

PRIME RETAIL SPACE

# The Village

 511-521 Stump Road | Montgomeryville | PA

Commercial  
Real Estate  
Services

LEASE



### PROPERTY HIGHLIGHTS

- Mixed-use multi-tenant retail and office complex containing approximately 56,000 sq. ft. with 320 car parking.
- Retail store of approximately 1,600 sq. ft. including a drive-thru lane and restaurant of approximately 8,267 sq. ft. including liquor license available. Restaurant features outdoor seating area.
- 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	6,648	61,504	151,930
Households	2,700	23,432	57,973
Average Household Income	\$130,953	\$136,548	\$133,131

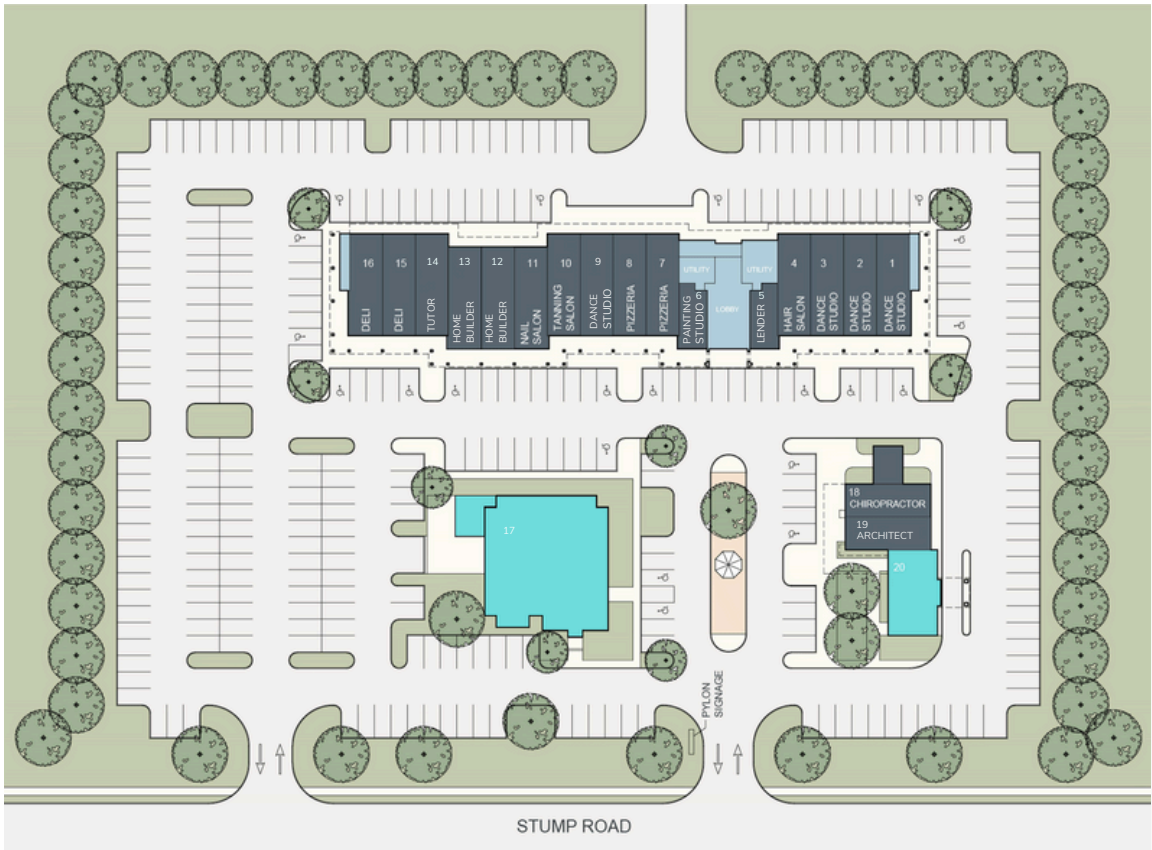
[www.SitusProperties.com](http://www.SitusProperties.com)  
215-886-9400

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 SPACE

# The Village

511-521 Stump Road | Montgomeryville | PA



SPACE	TENANT	AREA (sq. ft.)	SPACE	TENANT	AREA (sq. ft.)
1	DANCE STUDIO	1,200	11	NAIL SALON	1,200
2	DANCE STUDIO	1,200	12	HOME BUILDER	1,200
3	DANCE STUDIO	1,200	13	HOME BUILDER	1,200
4	HAIR SALON	1,200	14	TUTOR	1,200
5	LENDER	670	15 & 16	DELICATESSEN	2,400
6	PAINTING STUDIO	670	17	AVAILABLE	8,267
7 & 8	PIZZERIA	2,400	18	CHIROPRACTOR	800
9	DANCE STUDIO	1,200	19	ARCHITECT	800
10	TANNING SALON	1,200	20	AVAILABLE	1,600

■ 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.