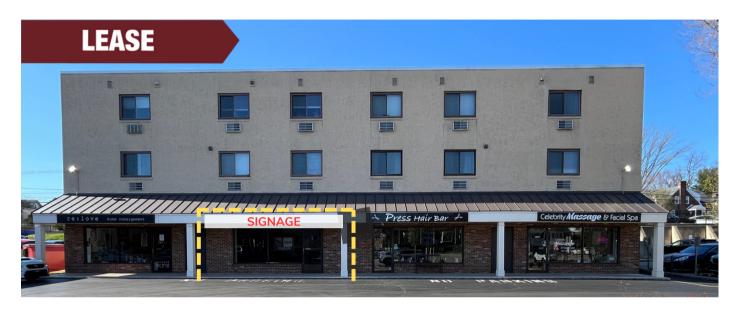
PRIME RETAIL SPACE

139 E. Butler Avenue | Ambler | PA



PROPERTY HIGHLIGHTS

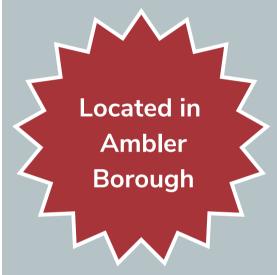
- Mixed use property of approximately 15,840 square feet.
- Approximately 1,040 square feet of inline retail space available.
 - o +/- 20' x 52'
- Immediate occupancy.
- On-site parking.

- Prominently located on E. Butler Avenue in Ambler Borough's retail corridor.
- Neighboring tenants include Fine Wine & Good Spirits, CVS, Weavers Way, From the Boot, Deterra Restaurant & Wine Bar, Tannery Run Brew Works, Sweet Briar Cafe, Ambler Savings Bank and Ambler Theater.

2023 DEMOGRAPHICS	1 MILE RADIUS	3 MILE RADIUS	5 MILE RADIUS
Population	12,321	41,474	154,281
Households	4,926	16,086	58,841
Average HH Income	\$114,918	\$155,215	\$144,476

E. Butler Avenue Traffic Count: +/- 13,013 VPD

Commercial Real Estate Services





SitusProperties.com 215-886-9400

PRIME RETAIL SPACE

139 E. Butler Avenue | Ambler | PA





Commercial Real Estate Services

SitusProperties.com 215-886-9400