

PRIME RETAIL SPACE

The Village

511-521 Stump Road | Montgomeryville | PA

LEASE



PROPERTY HIGHLIGHTS

- Mixed-use multi-tenant retail and office complex containing approximately 56,000 sq. ft. with 320 car parking.
- Retail stores available from approximately 1,200 to 1,600 sq. ft. including a former bank branch.
- Second floor luxury apartments planned for the immediate future.
- 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 and retail establishments.

DEMOGRAPHICS	1 MILE RADIUS	3 MILE RADIUS	5 MILE RADIUS
Population	6,239	57,753	142,028
Households	2,571	22,375	54,555
Average Household Income	\$122,851	\$132,002	\$131,326



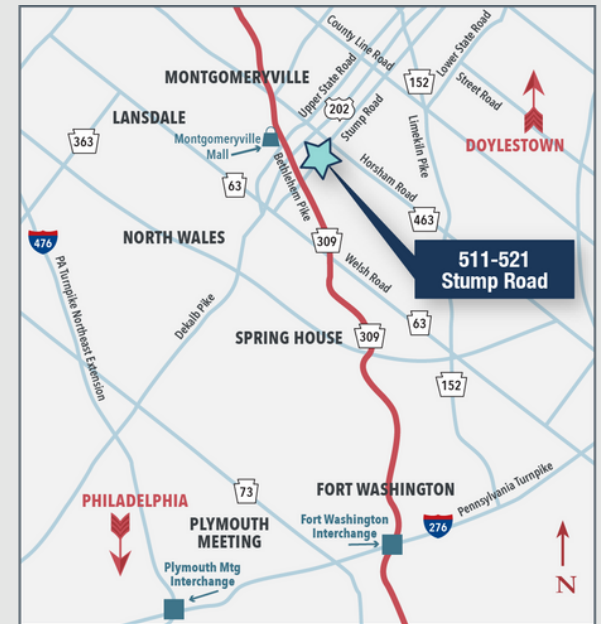
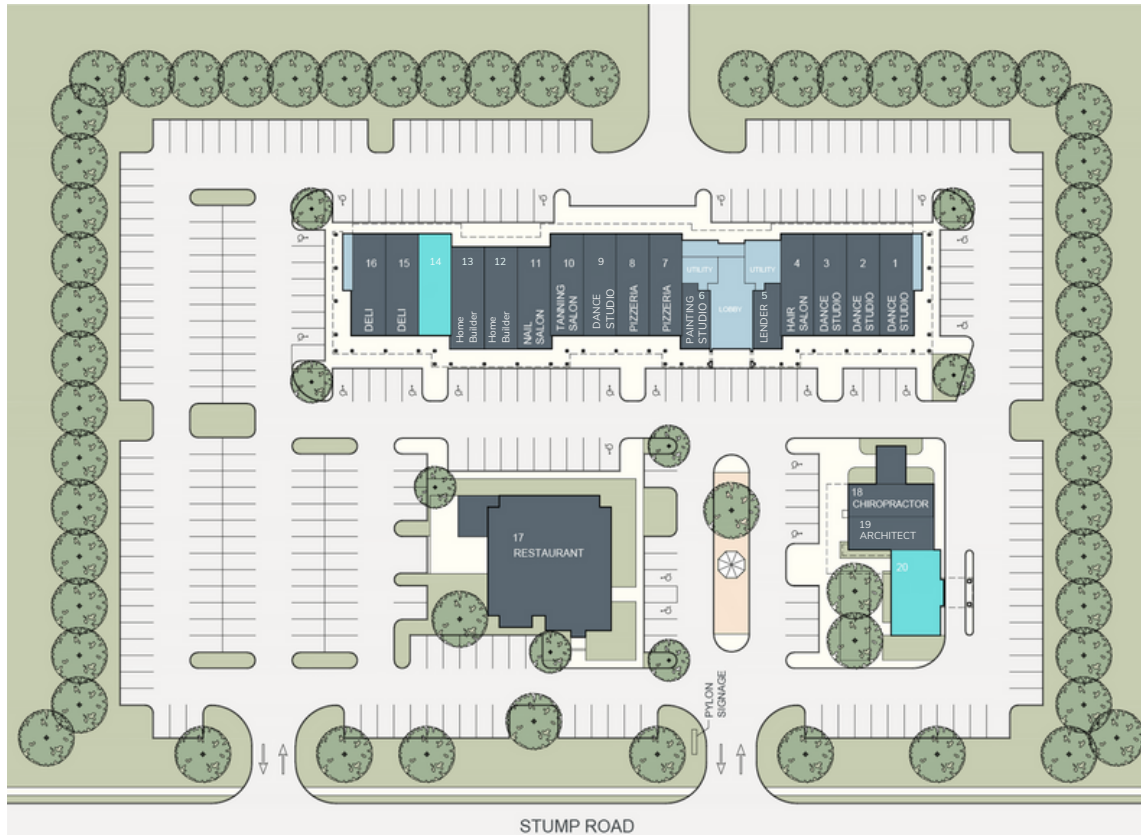
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SPACE	TENANT	AREA (sq. ft.)
1	DANCE STUDIO	1,200
2	DANCE STUDIO	1,200
3	DANCE STUDIO	1,200
4	HAIR SALON	1,200
5	LENDER	670
6	PAINTING STUDIO	670
7 & 8	PIZZERIA	2,400
9	DANCE STUDIO	1,200
10	TANNING SALON	1,200

SPACE	TENANT	AREA (sq. ft.)
11	NAIL SALON	1,200
12	Home Builder	1,200
13	Home Builder	1,200
14	AVAILABLE	1,200
15 & 16	DELICATESSEN	2,400
17	RESTAURANT	6,000
18	CHIROPRACTOR	800
19	ARCHITECT	800
20	AVAILABLE	1,600

■ SPACE AVAILABLE
■ LEASED



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