

**PRIME RETAIL SPACE**

# Moreland Plaza

101 E. Moreland Road | Willow Grove | PA



**Commercial  
Real Estate  
Services**



**LEASE**



**PROPERTY HIGHLIGHTS**

- Shopping center of approximately 15,750 square feet.
- Two (2) stores available of approximately 1,800 square feet to 1,500 square feet.
- Pylon and façade signage with excellent visibility at the intersection of Old York Road (Route 611) and Moreland Road (Route 63).
- Average daily traffic count of 47,992 vehicles on Old York and Moreland Roads.
- Parking for ninety-six (96) vehicles.
- Strategically located 1.5 miles south on Route 611 from the Willow Grove Interchange of the PA turnpike (Route 276) and 1/4 mile from the Willow Grove Park Mall.
- Public transportation provided by SEPTA commuter bus service (Route 55) with a stop at the property and commuter rail service at the Willow Grove Train Station (R-2 Rail Line) within walking distance.

DEMOGRAPHICS	1 MILE RADIUS	3 MILE RADIUS	5 MILE RADIUS
Population	14,391	88,781	254,012
Households	5,484	35,241	100,048
Average HH Income	\$103,655	\$110,078	\$109,962

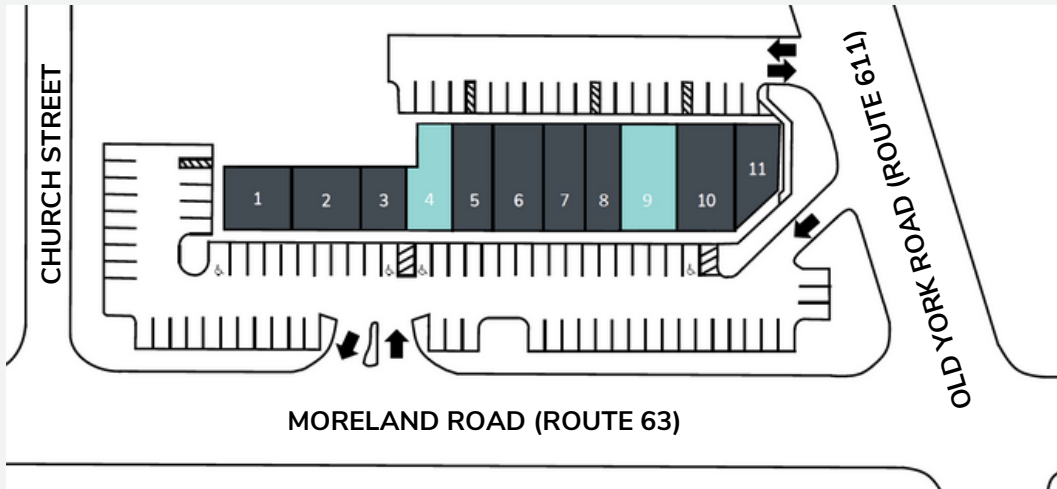
[www.SitusProperties.com](http://www.SitusProperties.com)  
215-886-9400

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.

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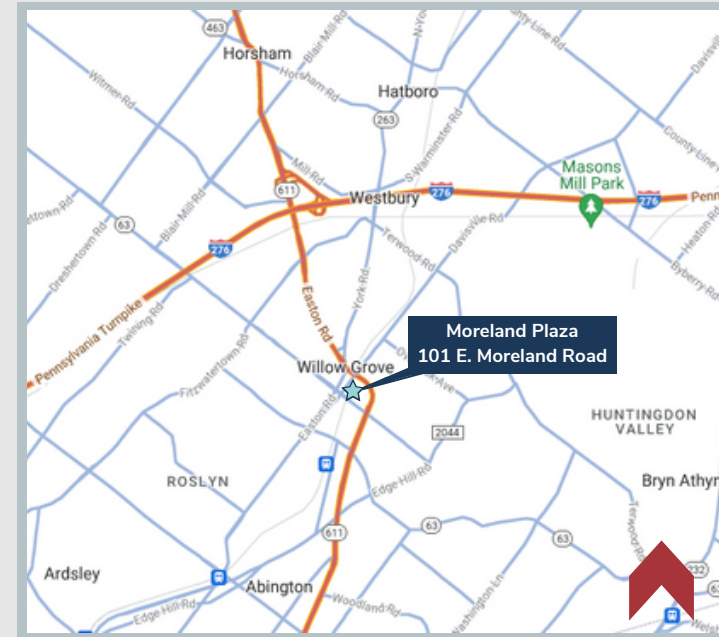


SPACE	TENANT	AREA (sq. ft.)	SPACE	TENANT	AREA (sq. ft.)
1	SUSHI HOUSE	1,325	7	MOMOYAMA RAMEN & HAWAIIAN BBQ	1,200
2	LUX NAIL SPA	1,325	8	SMOKE SHOP	1,200
3	H&R BLOCK	1,500	9	AVAILABLE	1,800
4	AVAILABLE	1,500	10	MIRACLE EAR	1,424
5	STATION PIZZA	1,500	11	EDIBLE ARRANGEMENTS	1,200
6	MOMOYAMA RAMEN & HAWAIIAN BBQ	1,800			

■ SPACE AVAILABLE ■ LEASED

## Willow Grove

Home to the Willow Grove Park Mall, Willow Grove is a regional shopping destination located along Old York Road (Route 611) and Moreland Road (Route 63) in Montgomery County, Pennsylvania. Featuring both national and local retailers, Willow Grove has also recently seen an increase in multifamily development due to its proximity to Abington Jefferson Hospital and the Abington Campus of Penn State University.



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