

PRIME RETAIL AND OFFICE SPACE

The Village

 511-521 Stump Road | Montgomeryville | PA

**Commercial
Real Estate
Services**

LEASE



Montgomeryville is a census-designated place in Montgomery County, Pennsylvania, with a population of 12,624 at the 2010 census. Montgomeryville is located approximately 30 miles north of Center City Philadelphia and is the premier retail corridor of Route 309 anchored by the approximately 1.1 million sq. ft. Montgomery Mall.

Zip code: 18936

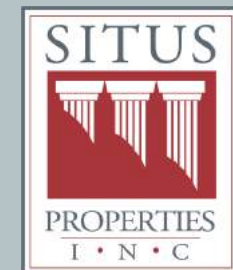
Population: 12,624 (2010)

Area code: 267

PROPERTY HIGHLIGHTS

- Mixed-use multi-tenant retail and office complex of approximately 56,000 sq. ft. with 320 car parking.
- Retail stores available from approximately 800 to 2,400 sq. ft. including a former bank branch.
- Office suites available from approximately 500 to 2,500 sq. ft.
- Strategically located just off of Bethlehem Pike (Route 309) approximately 10 miles from the Fort Washington Interchange of the Pennsylvania Turnpike (I-276) providing access throughout the Philadelphia metropolitan area.
- Minutes from the Montgomery Mall and surrounding dense commercial area with numerous service businesses and retailers.

DEMOGRAPHICS	1 MILE RADIUS	3 MILE RADIUS	5 MILE RADIUS
Population	6,444	58,295	142,948
Households	2,661	22,214	54,145
Average HH Income	\$122,495	\$128,447	\$\$125,247



SitusProperties.com
215-886-9400

The foregoing information was furnished to us by sources which we deem to be reliable, but no warranty or representation is made as to the accuracy thereof. Subject to correction of errors, omissions, change of price, prior sale or withdrawal from market without notice.

PRIME RETAIL AND OFFICE SPACE

The Village

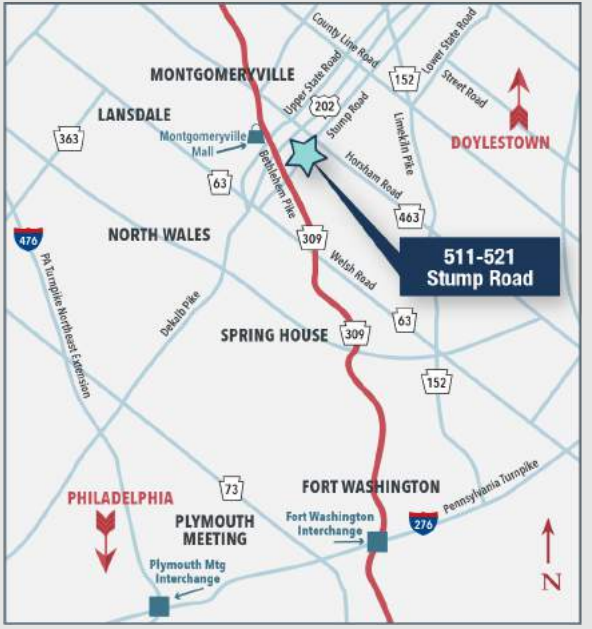
511-521 Stump Road | Montgomeryville | PA



STUMP ROAD

SPACE	TENANT	AREA (sq. ft.)	SPACE	TENANT	AREA (sq. ft.)
1	DANCE STUDIO	1200	11	NAIL SALON	1200
2	DANCE STUDIO	1200	12	FURNITURE STORE	1200
3	DANCE STUDIO	1200	13	ART STORE	1044
4	HAIR SALON	1200	14	STATE REPRESENTATIVE	1500
5	DRY CLEANER	670	15 & 16	DELICATESSEN	2400
6	INSURANCE OFFICE	670	17	RESTAURANT	6000
7 & 8	PIZZERIA	2400	18	CHIROPRACTOR	800
9	AVAILABLE	1200	19	AVAILABLE	800
10	TANNING SALON	1200	20	AVAILABLE	1600

■ SPACE AVAILABLE
■ LEASED



**Commercial
Real Estate
Services**

SitusProperties.com
215-886-9400

The foregoing information was furnished to us by sources which we deem to be reliable, but no warranty or representation is made as to the accuracy thereof. Subject to correction of errors, omissions, change of price, prior sale or withdrawal from market without notice.