

476

BINSWANGER
Established 1931

Ridge Pike Exit

INTERSTATE
476

UMP Short Line (Upper Merion
& Plymouth Railroad)

407 ALAN WOOD ROAD
CONSHOHOCKEN, PA

AVAILABLE FOR SALE
LAND

6,796 SF
6.4 Acres

PROPERTY HIGHLIGHTS

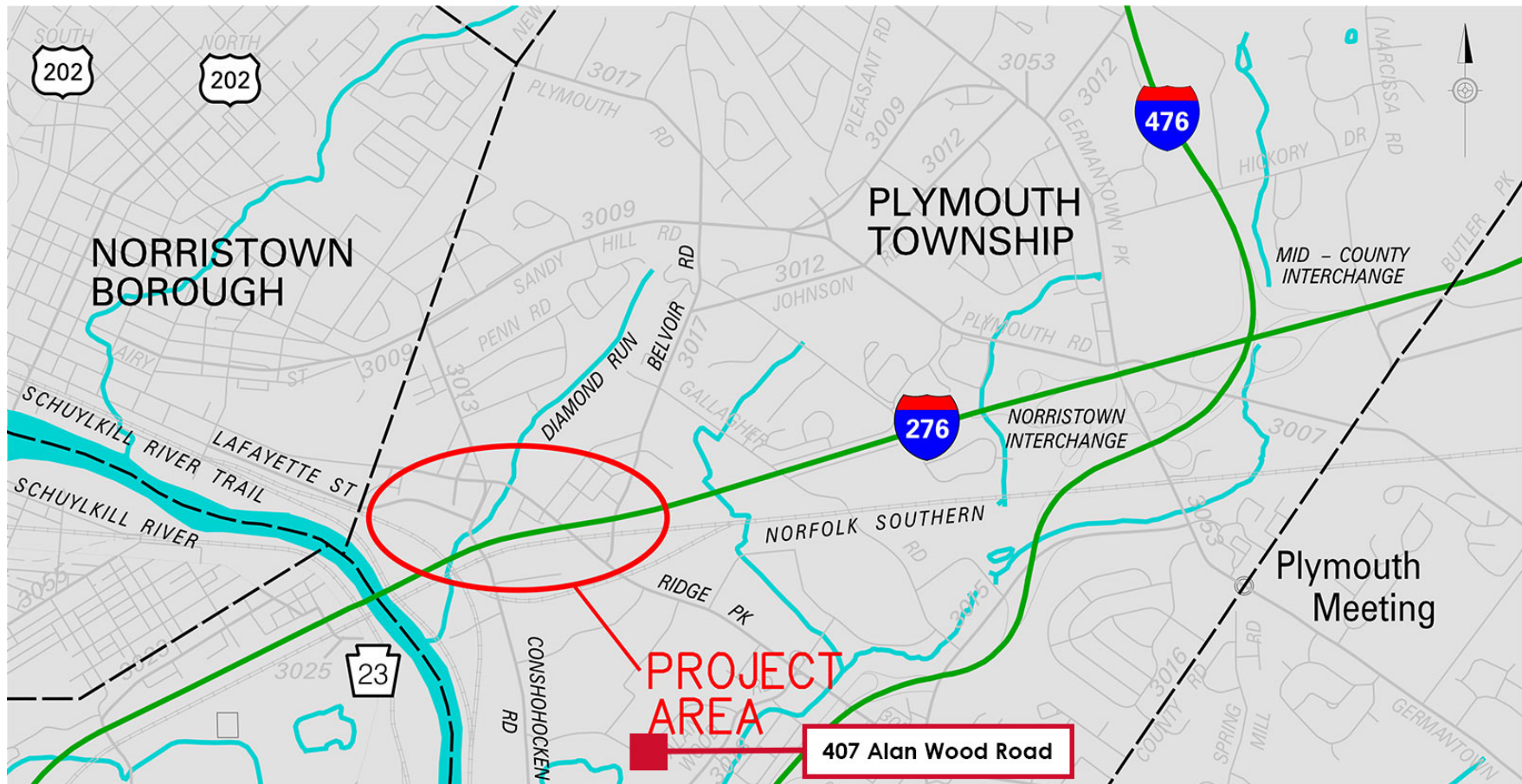
- 6.4 acres
- 801' of Frontage along Alan Wood Road
- Fully-Fenced
- Well/Septic
- Rail-Served - UMP Short Line (Upper Merion & Plymouth Railroad)
- Zoned Resource Recovery (Plymouth Township)
- \$19,792 (2023) estimated taxes

LOCATION DESCRIPTION

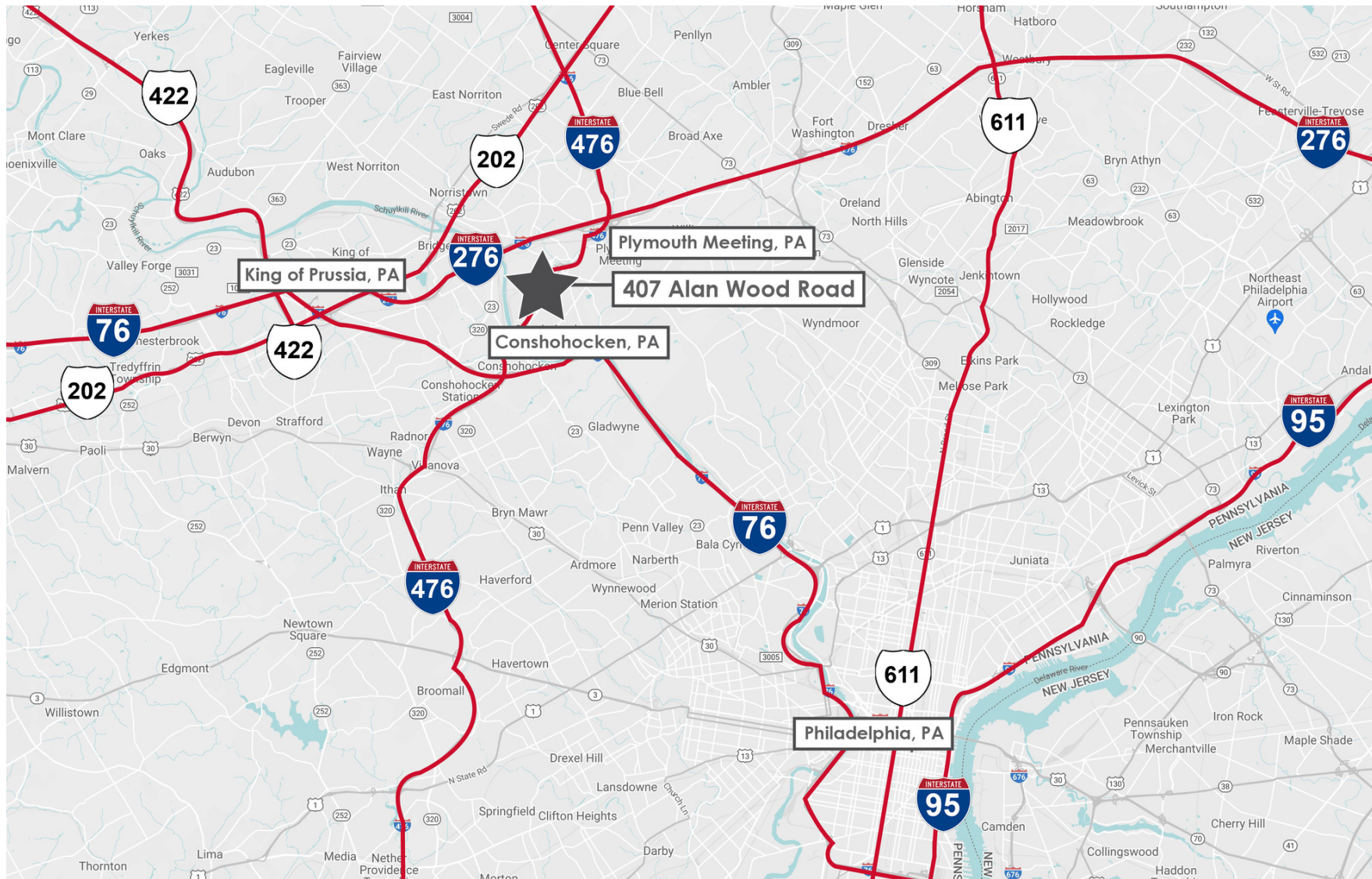
This property is located along Alan Wood Road in Conshohocken, Pennsylvania just off exit 18A on I-476 which provides quick access to I-276, I-76, Route 202, and Route 422. There is also an interchange project underway off of I-276 at the intersection of Ridge Pike and Conshohocken Road. Once completed, the subject site will provide even quicker access to the Pennsylvania Turnpike.

- **Allowable uses pursuant to municipal code:** Sanitary landfill, Trash transfer station, Waste recycling facility (recycling center), Incinerator, Resource Recovery facility, Any form of municipal solid waste disposal or processing not set forth in subsections 1 through 5 above.
- **Any use permitted in Heavy Industrial District:** Manufacturing of products from aluminum, brass, bronze, copper, iron, steel, tin, zinc or other metals; and from bone, glass, leather, paper, plastic, rubber, shell, wire or wood; or products of the same general character, Casting of such products enumerated in Section 1500.A. above, Fabrication of carpeting, clothing and clothing accessories, electric and electronic products, flooring, instruments, medical and testing equipment, and fabrication of the same general character, Processing of food and beverages, medicine and personal care products, excluding soap, and processing of the same general character, Food service or catering; provided, that no food is served to customers on-site, Printing of paper, plastic and metal, Research, development and testing of new products, laboratories, Warehousing and distributing, including storage for personal household, use.

INTERCHANGE PROJECT



AERIAL MAP



DEMOGRAPHICS MAP & REPORT

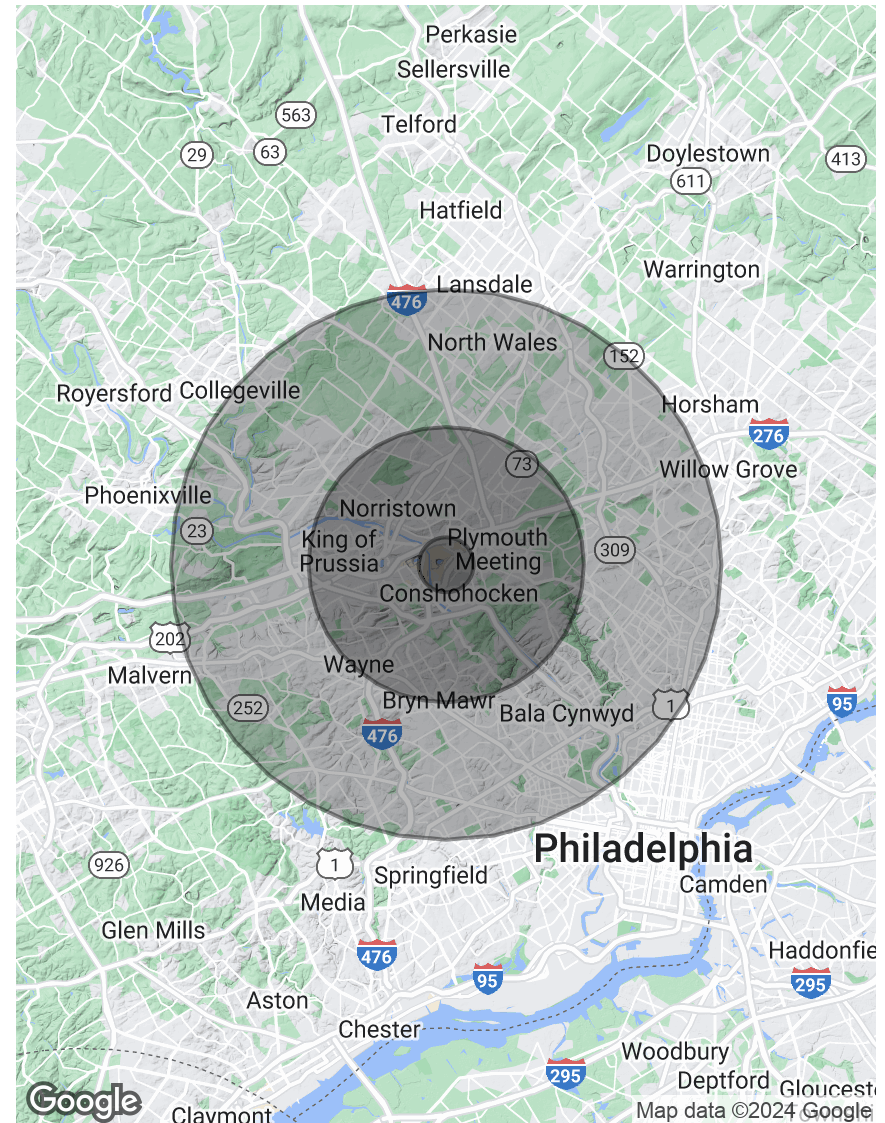
POPULATION 1 MILE 5 MILES 10 MILES

Total Population	5,208	185,669	1,000,000
Average Age	36.2	39.7	
Average Age (Male)	34.4	38.6	
Average Age (Female)	39.4	41.2	

HOUSEHOLDS & INCOME 1 MILE 5 MILES 10 MILES

Total Households	2,556	78,744	420,000
# of Persons per HH	2.0	2.4	
Average HH Income	\$99,169	\$122,485	\$100,000
Average House Value	\$334,139	\$364,440	\$310,000

* Demographic data derived from 2020 ACS - US Census



CONTACT



Timothy Pennington

Partner & Senior Vice President

215.448.6266

tpennington@binswanger.com



Christopher Pennington

Partner & Senior Vice President

215.448.6053

cpennington@binswanger.com



Three Logan Square
1717 Arch Street, Suite 5100
Philadelphia, PA 19103
Phone: 215.448.6000
binswanger.com

The information contained herein is from sources deemed reliable, but no warranty or representation is made as to the accuracy thereof and no liability may be imposed.