

MONTGOMERYVILLE, PA

740 N BETHLEHEM PIKE

±3,000 SF AVAILABLE FOR LEASE

PHILADELPHIA MSA

JOIN

sleep  number

FIRST WATCH  **LOVESAC**

PREMIER SMALL SHOP STRIP IN HIGH BARRIER TO ENTRY MARKET



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get in touch.

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31,372 TOTAL HOUSEHOLDS WITHIN A 10 MINUTE DRIVE TIME



	5 Minutes	10 Minutes	15 Minutes
Total Population	16,554	82,659	292,153
Total Households	6,532	31,372	113,663
Med HH Income	\$110,192	\$129,338	\$107,057
% HH > \$100k	54%	62%	54%

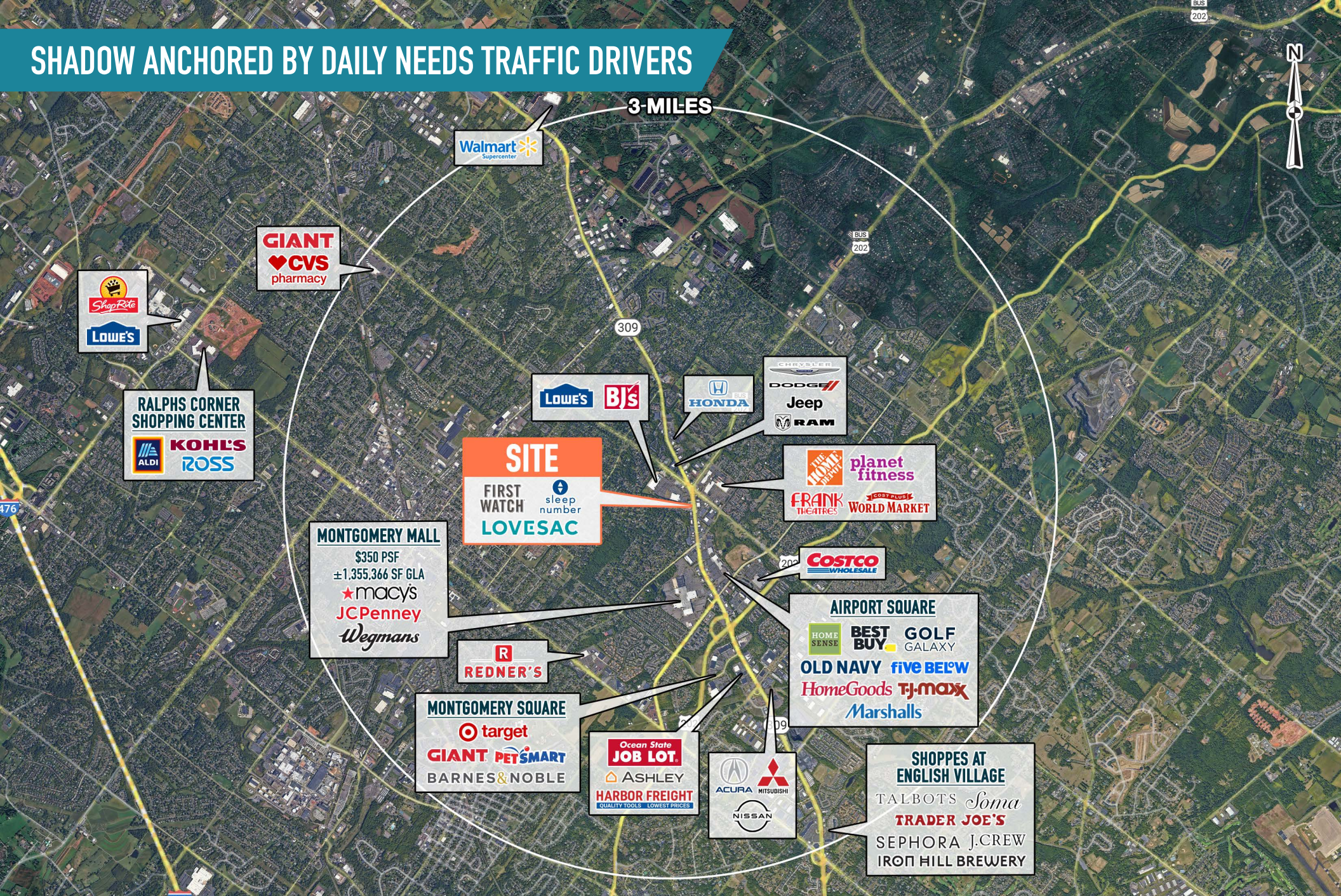
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SHADOW ANCHORED BY DAILY NEEDS TRAFFIC DRIVERS



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BILLBOARD VISIBILITY ALONG HIGHLY TRAFFICKED BETHLEHEM PIKE (±26,000 VPD)



AVAILABLE
±3,000 SF

LOVESAC

FIRST WATCH

PYLON

BETHLEHEM PIKE 26,903 VPD

VILSMEIER ROAD

verizon

fortunoff

ups

DUNKIN'

sleep number

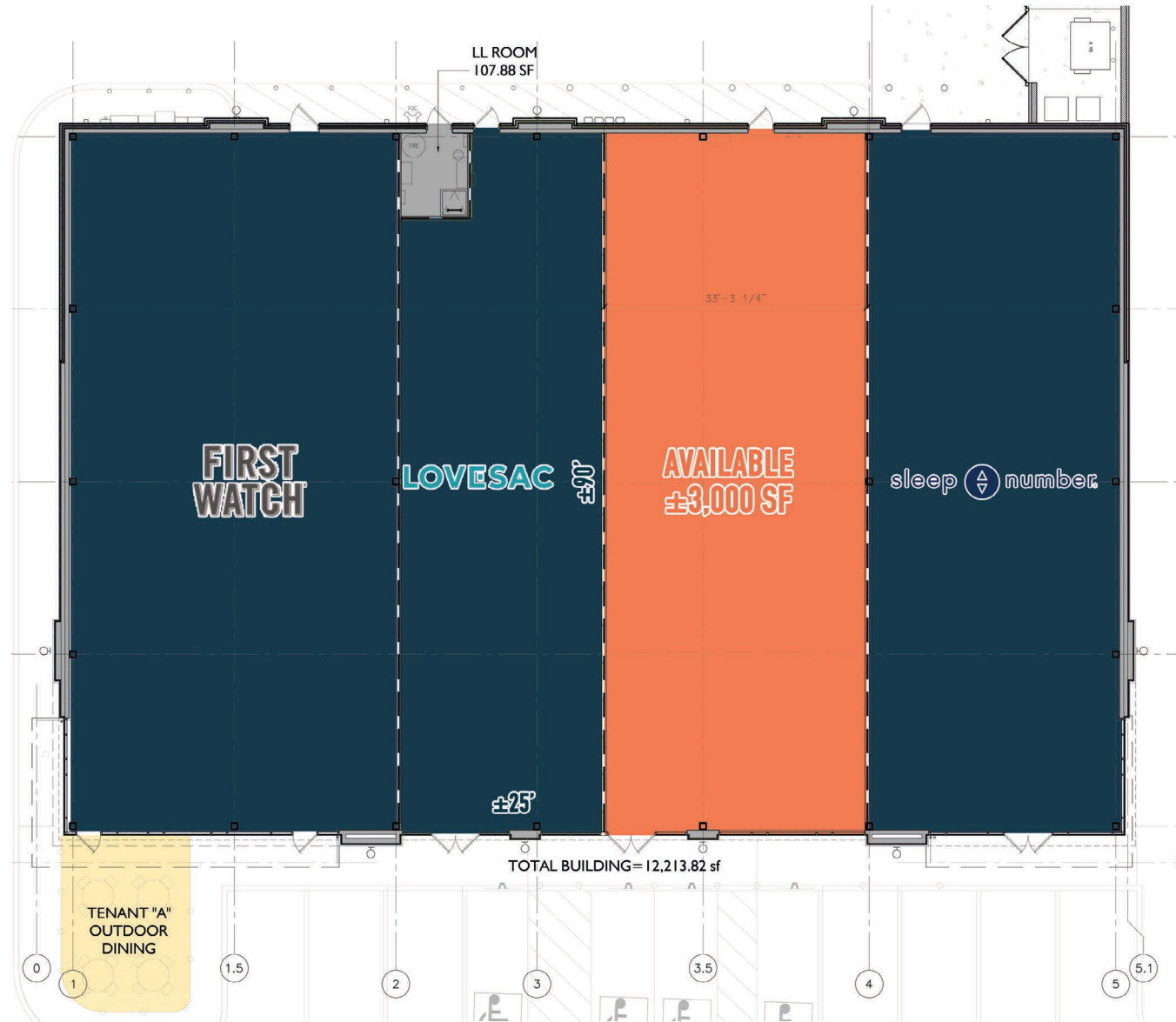
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CONVENIENT FULL VEHICULAR ACCESS IN/OUT OF PROPERTY



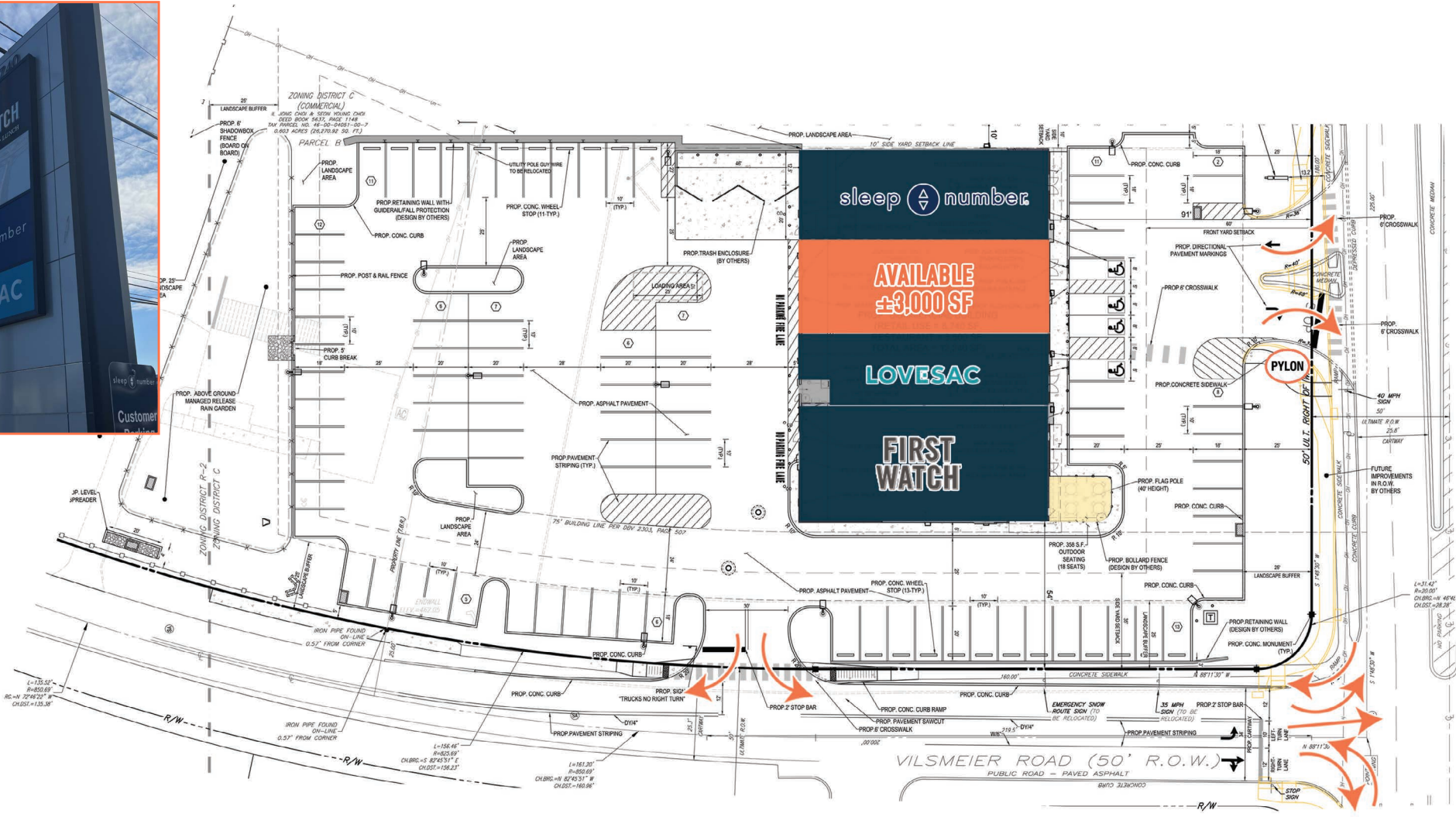
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±100 ON-SITE PARKING SPACES



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