

RETAIL/RESTAURANT OPPORTUNITY

924 N. Bethlehem Pike, Spring House, PA



Commercial
Real Estate
Services



PROPERTY HIGHLIGHTS

- Free standing retail building of 1,865 +/- square feet situated on 0.75 +/- acres.
- Currently configured as a fully equipped restaurant with 65 seats and an outdoor patio.
- Parking for approximately 38 vehicles.
- Zoned "D" Business District in Lower Gwynedd Township and within the Lower Pike Overlay District (LPO).
- Corner location offering prominent building signage and pylon signage fronting N. Bethlehem Pike.
- Nearby retailers include Whole Foods, CVS, Giant, Starbucks and Wawa.

DEMOGRAPHICS	1 MILE RADIUS	3 MILE RADIUS	5 MILE RADIUS
Population	4,286	44,153	124,357
Households	1,853	16,958	47,632
Average HH Income	\$144,602	\$146,880	\$142,322

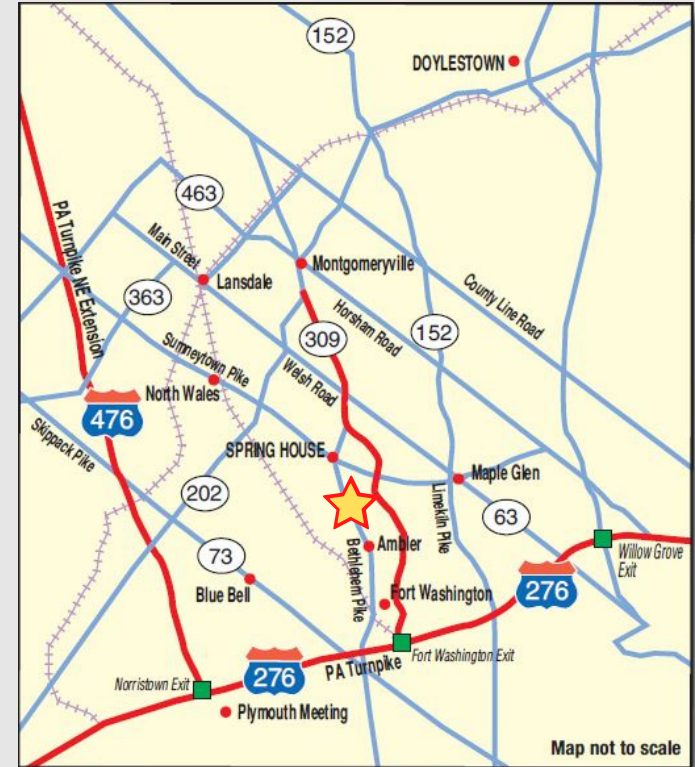
*N. Bethlehem Pike Traffic Count: 12,291 +/- VPD

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