

# 610 Old York Road

Jenkintown, PA 19046

# Proposed Pad Site for Lease



## Location Highlights

- Located on the Northern Gateway of Jenkintown Borough at a 5-way signalized intersection
- Highly trafficked commuter thoroughfare to Center City Philadelphia and surrounding suburbs
- **36,075 avg vehicles per day / 13,167,375 annually**
- Adjacent regional rail station
- 2 college campuses within 2 miles: Penn State Abington, Salus at Drexel University
- Abington Hospital located 1.9 miles north
- Approximately 36,458 daytime employees within a 2 mile radius
- 2 means of ingress/egress to signalized intersections

## Property Highlights

- Zoned Gateway Commercial
- Part of a 94% leased, 175,000 SF office building
- Ownership able to deliver build to suit for qualified tenants
- Office building tenants include a college campus (Jersey College of Nursing), Temple Health, Fox Chase Cancer Center, Regus, Bethany Christian, amongst others
- 2 means of ingress/egress to signalized intersections



For more information:

**Karl Schwemlein**

karls@geisrealty.com

215 253 5530

**Dana Wilber**

dwilber@geisrealty.com

215 701 3266

Duane Morris Plaza // 30 South 17th Street, Suite 210 // Philadelphia, PA 19103 // Phone: 215 568 7222 // Fax: 215 568 5043 // geisrealty.com

THE INFORMATION CONTAINED HEREIN HAS BEEN GIVEN TO US BY THE OWNER OF THE PROPERTY OR OTHER SOURCES WE DEEM RELIABLE. WE HAVE NO REASON TO DOUBT ITS ACCURACY, BUT WE DO NOT GUARANTEE IT. ALL INFORMATION SHOULD BE VERIFIED PRIOR TO PURCHASE OR LEASE.





# 610 Old York Road

Jenkintown, PA 19046

## Demographic Detail Report



For more information:

**Karl Schwemlein**

[karls@geisrealty.com](mailto:karls@geisrealty.com)

215 253 5530

**Dana Wilber**

[dwilber@geisrealty.com](mailto:dwilber@geisrealty.com)

215 701 3266

Duane Morris Plaza // 30 South 17th Street, Suite 210 // Philadelphia, PA 19103 // Phone: 215 568 7222 // Fax: 215 568 5043 // [geisrealty.com](http://geisrealty.com)

THE INFORMATION CONTAINED HEREIN HAS BEEN GIVEN TO US BY THE OWNER OF THE PROPERTY OR OTHER SOURCES WE DEEM RELIABLE. WE HAVE NO REASON TO DOUBT ITS ACCURACY, BUT WE DO NOT GUARANTEE IT. ALL INFORMATION SHOULD BE VERIFIED PRIOR TO PURCHASE OR LEASE.

# Demographic Detail Report

## Jenkins Court 610 Old York Rd, Jenkintown, PA 19046

Building Type: **Class A Office**  
 Class: **A**  
 RBA: **175,156 SF**  
 Typical Floor: **24,557 SF**

Total Available: **15,986 SF**  
 % Leased: **94.01%**  
 Rent/SF/Yr: **Negotiable**



Radius	1 Mile	2 Mile	3 Mile
<b>Population</b>			
2028 Projection	13,662	48,662	126,392
2023 Estimate	13,280	47,705	123,982
2010 Census	12,778	48,191	121,858
Growth 2023 - 2028	2.88%	2.01%	1.94%
Growth 2010 - 2023	3.93%	-1.01%	1.74%

2023 Population by Age	13,280		47,705		123,982	
Age 0 - 4	687	5.17%	2,658	5.57%	6,971	5.62%
Age 5 - 9	717	5.40%	2,707	5.67%	7,061	5.70%
Age 10 - 14	774	5.83%	2,836	5.94%	7,372	5.95%
Age 15 - 19	786	5.92%	2,853	5.98%	7,459	6.02%
Age 20 - 24	723	5.44%	2,727	5.72%	7,210	5.82%
Age 25 - 29	728	5.48%	2,841	5.96%	7,684	6.20%
Age 30 - 34	777	5.85%	3,020	6.33%	8,274	6.67%
Age 35 - 39	810	6.10%	3,042	6.38%	8,269	6.67%
Age 40 - 44	778	5.86%	2,829	5.93%	7,626	6.15%
Age 45 - 49	725	5.46%	2,606	5.46%	6,930	5.59%
Age 50 - 54	771	5.81%	2,782	5.83%	7,258	5.85%
Age 55 - 59	856	6.45%	3,112	6.52%	7,937	6.40%
Age 60 - 64	923	6.95%	3,337	7.00%	8,372	6.75%
Age 65 - 69	874	6.58%	3,111	6.52%	7,790	6.28%
Age 70 - 74	748	5.63%	2,591	5.43%	6,526	5.26%
Age 75 - 79	561	4.22%	1,851	3.88%	4,674	3.77%
Age 80 - 84	405	3.05%	1,239	2.60%	3,057	2.47%
Age 85+	637	4.80%	1,562	3.27%	3,513	2.83%
Age 65+	3,225	24.28%	10,354	21.70%	25,560	20.62%
<b>Median Age</b>	<b>44.10</b>		<b>42.10</b>		<b>41.10</b>	
<b>Average Age</b>	<b>43.50</b>		<b>41.90</b>		<b>41.30</b>	

## Demographic Detail Report

<b>Jenkins Court</b> 610 Old York Rd, Jenkintown, PA 19046						
Radius	1 Mile		2 Mile		3 Mile	
<b>2023 Population By Race</b>	<b>13,280</b>		<b>47,705</b>		<b>123,982</b>	
White	11,092	83.52%	37,986	79.63%	75,060	60.54%
Black	1,048	7.89%	5,659	11.86%	38,232	30.84%
Am. Indian & Alaskan	17	0.13%	106	0.22%	385	0.31%
Asian	806	6.07%	2,725	5.71%	6,945	5.60%
Hawaiian & Pacific Island	2	0.02%	18	0.04%	43	0.03%
Other	315	2.37%	1,211	2.54%	3,318	2.68%
<b>Population by Hispanic Origin</b>	<b>13,280</b>		<b>47,705</b>		<b>123,982</b>	
Non-Hispanic Origin	12,814	96.49%	45,710	95.82%	118,390	95.49%
Hispanic Origin	466	3.51%	1,995	4.18%	5,592	4.51%
<b>2023 Median Age, Male</b>	<b>41.90</b>		<b>40.70</b>		<b>39.10</b>	
<b>2023 Average Age, Male</b>	<b>41.50</b>		<b>40.60</b>		<b>39.70</b>	
<b>2023 Median Age, Female</b>	<b>46.20</b>		<b>43.30</b>		<b>42.90</b>	
<b>2023 Average Age, Female</b>	<b>45.20</b>		<b>43.10</b>		<b>42.80</b>	
<b>2023 Population by Occupation Classification</b>	<b>10,945</b>		<b>38,933</b>		<b>101,085</b>	
Civilian Employed	6,663	60.88%	24,925	64.02%	64,459	63.77%
Civilian Unemployed	256	2.34%	930	2.39%	2,861	2.83%
Civilian Non-Labor Force	4,012	36.66%	13,038	33.49%	33,686	33.32%
Armed Forces	14	0.13%	40	0.10%	79	0.08%
<b>Households by Marital Status</b>						
Married	2,612		9,769		22,845	
Married No Children	1,525		5,718		13,594	
Married w/Children	1,087		4,051		9,251	
<b>2023 Population by Education</b>	<b>9,911</b>		<b>35,801</b>		<b>92,239</b>	
Some High School, No Diploma	279	2.82%	1,025	2.86%	4,400	4.77%
High School Grad (Incl Equivalency)	1,881	18.98%	6,619	18.49%	20,765	22.51%
Some College, No Degree	1,755	17.71%	7,359	20.56%	21,492	23.30%
Associate Degree	319	3.22%	1,877	5.24%	4,330	4.69%
Bachelor Degree	2,956	29.83%	10,610	29.64%	23,519	25.50%
Advanced Degree	2,721	27.45%	8,311	23.21%	17,733	19.23%



## Demographic Detail Report

<b>Jenkins Court</b>						
610 Old York Rd, Jenkintown, PA 19046						
<b>Radius</b>	<b>1 Mile</b>		<b>2 Mile</b>		<b>3 Mile</b>	
<b>2023 Population by Occupation</b>	<b>13,788</b>		<b>49,881</b>		<b>131,004</b>	
Real Estate & Finance	705	5.11%	2,270	4.55%	5,904	4.51%
Professional & Management	5,143	37.30%	18,401	36.89%	41,975	32.04%
Public Administration	159	1.15%	671	1.35%	2,728	2.08%
Education & Health	1,969	14.28%	7,753	15.54%	20,565	15.70%
Services	648	4.70%	3,063	6.14%	9,316	7.11%
Information	238	1.73%	747	1.50%	1,397	1.07%
Sales	1,532	11.11%	4,883	9.79%	13,574	10.36%
Transportation	1,135	8.23%	3,316	6.65%	9,387	7.17%
Retail	371	2.69%	1,898	3.81%	5,517	4.21%
Wholesale	162	1.17%	461	0.92%	1,520	1.16%
Manufacturing	451	3.27%	1,493	2.99%	4,453	3.40%
Production	303	2.20%	1,327	2.66%	5,033	3.84%
Construction	286	2.07%	1,390	2.79%	3,678	2.81%
Utilities	317	2.30%	977	1.96%	2,940	2.24%
Agriculture & Mining	0	0.00%	37	0.07%	115	0.09%
Farming, Fishing, Forestry	15	0.11%	17	0.03%	68	0.05%
Other Services	354	2.57%	1,177	2.36%	2,834	2.16%
<b>2023 Worker Travel Time to Job</b>	<b>6,197</b>		<b>23,251</b>		<b>61,197</b>	
<30 Minutes	2,910	46.96%	11,576	49.79%	28,373	46.36%
30-60 Minutes	2,659	42.91%	9,081	39.06%	24,700	40.36%
60+ Minutes	628	10.13%	2,594	11.16%	8,124	13.28%
<b>2010 Households by HH Size</b>	<b>5,647</b>		<b>19,161</b>		<b>48,215</b>	
1-Person Households	2,177	38.55%	5,652	29.50%	13,913	28.86%
2-Person Households	1,685	29.84%	6,227	32.50%	15,376	31.89%
3-Person Households	749	13.26%	3,032	15.82%	8,042	16.68%
4-Person Households	622	11.01%	2,634	13.75%	6,500	13.48%
5-Person Households	276	4.89%	1,088	5.68%	2,869	5.95%
6-Person Households	92	1.63%	346	1.81%	957	1.98%
7 or more Person Households	46	0.81%	182	0.95%	558	1.16%
<b>2023 Average Household Size</b>	<b>2.20</b>		<b>2.40</b>		<b>2.40</b>	
<b>Households</b>						
2028 Projection	6,041		19,251		50,290	
2023 Estimate	5,869		18,877		49,274	
2010 Census	5,648		19,161		48,214	
Growth 2023 - 2028	2.93%		1.98%		2.06%	
Growth 2010 - 2023	3.91%		-1.48%		2.20%	

# Demographic Detail Report

Jenkins Court						
610 Old York Rd, Jenkintown, PA 19046						
Radius	1 Mile		2 Mile		3 Mile	
<b>2023 Households by HH Income</b>	<b>5,869</b>		<b>18,879</b>		<b>49,274</b>	
<\$25,000	855	14.57%	2,533	13.42%	6,983	14.17%
\$25,000 - \$50,000	748	12.74%	2,490	13.19%	8,142	16.52%
\$50,000 - \$75,000	510	8.69%	2,235	11.84%	6,778	13.76%
\$75,000 - \$100,000	455	7.75%	1,833	9.71%	6,363	12.91%
\$100,000 - \$125,000	822	14.01%	2,330	12.34%	5,657	11.48%
\$125,000 - \$150,000	598	10.19%	1,806	9.57%	3,724	7.56%
\$150,000 - \$200,000	763	13.00%	2,582	13.68%	6,019	12.22%
\$200,000+	1,118	19.05%	3,070	16.26%	5,608	11.38%
<b>2023 Avg Household Income</b>	<b>\$130,462</b>		<b>\$124,084</b>		<b>\$107,915</b>	
<b>2023 Med Household Income</b>	<b>\$111,146</b>		<b>\$103,739</b>		<b>\$85,741</b>	
<b>2023 Occupied Housing</b>	<b>5,869</b>		<b>18,877</b>		<b>49,274</b>	
Owner Occupied	3,709	63.20%	13,846	73.35%	33,593	68.18%
Renter Occupied	2,160	36.80%	5,031	26.65%	15,681	31.82%
<b>2010 Housing Units</b>	<b>6,496</b>		<b>20,432</b>		<b>53,811</b>	
1 Unit	3,267	50.29%	14,202	69.51%	37,481	69.65%
2 - 4 Units	438	6.74%	1,348	6.60%	5,417	10.07%
5 - 19 Units	262	4.03%	943	4.62%	2,532	4.71%
20+ Units	2,529	38.93%	3,939	19.28%	8,381	15.57%
<b>2023 Housing Value</b>	<b>3,708</b>		<b>13,847</b>		<b>33,594</b>	
<\$100,000	78	2.10%	353	2.55%	1,387	4.13%
\$100,000 - \$200,000	373	10.06%	1,049	7.58%	5,572	16.59%
\$200,000 - \$300,000	512	13.81%	3,413	24.65%	10,608	31.58%
\$300,000 - \$400,000	905	24.41%	4,603	33.24%	9,152	27.24%
\$400,000 - \$500,000	518	13.97%	2,157	15.58%	3,535	10.52%
\$500,000 - \$1,000,000	1,305	35.19%	2,200	15.89%	3,040	9.05%
\$1,000,000+	17	0.46%	72	0.52%	300	0.89%
<b>2023 Median Home Value</b>	<b>\$398,452</b>		<b>\$345,807</b>		<b>\$292,740</b>	
<b>2023 Housing Units by Yr Built</b>	<b>6,496</b>		<b>20,443</b>		<b>53,947</b>	
Built 2010+	783	12.05%	858	4.20%	4,013	7.44%
Built 2000 - 2010	265	4.08%	542	2.65%	1,422	2.64%
Built 1990 - 1999	156	2.40%	574	2.81%	1,143	2.12%
Built 1980 - 1989	127	1.96%	761	3.72%	1,849	3.43%
Built 1970 - 1979	678	10.44%	1,549	7.58%	4,060	7.53%
Built 1960 - 1969	941	14.49%	2,581	12.63%	7,088	13.14%
Built 1950 - 1959	1,191	18.33%	4,653	22.76%	13,706	25.41%
Built <1949	2,355	36.25%	8,925	43.66%	20,666	38.31%
<b>2023 Median Year Built</b>	<b>1956</b>		<b>1952</b>		<b>1954</b>	

# 610 Old York Road

Jenkintown, PA 19046

## Daytime Employment Report



For more information:

**Karl Schwemlein**

[karls@geisrealty.com](mailto:karls@geisrealty.com)

215 253 5530

**Dana Wilber**

[dwilber@geisrealty.com](mailto:dwilber@geisrealty.com)

215 701 3266

Duane Morris Plaza // 30 South 17th Street, Suite 210 // Philadelphia, PA 19103 // Phone: 215 568 7222 // Fax: 215 568 5043 // [geisrealty.com](http://geisrealty.com)

THE INFORMATION CONTAINED HEREIN HAS BEEN GIVEN TO US BY THE OWNER OF THE PROPERTY OR OTHER SOURCES WE DEEM RELIABLE. WE HAVE NO REASON TO DOUBT ITS ACCURACY, BUT WE DO NOT GUARANTEE IT. ALL INFORMATION SHOULD BE VERIFIED PRIOR TO PURCHASE OR LEASE.



**Jenkins Court**  
610 Old York Rd, Jenkintown, PA 19046

Building Type: Class A Office  
 Class: A  
 RBA: 175,156 SF  
 Typical Floor: 24,557 SF

Total Available: 15,986 SF  
 % Leased: 94.01%  
 Rent/SF/Yr: Negotiable



Business Employment by Type	# of Businesses	# Employees	#Emp/Bus
Total Businesses	4,179	36,548	9
Retail & Wholesale Trade	379	3,484	9
Hospitality & Food Service	154	1,862	12
Real Estate, Renting, Leasing	153	1,125	7
Finance & Insurance	278	1,592	6
Information	49	548	11
Scientific & Technology Services	503	5,897	12
Management of Companies	10	43	4
Health Care & Social Assistance	1,820	13,807	8
Educational Services	89	2,161	24
Public Administration & Sales	48	1,223	25
Arts, Entertainment, Recreation	59	374	6
Utilities & Waste Management	113	486	4
Construction	146	773	5
Manufacturing	41	1,368	33
Agriculture, Mining, Fishing	2	5	3
Other Services	335	1,800	5

# 610 Old York Road

Jenkintown, PA 19046

## Permitted Uses



For more information:

**Karl Schwemlein**

[karls@geisrealty.com](mailto:karls@geisrealty.com)

215 253 5530

**Dana Wilber**

[dwilber@geisrealty.com](mailto:dwilber@geisrealty.com)

215 701 3266

Duane Morris Plaza // 30 South 17th Street, Suite 210 // Philadelphia, PA 19103 // Phone: 215 568 7222 // Fax: 215 568 5043 // [geisrealty.com](http://geisrealty.com)

THE INFORMATION CONTAINED HEREIN HAS BEEN GIVEN TO US BY THE OWNER OF THE PROPERTY OR OTHER SOURCES WE DEEM RELIABLE. WE HAVE NO REASON TO DOUBT ITS ACCURACY, BUT WE DO NOT GUARANTEE IT. ALL INFORMATION SHOULD BE VERIFIED PRIOR TO PURCHASE OR LEASE.

**§ 181-57. Permitted uses.**

A lot may be used for one or more of the following uses in compliance with the standards and requirements contained in this article.

- A. By right permitted uses. The following uses are permitted by right, provided no drive-through facilities are proposed.
- (1) Retail store for the sale of dry goods, variety merchandise, clothing, groceries, retail bakery, beverages, flowers, plants, drugs, books, furnishings or other household supplies, sale and refinishing of antiques, hardware, sale and repair of jewelry, clocks, optical goods, cameras, home appliances, electronic equipment, video rental stores, furniture rental stores, appliance rental stores, scientific and professional instruments, and/or similar goods. Shopping centers, as defined in this chapter, are only permitted as a class two conditional use.
  - (2) Convenience store, without fuel pumps.
  - (3) Personal service shop, including but not limited to barbershop and/or hairdresser, shoe repair, tailor, dry cleaning (pickup establishments only).
  - (4) Business or professional office.
  - (5) Doctor, dentist office.
  - (6) Studio for dance, art, music, photography or exercise.
  - (7) Business services establishment, including copy center, retail printing and duplication services, computer rental and copying center, mailbox rental and shipping, cartage, express and parcel delivery services.
  - (8) Bank or financial institution, excluding drive-through facilities.
  - (9) Establishment serving food or beverages to the general public, such as restaurant, cafe, taproom, tavern, retail baker, confectionery or ice cream shop, including walk-up windows, but excluding drive-through facilities.
  - (10) Bar or tavern.
  - (11) Outdoor dining.
  - (12) Municipal building, office and uses.
  - (13) Open space and low-intensity outdoor recreational use such as ball fields and bicycle and pedestrian paths, provided that proposed uses do not exceed a maximum building coverage of 1% or a maximum impervious coverage of 10%.
  - (14) Laundromat, provided that there are adequate provisions made for water disposal.
  - (15) Post office.
  - (16) Bed-and-breakfast, provided that:

- (a) The principal building must be a single-family dwelling; and the owner of the bed-and-breakfast must live in the dwelling as his/her primary residence.
  - (b) There shall be no more than six guest bedrooms, accommodating no more than 12 guests at any one time; no paying guest shall stay on any one visit for more than 30 days.
  - (c) The rented rooms shall not contain kitchen facilities and shall not constitute separate dwelling units.
- (17) Club or fraternal organization.
- (18) Day-care center; elder care.
- (19) Accessory use on the same lot with and customarily incidental to the use permitted and utilized. Accessory uses shall meet all requirements for permitted uses.
- (20) Indoor entertainment.
- (21) Other similar uses to those mentioned above.
- (22) Transit facility.
- (23) School.
- (24) All uses permitted by-right in Article X, TC Town Center District, or Article XI, NCR Neighborhood Commercial Residential District are permitted, provided that those uses not listed above [Subsection A(1) through (22)] must conform to the dimensional and design standards of the district in which they are originally permitted by right and may not use the dimensional or design standards of this Gateway District.
- B. Conditional uses. The following uses may be permitted by the Borough Council as conditional uses in accordance with the conditional use criteria of § 181-58 of this district, the standards listed below, and all other regulations of the Gateway Commercial District:
- (1) Class one conditional uses. On lots with a minimum area of 40,000 square feet and a minimum width at the build-to line of 100 feet, the following uses are permitted as class one conditional uses:
    - (a) Use with drive-through facilities, including restaurant, drugstore, bank and financial institution, and other use listed in § 181-57 herein, provided:
      - [1] The use provides sufficient on-site stacking lanes to accommodate a minimum of six automobiles leading to the first drive-through window, bank-teller window, remote-teller window, or drive-through automatic teller machine on the site and two automobiles for each additional drive-through facility on the site.
      - [2] Stacking lanes shall not interfere with parking spaces or the internal and external circulation of the site.
      - [3] Drive-through windows shall face the rear or side yard of the site. Drive-



through windows shall not face a public street.

- (b) Automobile dealership off-site storage lots, provided that the district shall abut the HR - High Rise Apartment District, and further provided that: **[Added 2-27-2019 by Ord. No. 2019-2 ]**
- [1] Stored vehicles are limited to consumer vehicles belonging to, and sold at auto dealerships;
  - [2] No sales or leasing of consumer vehicles occur on the property;
  - [3] The storage of vehicles is arranged in an approved manner, with particular reference to vehicle and pedestrian safety and convenience, traffic flow and control, and access in case of fire or other catastrophes;
  - [4] No signage is displayed relating to an auto dealership, or the sale or leasing of a vehicle;
  - [5] No structures or buildings are used, or constructed, in relation to the storage of vehicles;
  - [6] Unless required by the conditions set forth in this subpart, no other site improvements are made related to the storage of vehicles, including additional lighting;
  - [7] Screening: Parking lots visible from a street shall be continuously screened by a three-foot-high wall/fence or plantings. Parking lots adjacent to a residential use shall be continuously screened by a six-foot-high wall/fence or plantings. Screening shall include: a) hedges, installed at 36 inches in height; or b) mixed planting (trees and shrubs); c) wall sections, with no wall break of more than nine feet, and landscaping to provide a continuous screen; or d) these areas shall be screened so that the visual and acoustic impacts of these functions are fully contained and out of view from adjacent properties and public streets.
- (2) Class two conditional uses. On lots with a minimum area of 100,000 square feet and a minimum width at the build-to line of 200 feet, the following uses are permitted as class two conditional uses:
- (a) Shopping center, in accordance with the additional design standards in § 181-61.
  - (b) Motel, hotel.
  - (c) Assisted living facility and nursing home, provided that they are located within 100 feet of a residential district, as a transition between residential and commercial uses.
  - (d) Gasoline filling station or service station.
  - (e) Nursery or greenhouse, provided that:
    - [1] Outdoor storage is limited to 75% of the total site area.

- [2] All nonplant materials are stored and displayed behind areas that are clearly defined for such purpose and are screened from public roads and residential properties.
  - [3] Such uses have a defined pickup area that does not interfere with the flow of internal traffic or required parking areas.
  - [4] Commercial vehicles and outdoor storage areas are at least 60 feet from residential property lines and street ultimate right-of-way lines.
- (f) Medical marijuana grower/processor, provided that: **[Added 11-18-2018 by Ord. No. 2018-01 ]**
- [1] The medical marijuana growing/processing facility shall comply with all applicable standards, rules, regulations, and requirements of the Pennsylvania Department of Health and the Commonwealth of Pennsylvania as may be amended from time to time and including, without limitation, Title 28, Part IX, of the Pennsylvania Code.
  - [2] The medical marijuana growing/processing facility shall provide proof of registration with the Pennsylvania Department of Health or proof that registration has been sought and is pending approval, and shall at all times maintain a valid, accurate, and up-to-date registration with the Department of Health.
  - [3] The medical marijuana growing/processing facility must operate entirely within an indoor, enclosed, and secure facility. Any odor must be managed by ventilation and exhaust equipment with operable filtration or similar equipment so that any odors are effectively confined to the interior of the building. There shall be no emission of dust, fumes, vapors, odors, or waste into the environment that can be seen, smelled, or otherwise perceived beyond the facility.
  - [4] A medical marijuana growing/processing facility may not be located on the same site used for a medical marijuana dispensary.
  - [5] The number of off-street parking spaces shall be computed in accordance with Table 5 under Article XIV of the Zoning Ordinance for "nursery and/or greenhouse" uses; specifically, one space per 300 square feet of gross floor area.
  - [6] Any medical marijuana growing/processing facility shall ensure adequate security of the site, including but not limited to inventory control, the safety and security of those lawfully on site, the safe disposal of refuse, and providing for exterior lighting during hours of operation without creating a nuisance by the lighting on adjacent properties.
  - [7] Any medical marijuana growing/processing facility shall ensure that no medical marijuana is consumed on site by any patron or employee.

- [8] No less often than annually, any medical marijuana growing/processing facility must permit an on-site inspection by the Code or Zoning Enforcement Officer and shall submit proof of valid licensing whenever requested by the Code or Zoning Enforcement Officer. A failure to maintain a valid and current license to operate the facility shall result in the closure of the facility.
- [9] No pictures, photographs, drawings or other depictions of marijuana or marijuana paraphernalia shall appear on the outside of any medical marijuana grower/processor facility or any sign associated therewith.
- (3) Class three conditional uses: Off-premises advertising sign, when constructed and maintained in a manner consistent with § 181-141 of this chapter. **[Added 11-28-2011 by Ord. No. 2011-6 ]**
- (4) Demolition of buildings included on the community's local historic resource inventory. In addition to the class one, class two and class three conditional uses as set forth above, for all lots located within the G Gateway Commercial District regardless of lot size, a community historic structure cannot be demolished unless following a conditional use procedure as described in § 181-97. Community historic structure is defined in § 181-4, Definitions and word use, and an inventory of such structures is held at the Jenkintown Borough Hall and updated from time to time, as appropriate. In order for a building to be demolished that is included on the community historic structure inventory, the following criteria must be demonstrated in addition to the general conditional use standards set forth in §§ 181-98 and 181-99: **[Added 8-28-2019 by Ord. No. 2019-5 ]**
- (a) The building is structurally unsound and cannot be stabilized, as determined by a professional structural engineer specializing in historic structures; and
- (b) Replacement buildings must meet the following conditions:
- [1] Provide a public amenity, such as an urban garden or a public plaza, square or courtyard, pursuant to streetscape and green area standards in § 181-44A(3) and (4);
- [2] Any new building must be constructed of natural or period materials typically found along the street upon which the subject property fronts. Natural materials or period materials include stone, brick, wood siding, shingles, slate, etc. Industrial or artificial materials, such as raw concrete finish, anodized or galvanized metal, tinted glass, plastics, vinyls, etc., are prohibited unless such materials are used in such a way as to resemble historic characteristics;
- [3] Compliance with the design standards of § 181-46;
- [4] The applicant shall submit sufficient information in the form of architectural elevations and sketches of buildings in order to determine to what extent the § 181-46, Design standards, are being met; and
- [5] Provide a cross-access easement for parking lots between adjacent nonresidential properties before an occupancy permit is issued for the newly constructed building as described in § 181-43C(2), Interconnected parking

areas. The parking area shall be so designed to readily accommodate shared access.