

901 DEKALB PIKE
BLUE BELL, PA

±2.65 ACRES AND ± 4,000 SF BUILDING AVAILABLE FOR LEASE OR SALE
PHILADELPHIA MSA

— AREA RETAILERS —



VERY HIGH PROFILE ±2.65 ACRE PARCEL



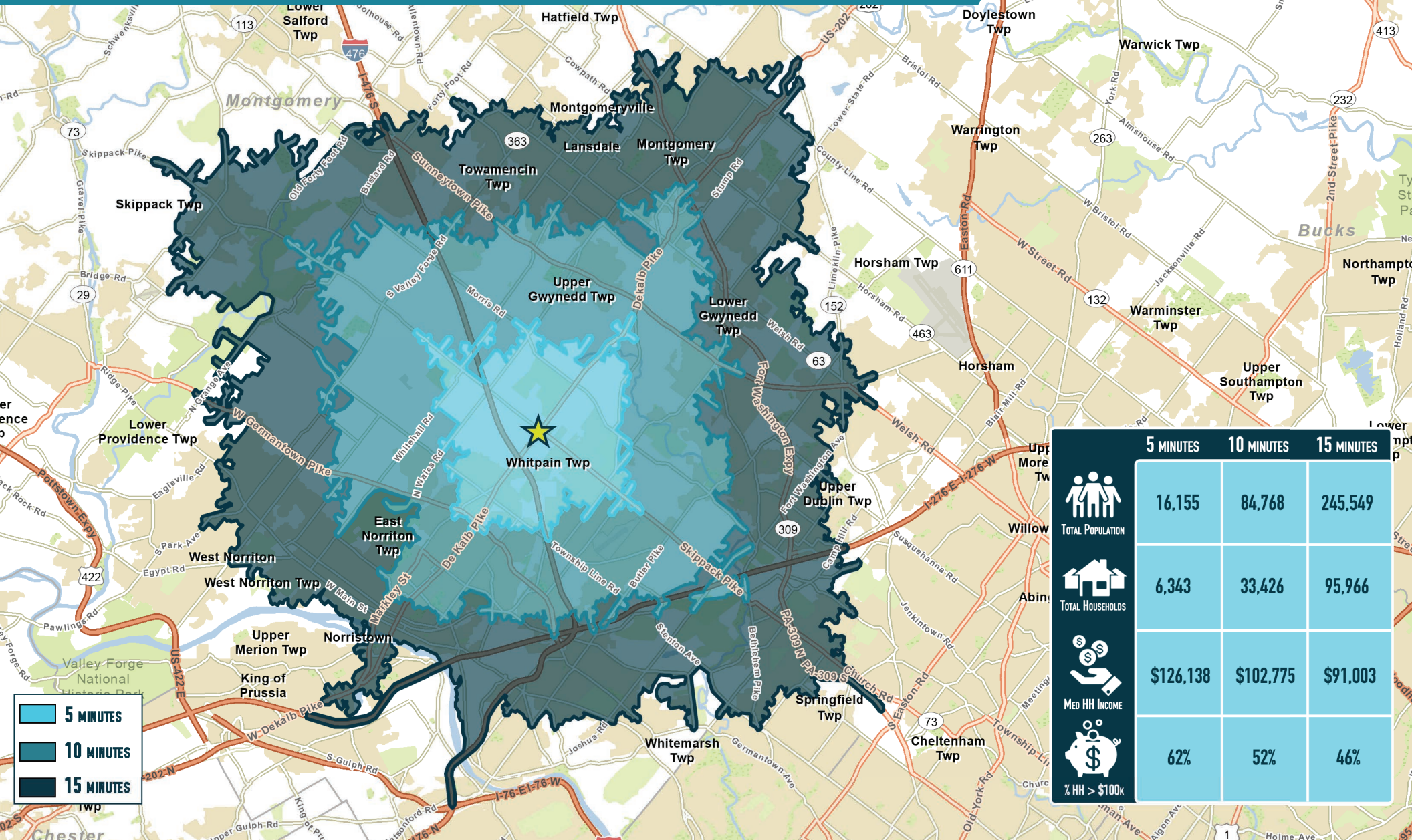
MetroCommercial.com | PLYMOUTH MEETING, PA | MOUNT LAUREL, NJ

get in touch.

PHILLIP AZARIK

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ROUTES 202 & 73 WITH COMBINED TRAFFIC COUNTS TOTALING 41,488 VPD



	5 MINUTES	10 MINUTES	15 MINUTES
TOTAL POPULATION	16,155	84,768	245,549
TOTAL HOUSEHOLDS	6,343	33,426	95,966
MED HH INCOME	\$126,138	\$102,775	\$91,003
% HH > \$100k	62%	52%	46%

■ 5 MINUTES
■ 10 MINUTES
■ 15 MINUTES

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NEARBY RETAILERS INCLUDE KOHL'S, HOMEGOODS, MCCAFFREY'S FOOD MARKET, ALDI AND MANY MORE



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LOCATED AT THE SIGNALIZED INTERSECTION OF ROUTES 202 & 73

SITE
AVAILABLE
2.65 ACRES
±4,000 SF
BUILDING

CVS
pharmacy

Wawa

HomeGoods

KOHL'S

WELLS FARGO

MCCAFFREY'S
FOOD MARKETS

CENTER SQUARE COMMONS

- ALDI
- Starbucks
- Dunkin' Donuts
- Jersey Mike's Subs
- MOOYAH
- ANTHONY'S COAL FIRED PIZZA
- TURNING POINT
- HAIR CUTTERS & Sport Clips
- FINE WINE & GOOD SPIRITS

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JOIN CVS AND WAWA SUPER STORE



AVAILABLE
2.65 ACRES
±4,000 SF
BUILDING

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IDEAL SITE FOR A VARIETY OF USES

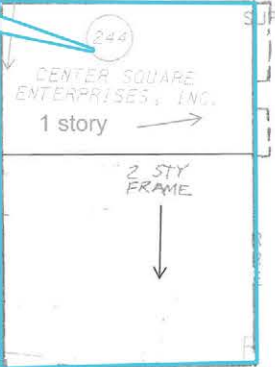
CROSS ACCESS



**AVAILABLE
2.65 ACRES
±4,000 SF**

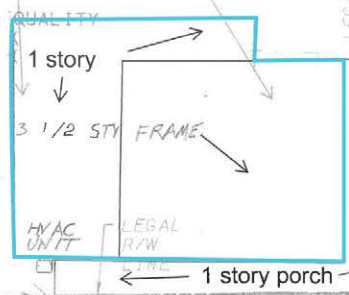
Demolition trailers and steel plate barricades as reviewed and approved by PennDOT.

Demolish 1 and 2 story masonry and wood frame barn to grade level. Remove slab on grade.
60'w x 50'l x 30'h ; 3,000 SF; 6,000 GSF
60'w x 40'l x 10'h ; 2,400 SF
Total 8,400 GSF



- Demolition Sequence:
1. Furnish and install site fencing and E&S control measures.
 2. Demolish 1 story structure and front wrap around porch.
 3. Furnish and install traffic control devices.
 4. Demolish 3 story structure.
 5. Remove traffic control devices.
 6. Continue with demo debris clean up.

Demolish 3 story masonry and wood frame building to grade level. Demo 1 story frame additions. Remove slab on grade.
50'w x 50'l x 30'h ; 2,500 SF 7,500 GSF
12'w x 170'l x 12'h ; 2,040 SF
Total 9,540 GSF



8" silt sock

SEE SHEET 206



SKIPPACK PIKE 18,515 VPD

SIDEWALK CLOSED
USE OTHER SIDE

DEKALB PIKE 22,973 VPD



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