

8 GROCE AVE | GLENOLDEN, PA 19036



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535 N. Church Street, West Chester, PA 19380

## PROPERTY HIGHLIGHTS

- Large Flex Space Complex w/ Laydown Yard
- +/- 2.7 Acres
- 3 Flex Buildings = +/- 24,750 SF
- Buildings Demised to Marketable Sizes
- All Flex Spaces Heated
- Restroom in each Demised Unit
- 13 Drive-in-Doors (Three 14'x18' and Ten 12'x14')
- Separately Metered Electric Services
- Additional 2 Unit Apartment Building On-Site
- Tractor Trailer Parking Yard
- Clear Span Construction

**SALE PRICE: \$2,785,000**



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# 2025 TAX RECORDS

8 Groce Ave, Glenolden, PA 19036 Tax ID 15-00-01583-00

Asmt As Of: 2025

Annual Tax (Est): \$43,880

Total Asmt: \$974,160

Hopkins Ave, Glenolden, PA 19036 Tax ID 15-00-01761-00

Asmt As Of: 2025

Annual Tax (Est): \$1,968

Total Asmt: \$43,700

950 Hopkins Ave, Glenolden, PA 19036 Tax ID 15-00-01762-00

Asmt As Of: 2025

Annual Tax (Est): \$958

Total Asmt: \$21,270

202 Academy Ave, Glenolden, PA 19036 Tax ID 15-00-00105-00

Asmt As Of: 2025

Exempt Total Asmt: \$41,440

Total Asmt: \$41,440

Act 319/515: Yes

204 Academy Ave, Glenolden, PA 19036 Tax ID 15-00-00106-00

Asmt As Of: 2025

Annual Tax (Est): \$830

Total Asmt: \$18,440

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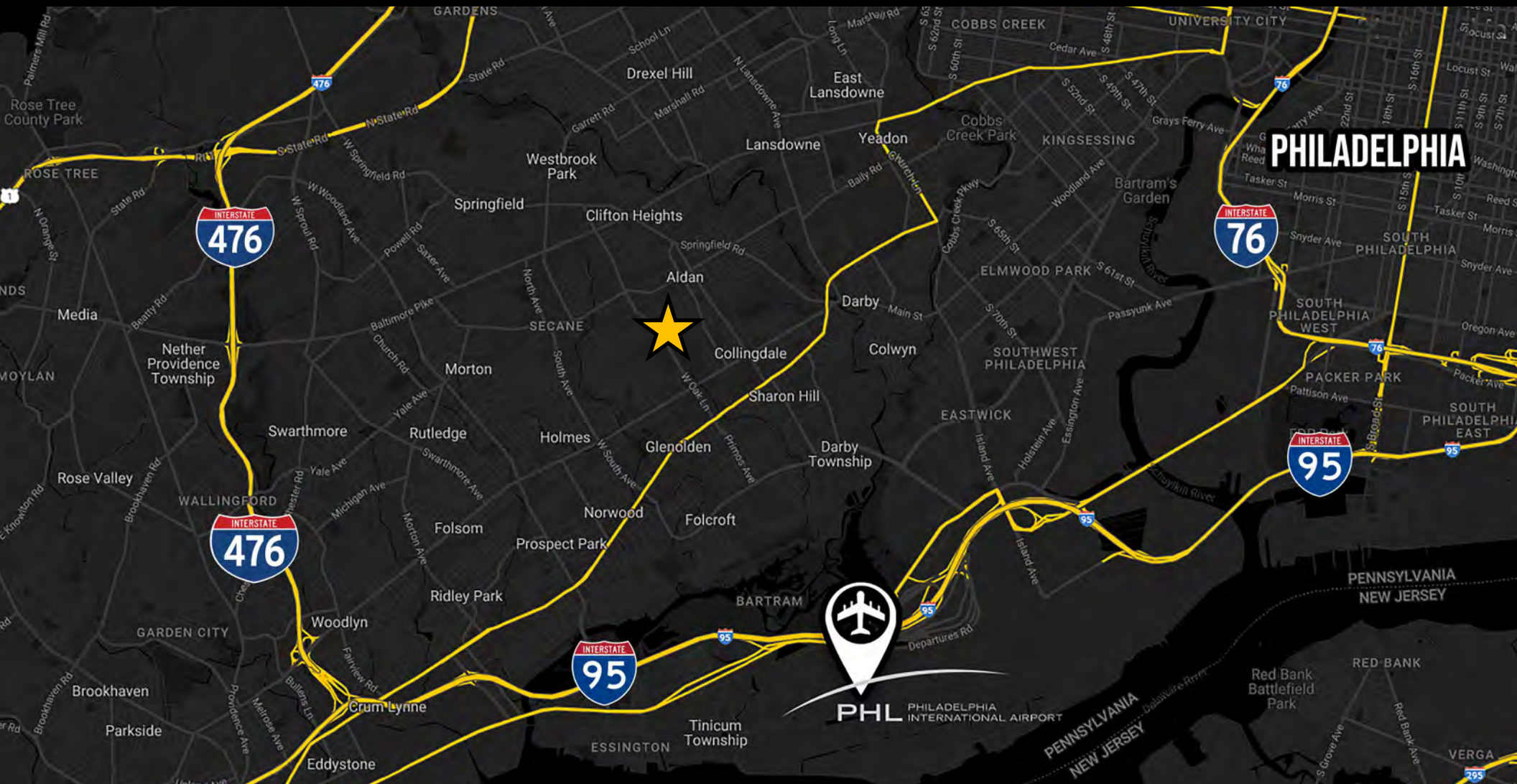


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# LARGE FLEX SPACE COMPLEX WITH LAYDOWN YARD



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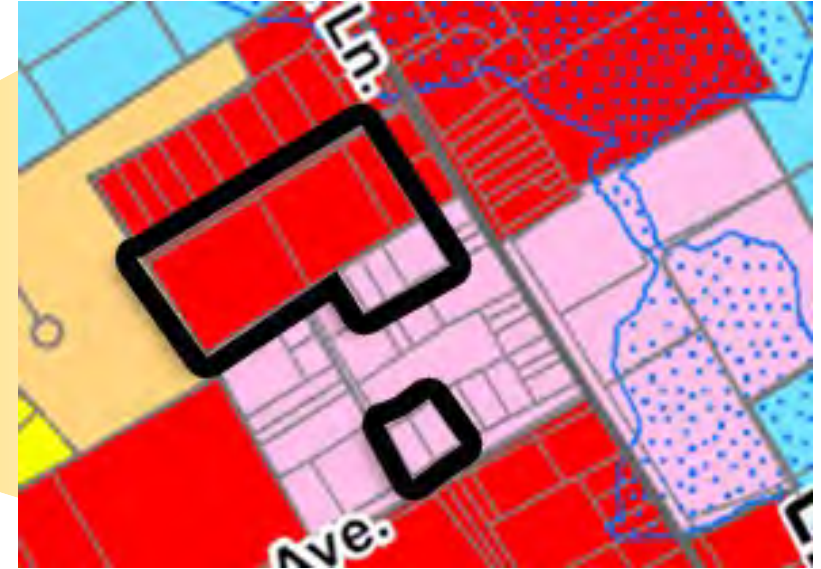
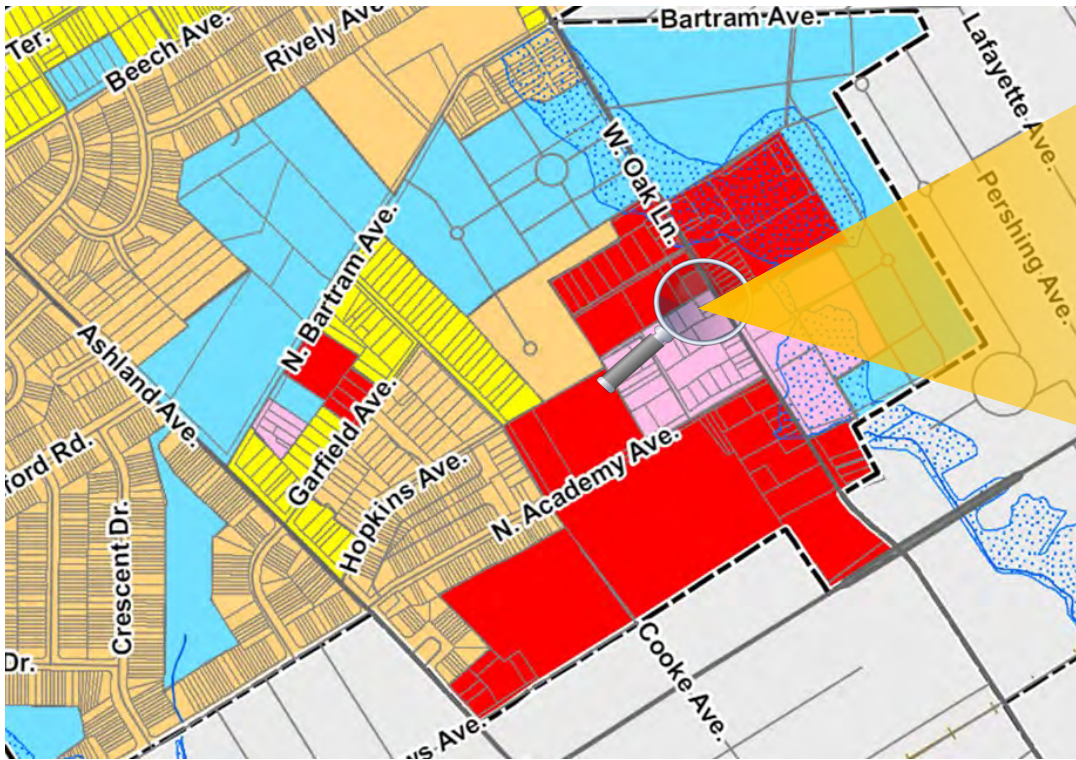


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\*\*All zoning information should be independently verified with governing municipality



**ZONING:**  
**C-1 (NEIGHBORHOOD COMMERCIAL)**  
**L-I (LIGHT INDUSTRIAL)**

- R-A Single Family Detached Residential
- R-B Single Family Semi-Detached Residential
- R-C Single Family Attached Residential-Medium Density
- R-D Single Family Attached Residential-High Density
- A Apartment
- C-1 Neighborhood Commercial
- C-2 General Commercial
- LI Light Industrial/Commercial
- GI General Industrial/Commercial
- I/M Institutional/Parks/Municipal
- CN Conservation
- 100 Year Floodplains

**Darby Township**  
Delaware County  
  
Draft Zoning  
Map  
  
Revised June 30, 2024

**§ 27-902. General Commercial Districts. [Ord. 670, 12/12/2007]**

1. The purpose of this section is to make provisions in appropriate locations for general business activities having a Township-wide or larger trading area.
2. Use Regulations.
  - A. Primary Uses Permitted by Right.
    - (1) Retail store.
    - (2) Office.
    - (3) Bank, savings and loan, or similar financial institutions.
    - (4) Artist or craft studio. No more than 1,000 square feet.
    - (5) Schools such as martial arts, dance or similar.
    - (6) Personal service shops.
    - (7) Shop for the repair of jewelry, watches, home appliances, bicycles.
    - (8) Printing shops not exceeding 1,000 square feet of floor area.
    - (9) Restaurants, taverns, and catering establishments.
    - (10) Indoor theatre.
    - (11) Business or trade school.
    - (12) Funeral home.
    - (13) Physical fitness and weight-control salon.
    - (14) Gas service station providing only sale of gasoline and petroleum products and performing state inspection and related minor repairs (three service bays or less); body work and painting of automobiles is prohibited.
    - (15) Hotels, motels, tourist homes.
    - (16) Shopping centers.
    - (17) Township use.
    - (18) Commercial parking lot.
    - (19) Car wash.
  - B. Accessory Uses Permitted by Right.
    - (1) Storage and warehousing of goods and supplies associated with a primary use at the same location, provided that said warehousing and storage shall be conducted entirely within an enclosed structure or screened in such a way that it is not visible from the exterior of the property.

- (2) Accessory uses customarily incidental to any of the above permitted uses.
- C. Uses Permitted by Special Exception.
  - (1) Office of a veterinarian, veterinary hospital, animal grooming establishment and animal boarding home.
  - (2) New motor vehicle sales agency, provided that repair, lubrication, painting and washing of vehicles shall be done within an enclosed structure.
  - (3) Used car sales with sales office only. No repair facilities.
  - (4) Lodge halls, clubhouses, and public or private auditoriums.
  - (5) Drive-in banks, provided that stacking lines for five automobiles are provided for each teller window.
  - (6) Similar uses of the same general character as those specifically permitted in C-1 Commercial Districts.

3. Area and Bulk Standards.

Minimum Lot Area	10,000 square feet
Minimum Lot Width	80 feet
Minimum Frontage	80 feet
Minimum Front Yard Setback	5 feet
Minimum Side Yard Setback	10 feet minimum; aggregate of 35 feet; 25 feet if side yard includes a driveway
Minimum Rear Yard Setback	45 feet
Maximum Building Coverage	35%
Maximum Impervious Coverage	85%
Maximum Height	40 feet
Minimum Number of Off-Street Parking Spaces	

4. Off-Street Parking and Loading.
5. Signs.
6. Performance and Design Standards.
7. General Regulations.

**§ 27-1001. Use Regulations. [Ord. 670, 12/12/2007]**

1. Primary Uses Permitted by Right. In any Light Industrial District, land, buildings or premises shall be used by right only for one or more of the following, provided that such buildings or use does not create any substantial hazard or amount of noise, vibration, smoke, dust, odors, heat, glare, or other objectionable influence, and meets other requirements of this chapter.
  - A. As permitted in Commercial Districts.
  - B. Scientific or industrial research, testing or experimental laboratory or product development.
  - C. An office building or offices of an administrative, executive, governmental or similar agency.
  - D. Repair, assembly, distribution and service of the following: home, commercial and industrial E electrical appliances, supplies and equipment. Manufacturing, repair assembly, distribution and service of the following: electrical appliances, supplies and equipment, electric instruments and devices, such as precision instruments and measuring control devices; medical, dental, drafting, and similar scientific and professional instruments; optical goods and equipment; clocks and watches; office machines and equipment; sporting goods, jewelry; cameras and photographic equipment other than film, musical instruments, toys and novelties.
  - E. Printing, publishing, bookbinding, engraving, lithographing, reproducing, photofinishing, film processing or similar establishment.
  - F. Indoor storage building, warehouse, distribution centers, packaging and crating.
  - G. Township use.
  - H. Monument establishment.
  - I. Cold storage plants, frozen food plants and lockers, and catering plants.
  - J. Cinema studios, radio and TV stations.
  - K. Commercial laundry, laundry services, cleaning and dyeing plants.
  - L. General service or contractor's shop, lumber, millwork, carpenter, cabinet making, furniture repair, light metal working, electrical, plumbing, roofing or similar shop.
  - M. Automobile repair shop, including auto body work and painting.
  - N. Mail-order merchandise business.
  - O. Manufacture, compounding, assembly, processing, and distribution of confections, candy, chewing gum and food products (excluding meat, fish), cosmetics, pharmaceuticals, ink, hat bodies, textiles and hosiery.
  - P. Manufacture, compounding, assembly, processing and distribution of products from the following previously prepared materials: sheet cellophane, polyethylene and similar

material, canvas, cloth, rope, cord, twine, glass, china, plastic, feathers, felt, fiber, fur, hair (excluding washing, curling and dyeing), leather, paper, cardboard, ceramics, textiles, wood (excepting chemical treatment or preservation, rubber and synthetic processing).

- Q. Commercial greenhouse, nursery, wholesale florist.
  - R. All industrial uses which are of the same general character as those enumerated above shall be permitted.
  - S. Crematorium.
  - T. Wireless telecommunication towers and antennas (see Part 15).
2. Adult Use Regulations.
    - A. Purpose and Objectives. Because adult entertainment businesses tend to bring with them secondary concerns that impact the health, safety and general welfare of Darby Township, the Township desires to limit the location where such uses may locate to the LI Light Industrial District and to enact provisions designed to minimize the impact of these secondary characteristics on the Township. The Township does not intend to suppress activities protected by the First Amendment of the United States Constitution but instead to address these secondary effects. Neither is it the intent of this § 27-1001, Subsection 2, to condone or legitimize the distribution of obscene material. The purpose of the provisions in § 27-1001, Subsection 2, is to minimize these secondary effects which include difficulties for law enforcement, municipal maintenance, trash, declines in business and residential property values, increased crime, particularly corruption of the morals of minors and prostitution, and which encourage residents to move elsewhere. This section includes permitting requirements for adult entertainment businesses. The Township of Darby has concluded that permitting requirements are a legitimate and reasonable means of accountability to ensure that operators of adult entertainment businesses comply with reasonable regulations and do not knowingly allow their establishments to be used for places of illegal sexual activity or solicitation.
    - B. Definitions.

ADULT BOOKSTORE, ADULT NOVELTY STORE or ADULT VIDEO STORE — A commercial establishment in which not more than 15% of the sales floor area is occupied by materials devoted to:

      - (1) Books, magazines, periodicals or other printed matter, photographs, motion pictures, video cassettes, slides or other visual representations which contain or depict material characterized by the depiction or description of specified sexual activities or specified anatomical areas; or
      - (2) Instruments, devices or paraphernalia designed to be used in connection with specified sexual activities.



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BRINGING EXPERIENCE, PROFESSIONALISM, AND INTEGRITY  
TO COMMERCIAL REAL ESTATE BROKERAGE

**ERIC KUHN**

**EKUHN@PILLARREALESTATEADVISORS.COM**

**484-887-8202 | Ext. 101**

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