

RESTAURANT, RETAIL, & OFFICE SPACES

COMING SOON

ROUTE 309 & STUMP ROAD, MONTGOMERYVILLE, PA



- OPPORTUNITY TO JOIN A BUSTLING NEW MONTGOMERY COUNTY AWARD-WINNING COMMUNITY DEVELOPMENT WITH WAWA, WENDY'S, CITADEL FEDERAL CREDIT UNION
- CURB-IN FINISHED RESTAURANT PAD W/ DRIVE-THRU CAPABILITY
- UNIQUELY DESIGNED TUSCAN STYLE RETAIL STOREFRONTS AND OFFICE SPACE IN DRAMATIC TWO STORY MIXED USE BUILDING W/POTENTIAL UPPER DECK OUTDOOR DINING AVAILABLE 4TH QUARTER 2021
- SOARING 4 ACRE GRADED PAD W/ CENTER CITY VIEWS AVAILABLE FOR PURCHASE OR GROUND LEASE.
- RESIDENTIAL, HOTEL, MEDICAL, DAY CARE, CORPORATE HQ POTENTIAL

JIM KAHN | KAHN & CO REAL ESTATE | (215) 654-0500 | JIMKAHN@KAHNANDCO.COM



SITE VIEW, WENDY'S & REAR PAD



WAWA STORE



WAWA PUMPS



CITADEL FCU
←

TOP OF MIXED USE, REAR PAD DRIVEWAY
→



BI-LEVEL MIXED USE
←

RETAIL PAD
→





TRAFFIC COUNT:

40,000+ VEHICLES PER DAY

PROPERTY DEMOGRAPHICS:

1 MILE RADIUS - 2020

POPULATION: 6,223 AVERAGE

HOUSEHOLD INCOME: \$146,519

2 MILE RADIUS - 2020

POPULATION: 25,867

AVERAGE HOUSEHOLD INCOME: \$130,671

3 MILE RADIUS - 2020

POPULATION: 57,503

AVERAGE HOUSEHOLD INCOME: \$97,456



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THE 2020 MONTGOMERY AWARD

"BEST IN TRANSPORTATION PLANNING & DESIGN IN MONTGOMERY COUNTY"



- 1- 4 +/- ACRES AVAILABLE FOR MEDICAL, RESTAURANT, HOTEL, OFFICE, OR RETAIL
- 13,400 SF 2 STORY MIXED USE RETAIL/OFFICE SPACE
- 6,000 SF RETAIL CENTER



