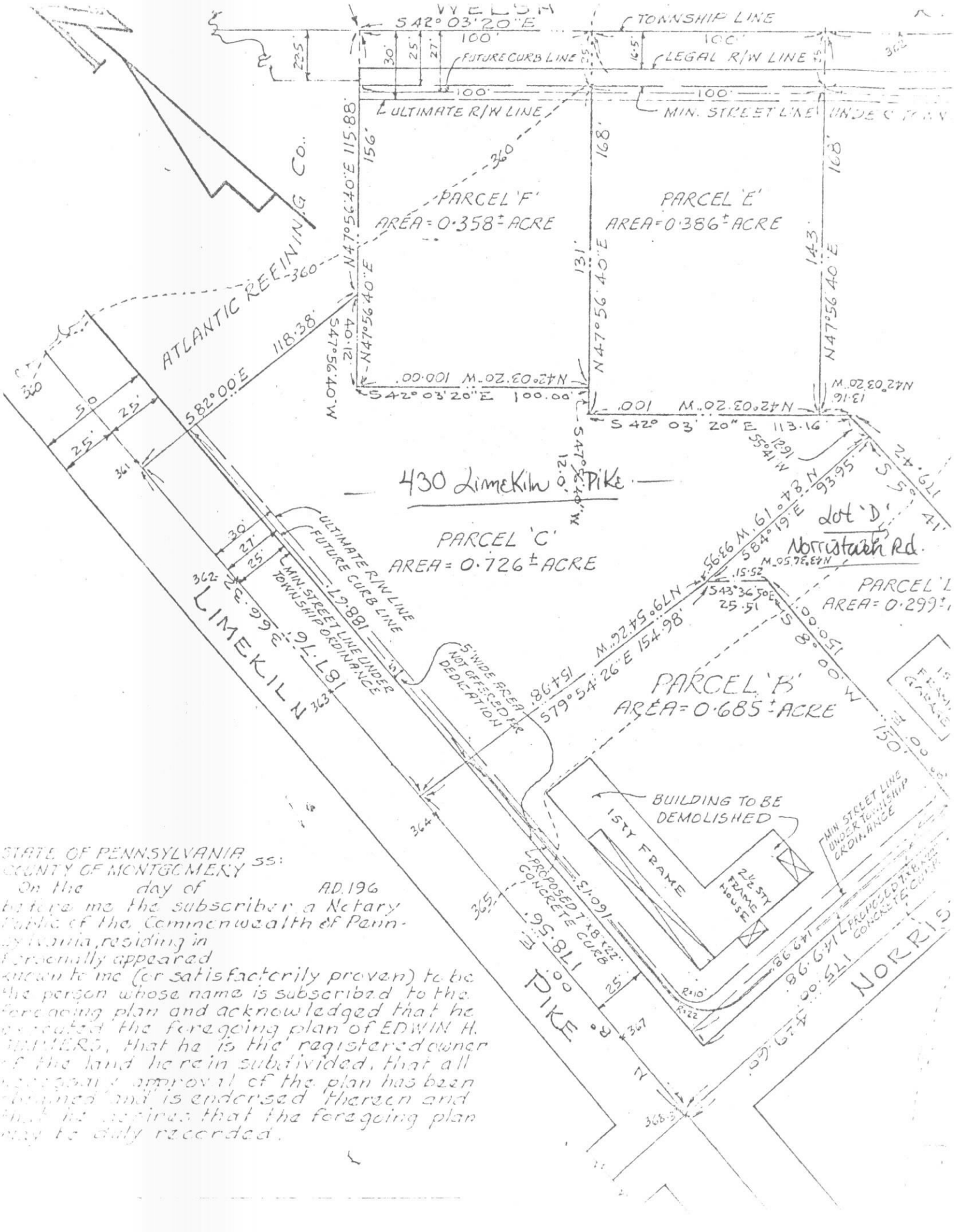
AVAILABLE
37,000 SF COMMERCIAL LAND
For Ground Lease
Limekiln Pike & Norristown Road
Maple Glen, PA

PROPERTY ADDRESSES:	430 Limekiln Pike and Lot "D" Norristown Road Upper Dublin Township, Maple Glen, PA
COMBINED LOT SIZE:	37,000 +/-SF
FRONTAGES:	Limekiln Pike—188.67' Norristown Road—80'
ZONING:	Commercial
REAL ESTATE TAXES:	$7,450
TRAFFIC COUNT:	Approximately 28,000 cars per day
RENTAL:	$75,000/yr
CONTACT:	Jim Kahn jimkahn@kahnandco.com (215) 654-0500 (215) 654-7557 - fax

No warranty or representation, expressed or implied, is made to the accuracy of the information contained herein, and same is submitted subject to errors, omissions, change of price, sale or other conditions, withdrawal without notice, and to any special listing conditions imposed by our principals.


430 LIMEKILN PIKE
PARKING AREA
BUILDING 28'x52'
AERATION TANK
PUMP
WELL
SEWAGE SEALED
7-11 STORE
USED CAR LOT
SEWAGE SEALED TANK
GRASS
ELEVATED SAND MOUND 18'x 31'
EXXON SERVICE STATION
Lot 'D' NORRISTOWN Rd.
Mon. = 369.42
U.R.W.
NORRISTOWN ROAD
ELSH ROAD
STORES



STATE OF PENNSYLVANIA
COUNTY OF MONTGOMERY ss:

On the day of AD. 196
before me the subscriber, a Notary Public of the Commonwealth of Pennsylvania, residing in
Personally appeared
known to me (or satisfactorily proven) to be the person whose name is subscribed to the foregoing plan and acknowledged that he executed the foregoing plan of EDWIN H. MYERS, that he is the registered owner of the land herein subdivided, that all necessary approval of the plan has been obtained and is endorsed thereon and that he requires that the foregoing plan may be duly recorded.