



117-129 W Penn St

117-129 W Penn St, Norristown, PA 19401



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Primary Photo

117-129 W Penn St

\$450,000

Priced to sell , 28000 sf 2 story warehouse building in Norristown PA. . Approx 14000 floor plate. Property features 3000 lbs freight elevator in working condition , 2 & 3 phase electrical service, two 12 ft roll up doors along the side and three 14 ft roll up doors fronting Penn St, 60 x 120 ft adjacent fenced parking or storage yard and several first floor offices. Owner has RECENT AND CLEAN phase 1 & 2. Located between Cherry and Barbadoes St. Near Montgomery County Courthouse, Markley St, Main St, Rte 202, Blue Route, I-476, and PA Turnpike. Empowerment and LERTA eligible. This property is also available for Sale or Lease.

For more information visit:

<http://www.crelisting.net/Mmz5c799g/?StepID=107>

Price:	\$450,000
Building Size:	27,846 SF
Price/SF:	\$16.16
Property Type:	Industrial
Property Sub-type:	Warehouse
Additional Sub-types:	Manufacturing
Property Use Type:	Vacant/Owner-User
Commission Split:	3%
No. Stories:	2
Year Built:	1920



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Property Photos



Building Photo



Building Photo

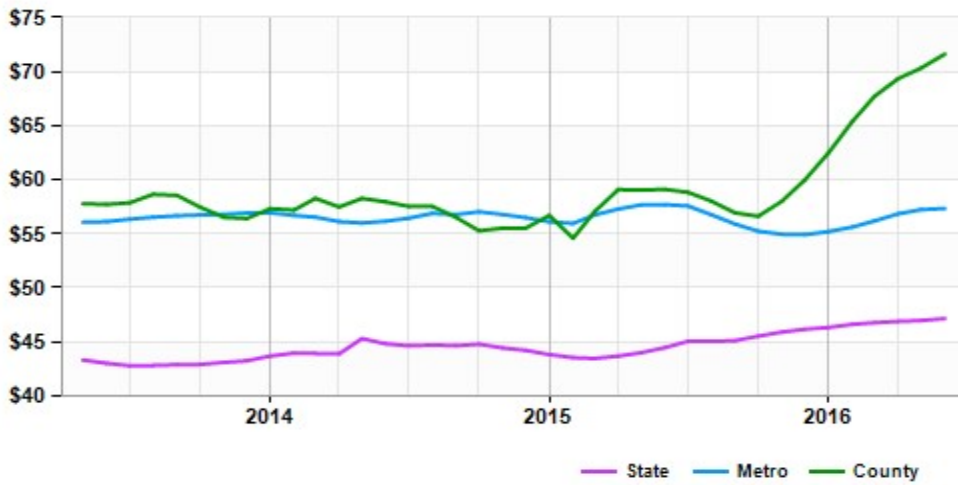
Property Photos



Building Photo

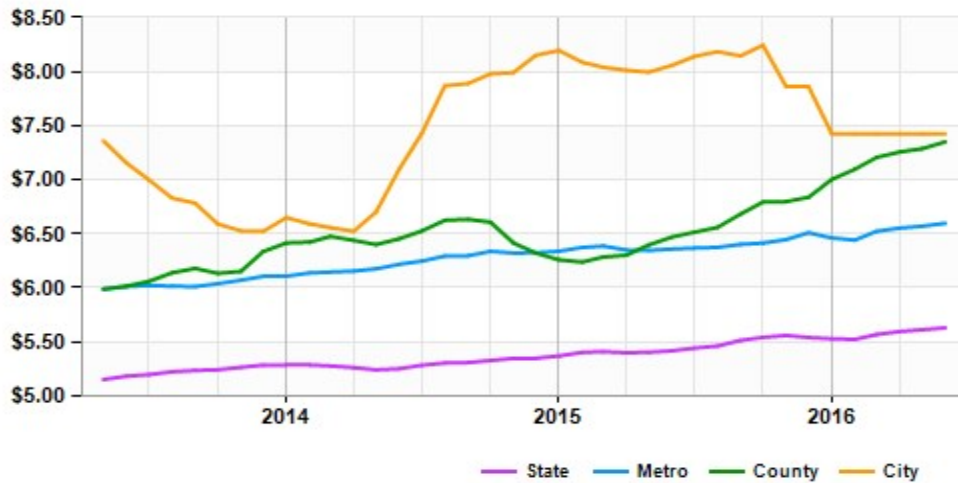
Market Trends

Asking Prices Industrial for Sale Norristown, PA (\$/SF)



	Jun 16	vs. 3 mo. prior	Y-O-Y
State	\$47.16	+0.8%	+6.0%
Metro	\$57	+2.1%	-0.6%
County	\$72	+5.8%	+21.2%

Asking Rent Industrial for Lease Norristown, PA (\$/SF/Year)



	Jun 16	vs. 3 mo. prior	Y-O-Y
State	\$5.63	+1.1%	+3.9%
City	\$7.42	0.0%	-7.8%
Metro	\$6.60	+1.1%	+3.7%
County	\$7.35	+2.0%	+13.6%

Demographics

Population	1-mi.	3-mi.	5-mi.
2015 Male Population	15,532	45,527	88,999
2015 Female Population	15,311	46,700	90,083
% 2015 Male Population	50.36%	49.36%	49.70%
% 2015 Female Population	49.64%	50.64%	50.30%
2015 Total Population: Adult	22,751	73,284	142,833
2015 Total Daytime Population	32,537	114,523	278,345
2015 Total Employees	15,599	68,081	187,312
2015 Total Population: Median Age	30	37	38
2015 Total Population: Adult Median Age	39	46	47
2015 Total population: Under 5 years	2,770	6,160	10,383
2015 Total population: 5 to 9 years	2,211	5,192	9,680
2015 Total population: 10 to 14 years	1,931	4,675	9,747
2015 Total population: 15 to 19 years	2,052	4,844	10,962
2015 Total population: 20 to 24 years	2,907	6,276	11,820
2015 Total population: 25 to 29 years	3,358	8,418	15,109
2015 Total population: 30 to 34 years	2,856	8,095	14,330
2015 Total population: 35 to 39 years	2,037	5,917	10,737
2015 Total population: 40 to 44 years	1,867	5,805	11,322
2015 Total population: 45 to 49 years	1,732	5,613	11,816
2015 Total population: 50 to 54 years	1,789	6,219	12,847
2015 Total population: 55 to 59 years	1,536	6,030	12,479
2015 Total population: 60 to 64 years	1,204	5,118	10,304
2015 Total population: 65 to 69 years	834	4,331	8,651
2015 Total population: 70 to 74 years	667	3,127	6,359
2015 Total population: 75 to 79 years	411	2,365	4,752
2015 Total population: 80 to 84 years	321	1,962	3,876
2015 Total population: 85 years and over	360	2,080	3,908
% 2015 Total population: Under 5 years	8.98%	6.68%	5.80%
% 2015 Total population: 5 to 9 years	7.17%	5.63%	5.41%
% 2015 Total population: 10 to 14 years	6.26%	5.07%	5.44%
% 2015 Total population: 15 to 19 years	6.65%	5.25%	6.12%
% 2015 Total population: 20 to 24 years	9.43%	6.80%	6.60%
% 2015 Total population: 25 to 29 years	10.89%	9.13%	8.44%
% 2015 Total population: 30 to 34 years	9.26%	8.78%	8.00%
% 2015 Total population: 35 to 39 years	6.60%	6.42%	6.00%
% 2015 Total population: 40 to 44 years	6.05%	6.29%	6.32%
% 2015 Total population: 45 to 49 years	5.62%	6.09%	6.60%
% 2015 Total population: 50 to 54 years	5.80%	6.74%	7.17%
% 2015 Total population: 55 to 59 years	4.98%	6.54%	6.97%
% 2015 Total population: 60 to 64 years	3.90%	5.55%	5.75%
% 2015 Total population: 65 to 69 years	2.70%	4.70%	4.83%
% 2015 Total population: 70 to 74 years	2.16%	3.39%	3.55%
% 2015 Total population: 75 to 79 years	1.33%	2.56%	2.65%

Demographics

Population (Cont.)	1-mi.	3-mi.	5-mi.
% 2015 Total population: 80 to 84 years	1.04%	2.13%	2.16%
% 2015 Total population: 85 years and over	1.17%	2.26%	2.18%
2015 White alone	11,824	58,139	130,125
2015 Black or African American alone	10,886	17,400	22,893
2015 American Indian and Alaska Native alone	156	263	339
2015 Asian alone	688	6,440	13,583
2015 Native Hawaiian and OPI alone	27	56	71
2015 Some Other Race alone	5,730	6,917	7,649
2015 Two or More Races alone	1,532	3,012	4,422
2015 Hispanic	10,068	13,263	15,878
2015 Not Hispanic	20,775	78,964	163,204
% 2015 White alone	38.34%	63.04%	72.66%
% 2015 Black or African American alone	35.29%	18.87%	12.78%
% 2015 American Indian and Alaska Native alone	0.51%	0.29%	0.19%
% 2015 Asian alone	2.23%	6.98%	7.58%
% 2015 Native Hawaiian and OPI alone	0.09%	0.06%	0.04%
% 2015 Some Other Race alone	18.58%	7.50%	4.27%
% 2015 Two or More Races alone	4.97%	3.27%	2.47%
% 2015 Hispanic	32.64%	14.38%	8.87%
% 2015 Not Hispanic	67.36%	85.62%	91.13%
2015 Not Hispanic: White alone	13,568	63,086	134,331
2015 Not Hispanic: Black or African American alone	9,428	13,415	17,632
2015 Not Hispanic: American Indian and Alaska Native alone	39	108	153
2015 Not Hispanic: Asian alone	865	3,818	7,741
2015 Not Hispanic: Native Hawaiian and OPI alone	7	27	49
2015 Not Hispanic: Some Other Race alone	57	124	211
2015 Not Hispanic: Two or More Races	710	1,378	1,955
% 2015 Not Hispanic: White alone	48.70%	73.17%	80.15%
% 2015 Not Hispanic: Black or African American alone	33.84%	15.56%	10.52%
% 2015 Not Hispanic: American Indian and Alaska Native alone	0.14%	0.13%	0.09%
% 2015 Not Hispanic: Asian alone	3.10%	4.43%	4.62%
% 2015 Not Hispanic: Native Hawaiian and OPI alone	0.03%	0.03%	0.03%
% 2015 Not Hispanic: Some Other Race alone	0.20%	0.14%	0.13%
% 2015 Not Hispanic: Two or More Races	2.55%	1.60%	1.17%

Population Change	1-mi.	3-mi.	5-mi.
Total: Employees (NAICS)	n/a	n/a	n/a
Total: Establishments (NAICS)	n/a	n/a	n/a
2015 Total Population	30,843	92,227	179,082
2015 Households	10,781	36,728	70,553

Demographics

Population Change (Cont.)

	1-mi.	3-mi.	5-mi.
Population Change 2010-2015	-600	86	2,410
Household Change 2010-2015	-235	-60	935
% Population Change 2010-2015	-1.91%	0.09%	1.36%
% Household Change 2010-2015	-2.13%	-0.16%	1.34%
Population Change 2000-2015	2,981	6,014	11,488
Household Change 2000-2015	-144	1,350	4,543
% Population Change 2000 to 2015	10.70%	6.98%	6.85%
% Household Change 2000 to 2015	-1.32%	3.82%	6.88%

Housing

	1-mi.	3-mi.	5-mi.
2015 Housing Units	12,379	37,883	69,733
2015 Occupied Housing Units	10,925	35,379	66,010
2015 Owner Occupied Housing Units	4,877	21,747	44,960
2015 Renter Occupied Housing Units	6,048	13,632	21,050
2015 Vacant Housings Units	1,454	2,505	3,723
% 2015 Occupied Housing Units	88.25%	93.39%	94.66%
% 2015 Owner occupied housing units	44.64%	61.47%	68.11%
% 2015 Renter occupied housing units	55.36%	38.53%	31.89%
% 2000 Vacant housing units	11.75%	6.61%	5.34%

Income

	1-mi.	3-mi.	5-mi.
2015 Household Income: Median	\$47,396	\$61,951	\$73,937
2015 Household Income: Average	\$62,137	\$82,233	\$102,649
2015 Per Capita Income	\$22,060	\$33,408	\$41,929
2015 Household income: Less than \$10,000	852	1,817	2,626
2015 Household income: \$10,000 to \$14,999	824	1,732	2,533
2015 Household income: \$15,000 to \$19,999	571	1,477	2,286
2015 Household income: \$20,000 to \$24,999	643	1,778	2,881
2015 Household income: \$25,000 to \$29,999	457	1,472	2,467
2015 Household income: \$30,000 to \$34,999	666	1,723	2,846
2015 Household income: \$35,000 to \$39,999	524	1,524	2,621
2015 Household income: \$40,000 to \$44,999	609	1,534	2,501
2015 Household income: \$45,000 to \$49,999	510	1,483	2,437
2015 Household income: \$50,000 to \$59,999	1,019	3,343	5,486
2015 Household income: \$60,000 to \$74,999	961	3,696	7,095
2015 Household income: \$75,000 to \$99,999	1,435	5,255	9,754
2015 Household income: \$100,000 to \$124,999	683	3,538	7,446
2015 Household income: \$125,000 to \$149,999	376	2,051	4,336
2015 Household income: \$150,000 to \$199,999	434	2,546	6,225
2015 Household income: \$200,000 or more	217	1,759	7,013
% 2015 Household income: Less than \$10,000	7.90%	4.95%	3.72%
% 2015 Household income: \$10,000 to \$14,999	7.64%	4.72%	3.59%

Demographics

Income (Cont.)	1-mi.	3-mi.	5-mi.
% 2015 Household income: \$15,000 to \$19,999	5.30%	4.02%	3.24%
% 2015 Household income: \$20,000 to \$24,999	5.96%	4.84%	4.08%
% 2015 Household income: \$25,000 to \$29,999	4.24%	4.01%	3.50%
% 2015 Household income: \$30,000 to \$34,999	6.18%	4.69%	4.03%
% 2015 Household income: \$35,000 to \$39,999	4.86%	4.15%	3.71%
% 2015 Household income: \$40,000 to \$44,999	5.65%	4.18%	3.54%
% 2015 Household income: \$45,000 to \$49,999	4.73%	4.04%	3.45%
% 2015 Household income: \$50,000 to \$59,999	9.45%	9.10%	7.78%
% 2015 Household income: \$60,000 to \$74,999	8.91%	10.06%	10.06%
% 2015 Household income: \$75,000 to \$99,999	13.31%	14.31%	13.83%
% 2015 Household income: \$100,000 to \$124,999	6.34%	9.63%	10.55%
% 2015 Household income: \$125,000 to \$149,999	3.49%	5.58%	6.15%
% 2015 Household income: \$150,000 to \$199,999	4.03%	6.93%	8.82%
% 2015 Household income: \$200,000 or more	2.01%	4.79%	9.94%

Retail Sales Volume	1-mi.	3-mi.	5-mi.
2015 Childrens/Infants clothing stores	\$2,871,614	\$10,000,167	\$19,687,569
2015 Jewelry stores	\$1,009,068	\$3,791,137	\$7,897,158
2015 Mens clothing stores	\$3,326,947	\$12,058,443	\$24,218,106
2015 Shoe stores	\$3,368,743	\$12,146,378	\$24,326,568
2015 Womens clothing stores	\$5,575,857	\$20,737,017	\$41,946,233
2015 Automobile dealers	\$42,684,737	\$162,686,322	\$333,592,499
2015 Automotive parts and accessories stores	\$8,399,334	\$31,538,458	\$63,707,208
2015 Other motor vehicle dealers	\$1,173,995	\$4,358,506	\$8,660,784
2015 Tire dealers	\$3,754,954	\$14,074,202	\$28,409,967
2015 Hardware stores	\$167,451	\$676,644	\$1,409,382
2015 Home centers	\$1,665,829	\$6,741,128	\$14,176,492
2015 Nursery and garden centers	\$1,979,261	\$8,201,039	\$17,635,766
2015 Outdoor power equipment stores	\$930,956	\$3,647,759	\$7,445,971
2015 Paint andwallpaper stores	\$197,404	\$770,922	\$1,562,332
2015 Appliance, television, and other electronics stores	\$5,678,528	\$21,846,351	\$44,922,459
2015 Camera andphotographic supplies stores	\$435,123	\$1,713,108	\$3,588,454
2015 Computer andsoftware stores	\$16,070,452	\$58,674,840	\$116,778,072
2015 Beer, wine, and liquor stores	\$2,777,133	\$10,315,912	\$21,048,152
2015 Convenience stores	\$12,709,653	\$45,228,475	\$90,011,396
2015 Restaurant Expenditures	\$11,406,274	\$42,791,800	\$87,432,545
2015 Supermarkets and other grocery (except convenience) stores	\$45,676,269	\$164,993,953	\$327,290,466
2015 Furniture stores	\$4,079,620	\$15,434,271	\$31,801,245
2015 Home furnishings stores	\$14,049,846	\$53,509,756	\$108,939,790
2015 General merchandise stores	\$73,522,181	\$280,894,210	\$576,801,776
2015 Gasoline stations with convenience stores	\$39,182,058	\$141,897,582	\$281,911,582
2015 Other gasoline stations	\$27,994,891	\$101,942,277	\$202,232,856
2015 Department stores (excl leased depts)	\$72,513,113	\$277,103,073	\$568,904,618
2015 General merchandise stores	\$73,522,181	\$280,894,210	\$576,801,776
2015 Other health and personal care stores	\$2,879,012	\$11,030,372	\$22,632,265

Demographics

Retail Sales Volume (Cont.)	1-mi.	3-mi.	5-mi.
2015 Pharmacies and drug stores	\$11,545,790	\$43,560,555	\$87,985,121
2015 Pet and pet supplies stores	\$3,129,713	\$11,781,103	\$23,586,358
2015 Book, periodical, and music stores	\$470,716	\$1,856,562	\$3,884,413
2015 Hobby, toy, and game stores	\$1,372,727	\$5,064,286	\$10,120,542
2015 Musical instrument and supplies stores	\$137,459	\$536,345	\$1,130,223
2015 Sewing, needlework, and piece goods stores	\$250,250	\$972,631	\$1,950,335
2015 Sporting goods stores	\$1,304,934	\$5,075,591	\$10,561,090