

PRIME RETAIL SPACE

139 E. Butler Avenue | Ambler | PA

LEASE



PROPERTY HIGHLIGHTS

- Mixed use property of approximately 15,840 square feet.
- Approximately 1,040 square feet of inline retail space available.
 - +/- 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

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.

**Commercial
Real Estate
Services**

**Located in
Ambler
Borough**



SitusProperties.com
215-886-9400

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