

PRIME RETAIL SPACE

735 Bethlehem Pike | Montgomeryville | PA

SALE



Commercial
Real Estate
Services

PROPERTY HIGHLIGHTS

- Two-story building of approximately 3,234 square feet available for sale.
- Strategically on 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.
- Private parking located in rear of property.
- Located adjacent to the Five Points Intersection, bringing together Bethlehem Pike, Horsham Road (Route 463), Cowpath Road, and Doylestown Road.
- Minutes from the Montgomery Mall and surrounding dense commercial area with numerous service and retail establishments.
- High visibility with approximately 27,000 vehicles per day on Bethlehem Pike and 16,000 vehicles per day on Horsham Road.

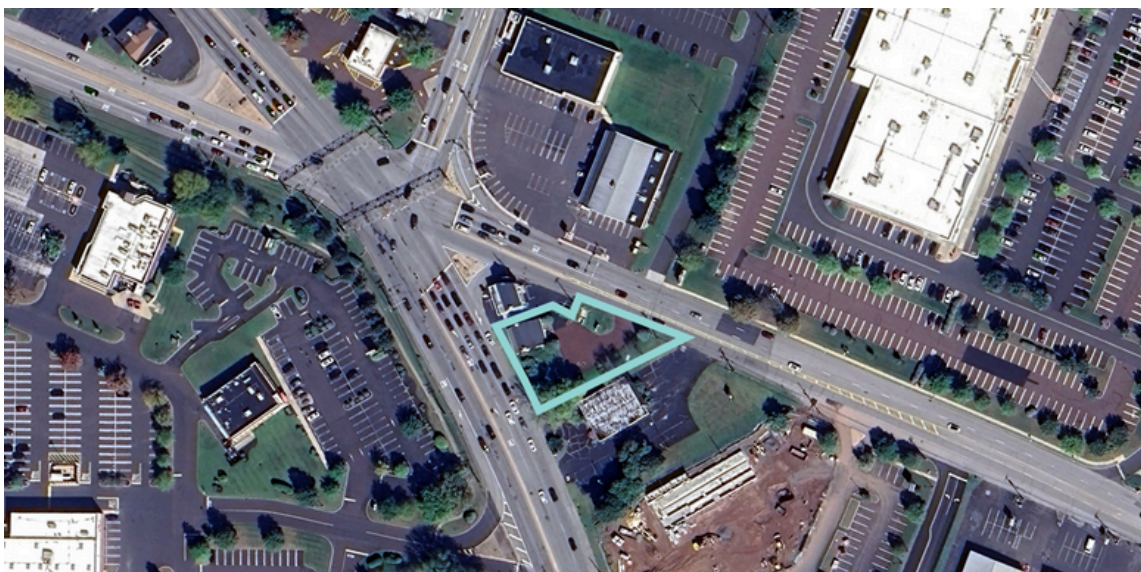
DEMOGRAPHICS	1 MILE RADIUS	3 MILE RADIUS	5 MILE RADIUS
Population	7,165	72,320	151,708
Households	2,640	27,918	57,643
Average Household Income	\$134,072	\$124,723	\$129,764

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.

www.SitusProperties.com
215-886-9400

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