



**3000 KEENWOOD RD.
NORRISTOWN, PA**

Available For Lease

Property Overview

3000 Keenwood Road offers a unique leasing opportunity for a variety of users. St. Titus Parish in Norristown, PA is offering up for lease their unused convenient building on the back-side of the church's property. The site offers a separate entrance, ample storage space and plenty of parking. The property sits in the robust East Norriton corridor, offering excellent regional access.

Quick Facts

Parcel	33-00-04765-00-8
Addresses	3000 Keenwood Road, Norristown, PA 19403
Total Space Size	7,929 RSF
Utilities	All Public Utilities
Current Zoning	IN - Institutional
Total Lot Size	10.41 Acres
Municipality	East Norriton
School District	Norristown Area School District



Space Details/Description

First Floor

- 3,324 SF
- Driveway Entrance
- Walkway with Ramp Entrance
- Back-door Entrance
- Shared parking with St. Titus Parish
- Close proximity to back entry way to parking lot
- Kitchen Space
- General gathering area
- Meeting Room
- Private Offices/Workspaces
- Restrooms

Second Floor (walk-up)

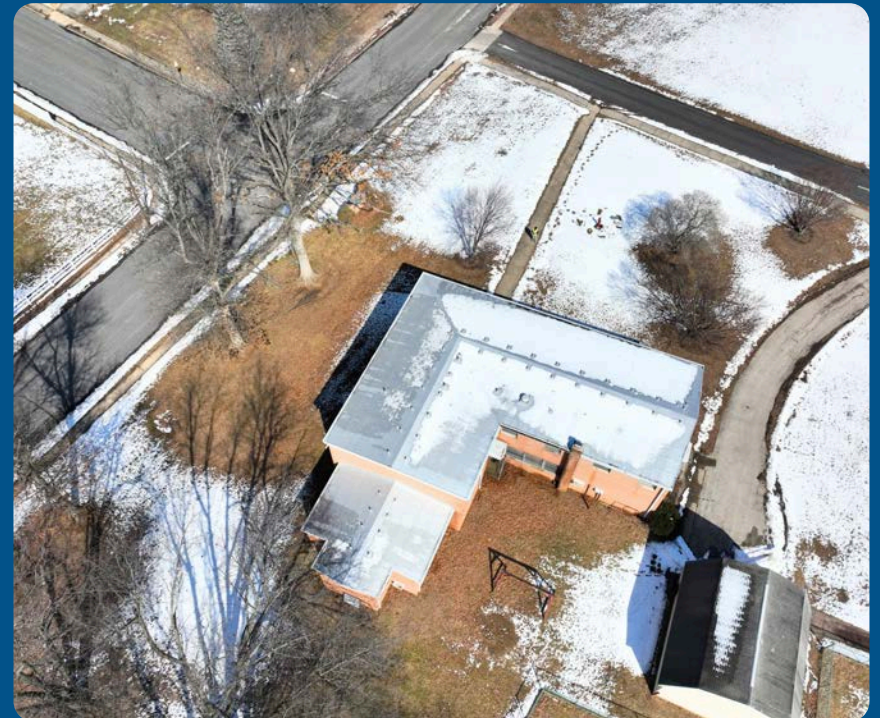
- 3,403 SF
- Private Offices/Workspaces
- Restrooms

Basement

- 1,202 SF
- Storage Area

Virtual Tour

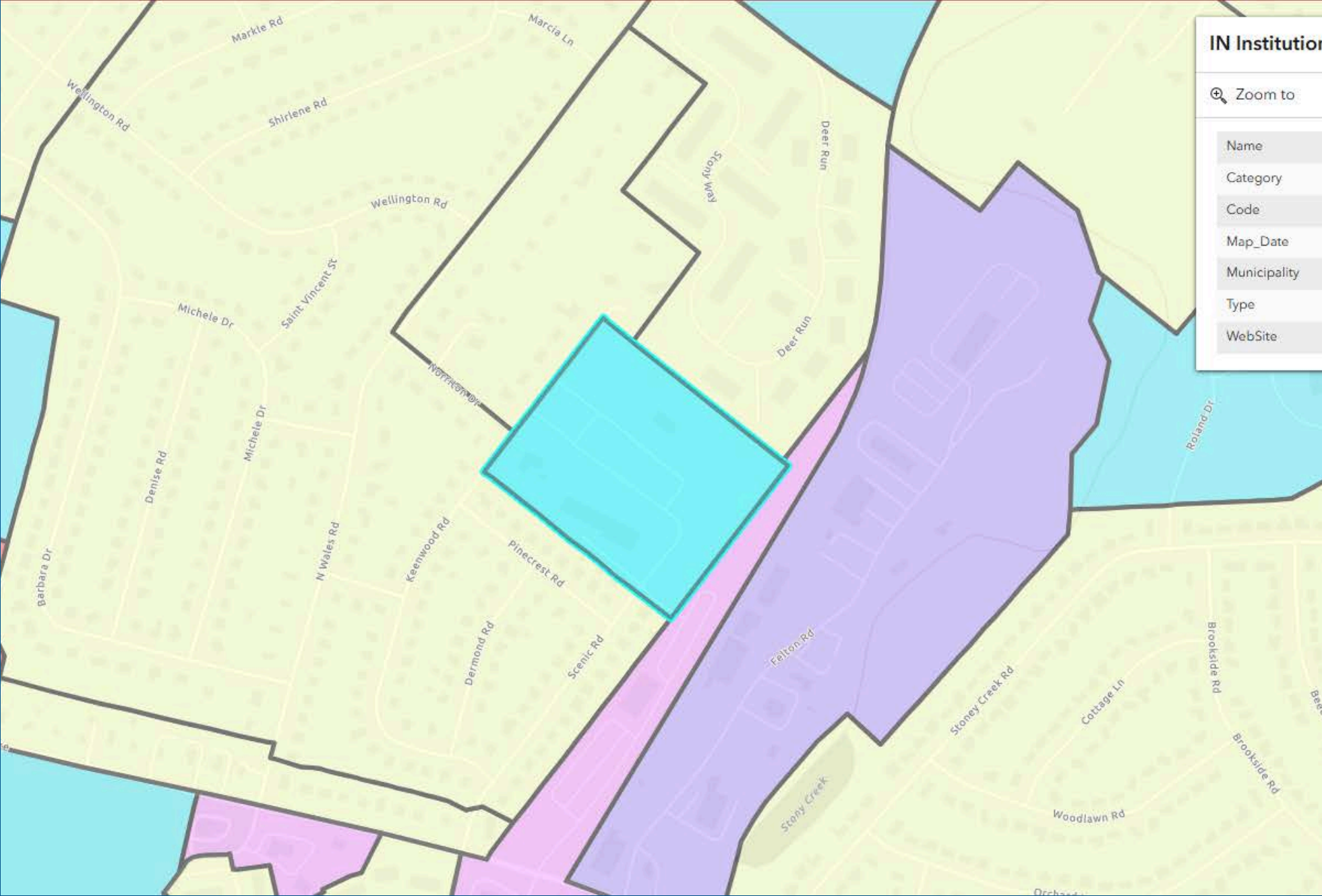
- Click [here](#) to access the virtual tour of the convent building.



Parcel Identification



Montgomery County Tax Parcel Map



Location & Access

Access & Connectivity:

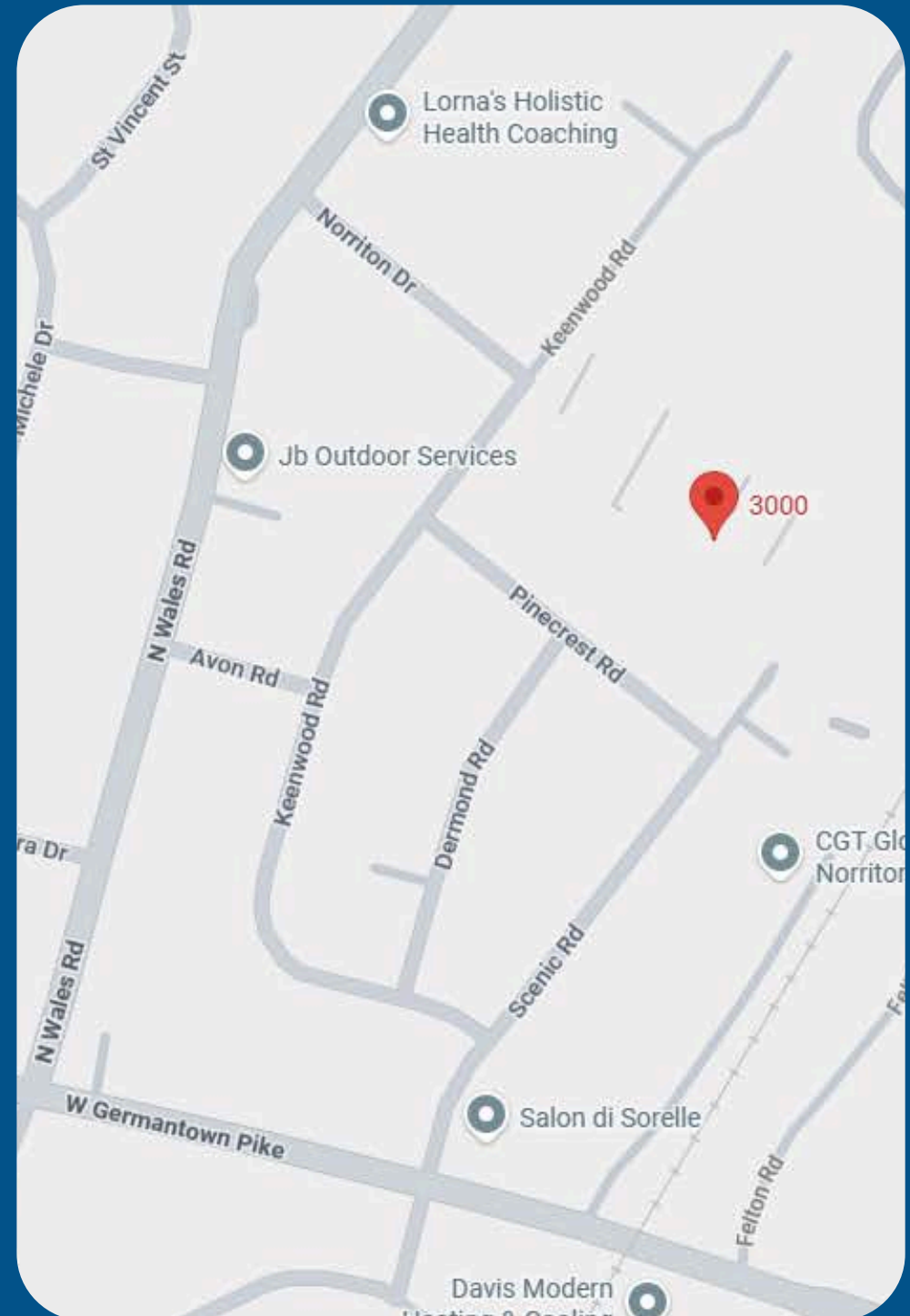
The property is well-positioned for regional access within Montgomery County, a key suburban hub for the Philadelphia metropolitan area.

- The site is located approximately 10–15 minutes from the Pennsylvania Turnpike (I-276) and I-476 (The Blue Route), providing direct links to Philadelphia, King of Prussia, and the broader Northeast corridor.
- Public Transit - SEPTA Regional Rail: The property is approximately 2.8 miles from the Elm Street (Norristown) station on the Manayunk/Norristown Line, offering a direct commute to Center City Philadelphia.
 - Bus Service: Local SEPTA bus routes serve the Germantown Pike and Dekalb Pike corridors.
- Philadelphia International Airport (PHL): ~30 miles away

Market & Location Context:

- The property is minutes away from King of Prussia, one of the largest retail and office submarkets in the country, and Plymouth Meeting, another commercial nexus.
- The region is a powerhouse for the healthcare, pharmaceutical, and financial services sectors. Major employers in the immediate vicinity include Einstein Medical Center Montgomery, Suburban Community Hospital, and the Montgomery County Government offices. Within a short commute, the area benefits from the presence of global leaders such as The Vanguard Group, Main Line Health, Lockheed Martin, and AmerisourceBergen, providing a robust and diverse employment base.
- Demographics & Income Levels: The East Norriton area is a stable, professional suburban community. For prime working-age households (ages 25–44), the median household income is approximately \$66,701 to \$77,126, while the broader East Norriton Township often sees median family incomes exceeding \$100,000. These figures reflect a high concentration of skilled professionals and middle-to-upper-management employees.
- Housing Market: The area features a high percentage of renter-occupied units (approx. 57% in Norristown proper), indicating a strong and consistent demand for diverse residential, educational, and institutional services.

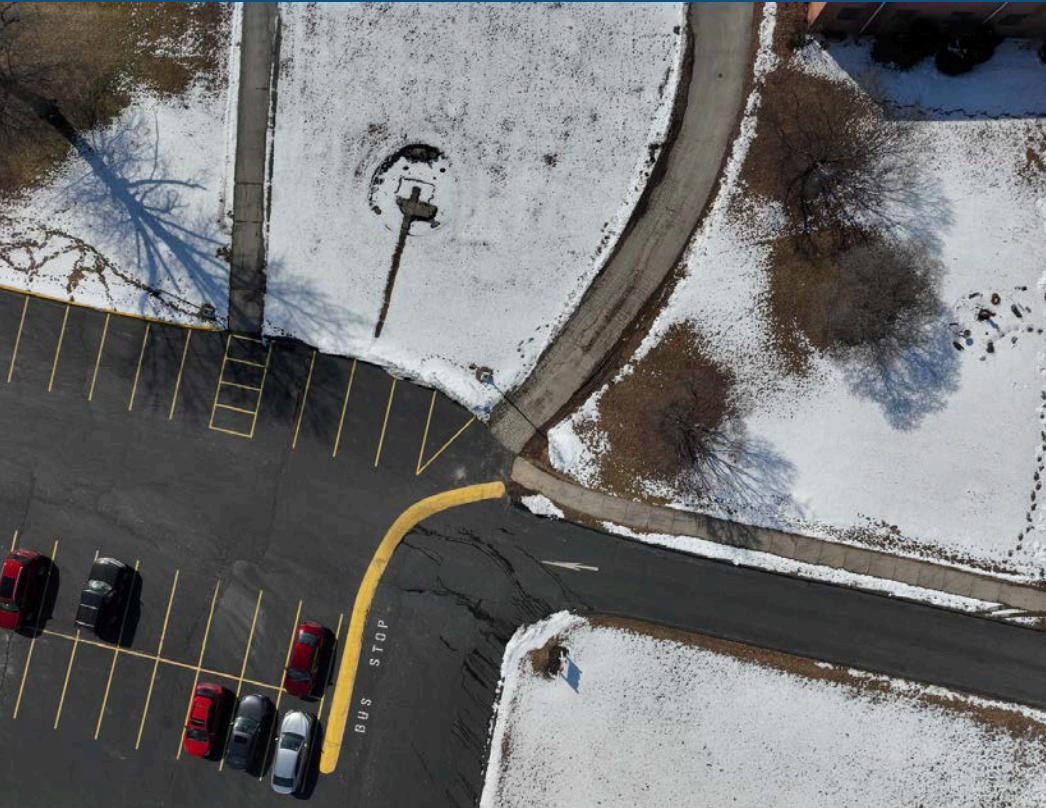
This location combines the stability of an established institutional corridor with the high-velocity economic activity and strong demographic profile of the King of Prussia/Norristown submarket.



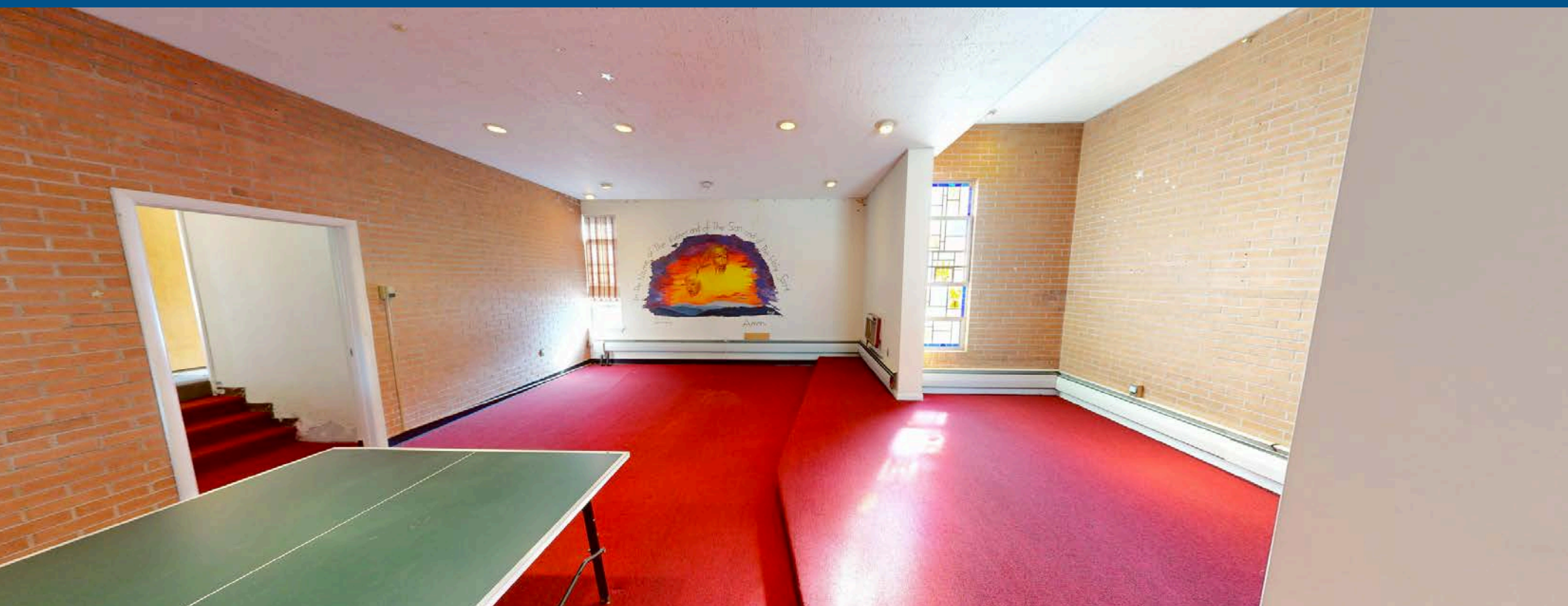
Location Overview

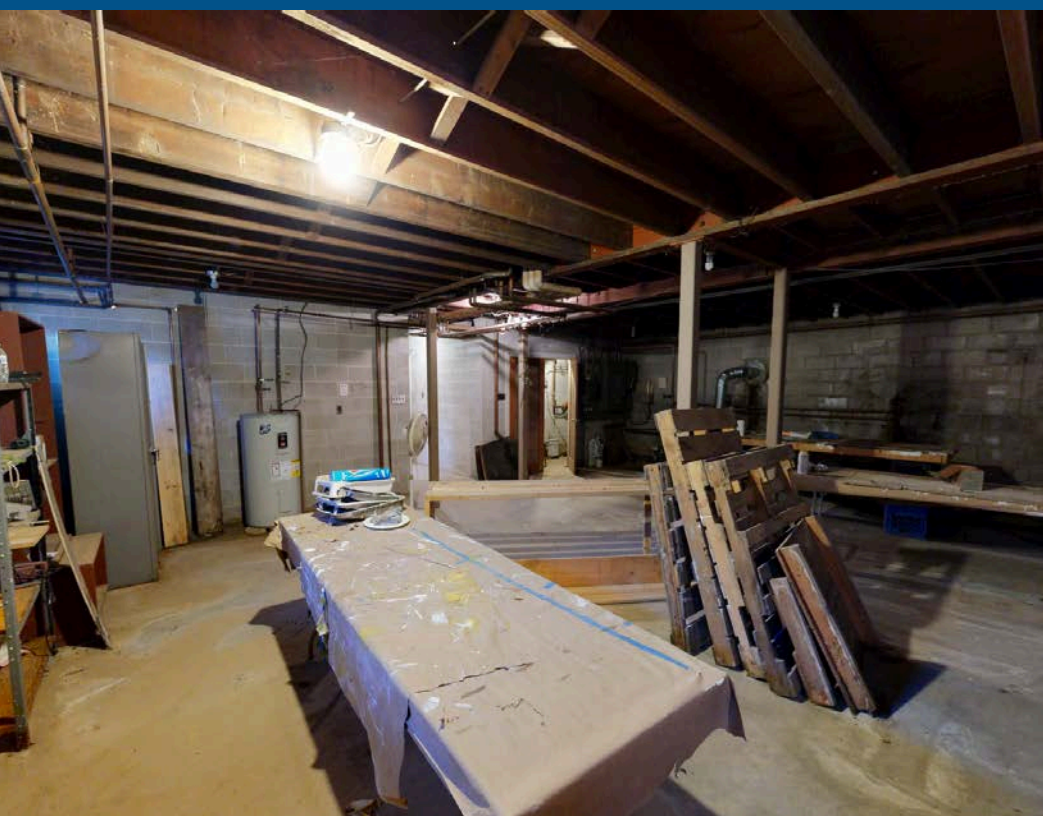


Exterior Building Photos



Interior Building Photos



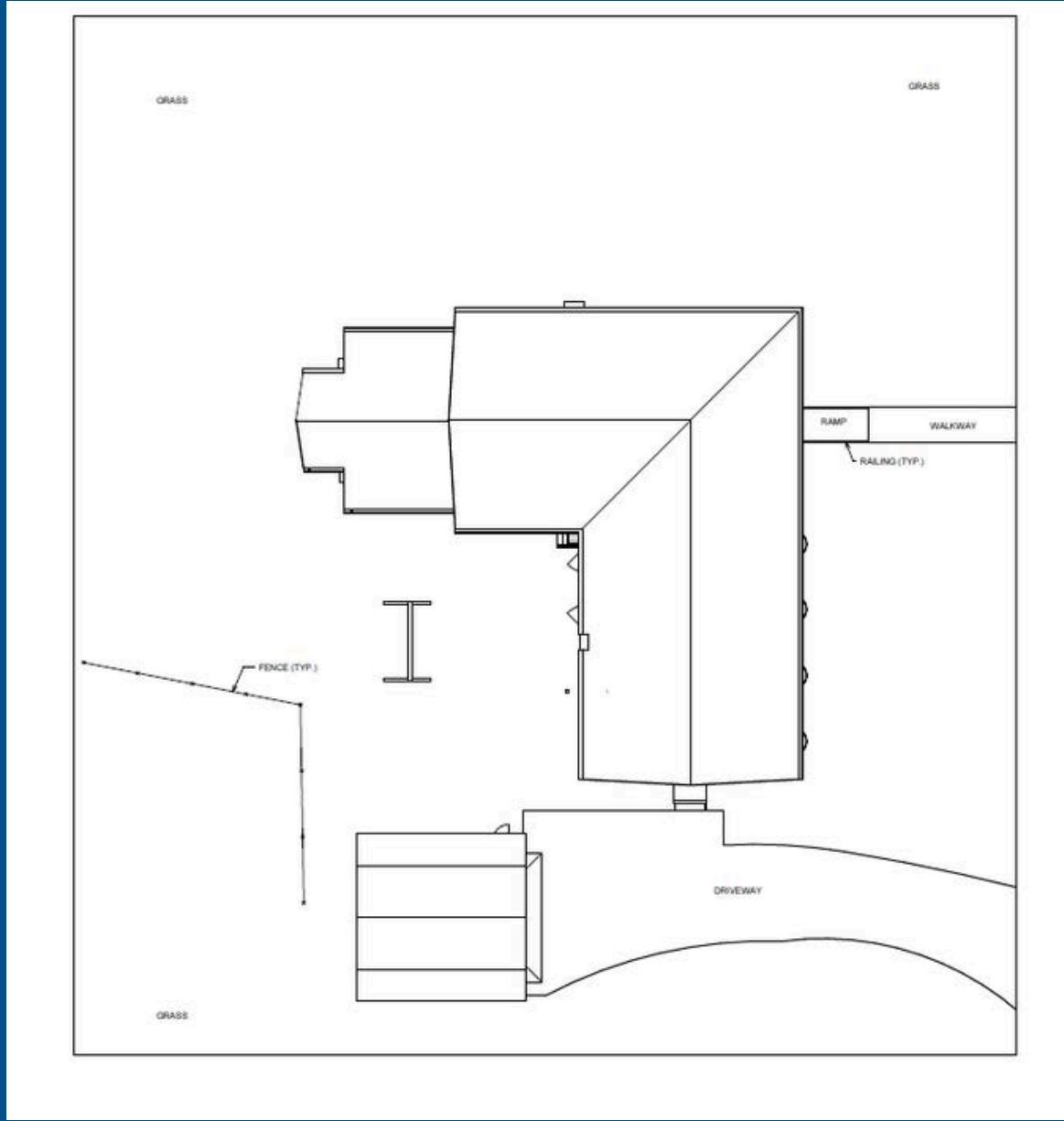


Exterior Drone Images





Site Plans



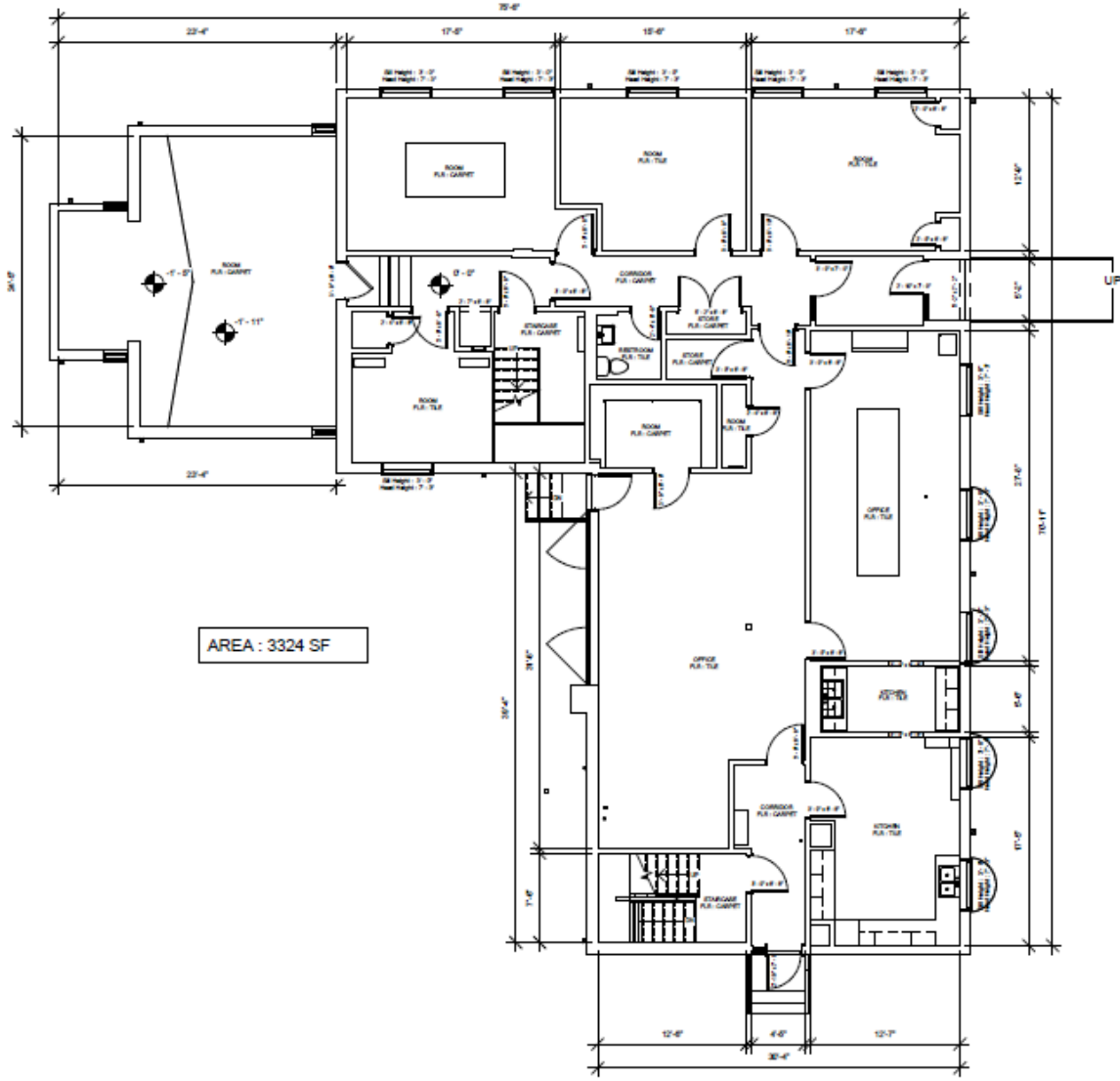
Site Plans



Site Plans

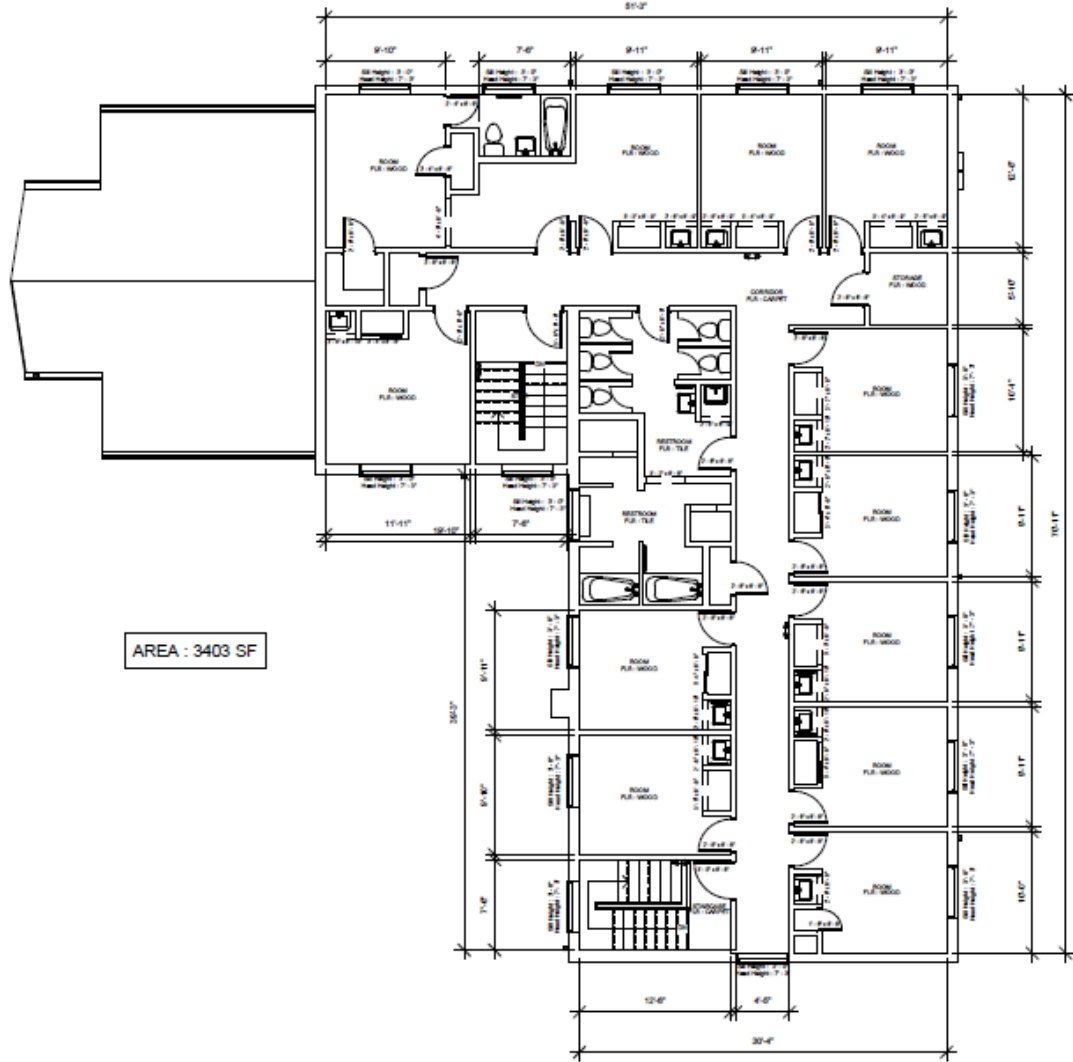


Floor Plan(s)



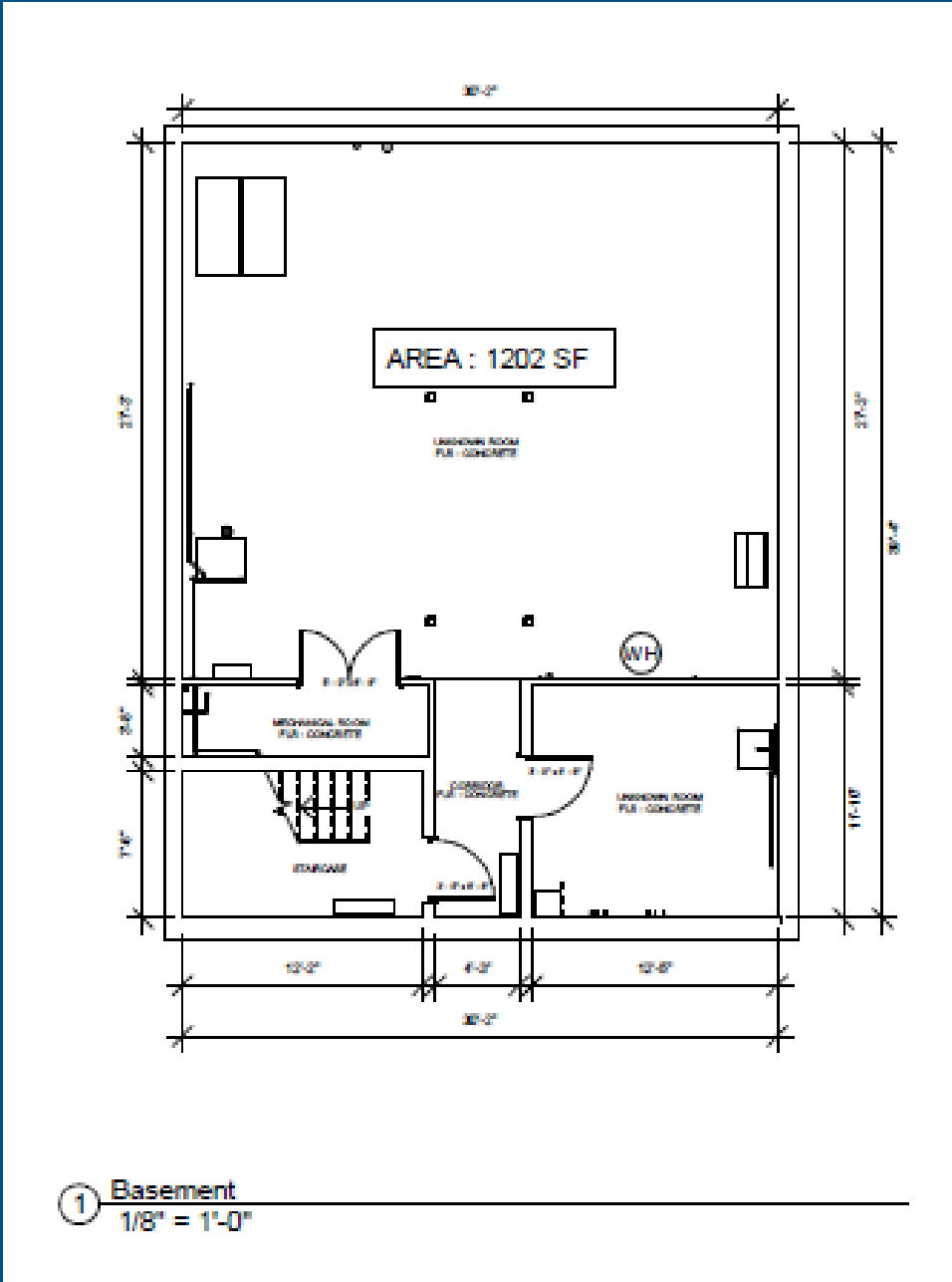
② Level 1
1/8" = 1'-0"

Floor Plan(s)



③ Level 2
1/8" = 1'-0"

Floor Plan(s)



Zoning Information

Municipality: East Norriton

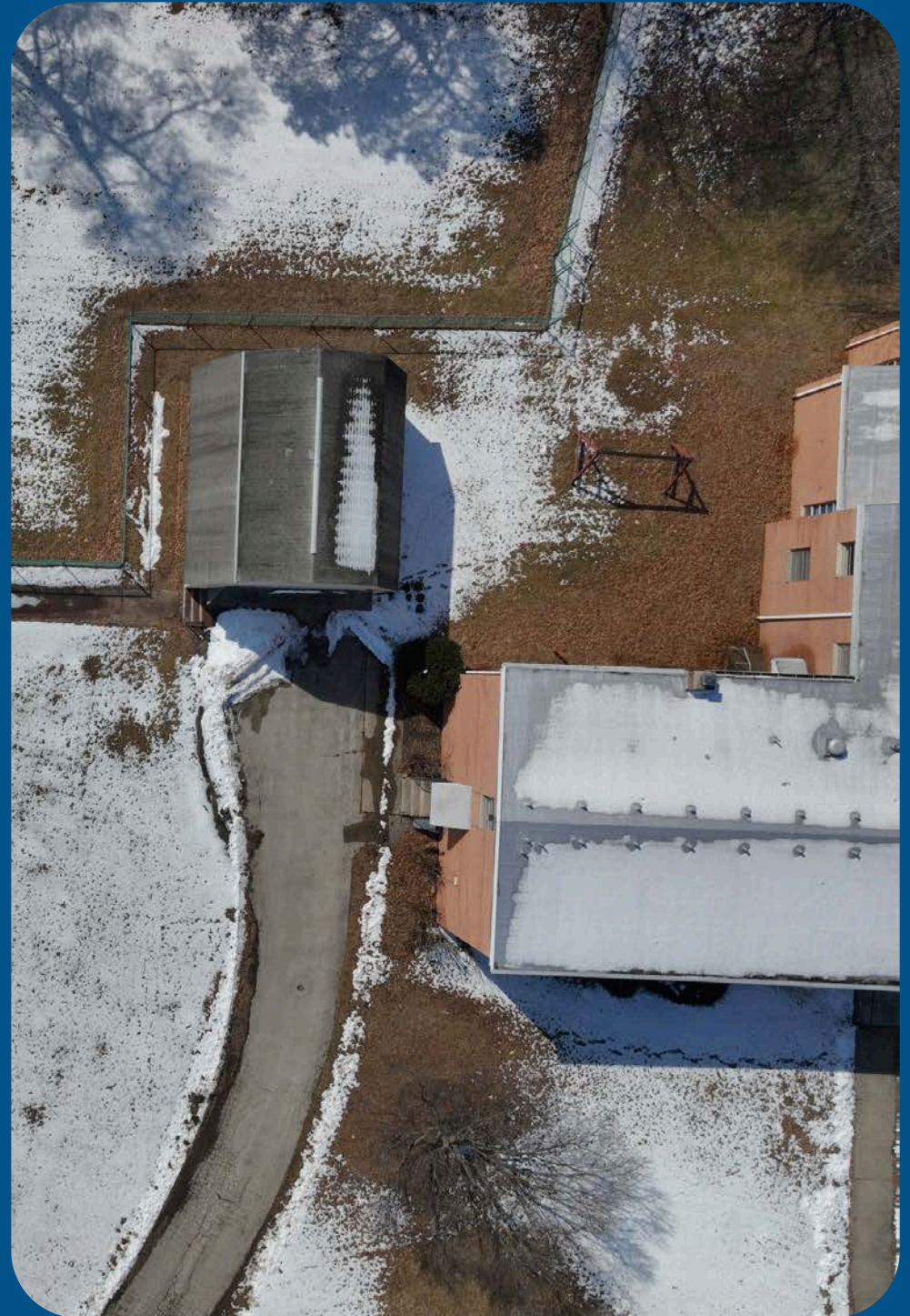
County: Montgomery County, PA

Zoning: IN - Institutional

Typical permitted uses include:

- Churches, chapels or other places of worship and their adjunct residential dwellings.
- Public and private schools.
- Mental, medical and surgical hospitals or clinics.
- Institutional headquarters for educational, fraternal, professional, religious or other nonprofit organizations.
- Nonprofit or for-profit institutions for the care of the aged or children.

*Exact permitted uses subject to township zoning verification.



CONTACT INFORMATION



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