

RETAIL FOR LEASE

655 E WELSH RD

655 E Welsh Road, Maple Glen, PA 19002



AVAILABLE SF:	1,800 SF
LEASE RATE:	Negotiable (NNN)
LOT SIZE:	0.4 Acres
BUILDING SIZE:	3,134 SF
YEAR BUILT:	1973
RENOVATED:	2015
ZONING:	SC
MARKET:	Philadelphia
SUB MARKET:	Horsham Willow Grove Fort Washington
AVG HH INCOME WITHIN 1 MILE:	\$157,583
TRAFFIC COUNT:	20,000+- Cars Per Day

PRIME CORNER RETAIL

FORMER STARBUCKS! Corner Retail in a great location with high traffic count on the border of Horsham and Upper Dublin Townships in Montgomery County, PA. There are approximately 20,000 VPD at this signaled intersection. Within a 1 mile radius, the average household income is \$157,583 and the average house value is \$608,108. Located in the SC Zoning district, there are many possible uses including most retail, office uses, and personal services. Street level has the main retail space of 1800sf, which has been previously occupied as a Starbucks for approximately 20 years and a smaller side space that has been used as an ice cream shop. There is an additional 1300sf on the second floor that is also available for lease. This can be used for offices or a showroom and is ready to be customized for your specific needs. This phenomenal retail location is surrounded on all 3 sides by dozens of national retailers including Giant supermarket, Citizens Bank, Dunkin Donuts, Key Bank, Wells Fargo, Wine and Spirits, Maple Glen Pizza, Dairy Queen, CVS.

KW COMMERCIAL
910 Harvest Drive ,
Suite 100
Blue Bell, PA 19422

CRAIG E. FERNSLER, CCIM
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We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

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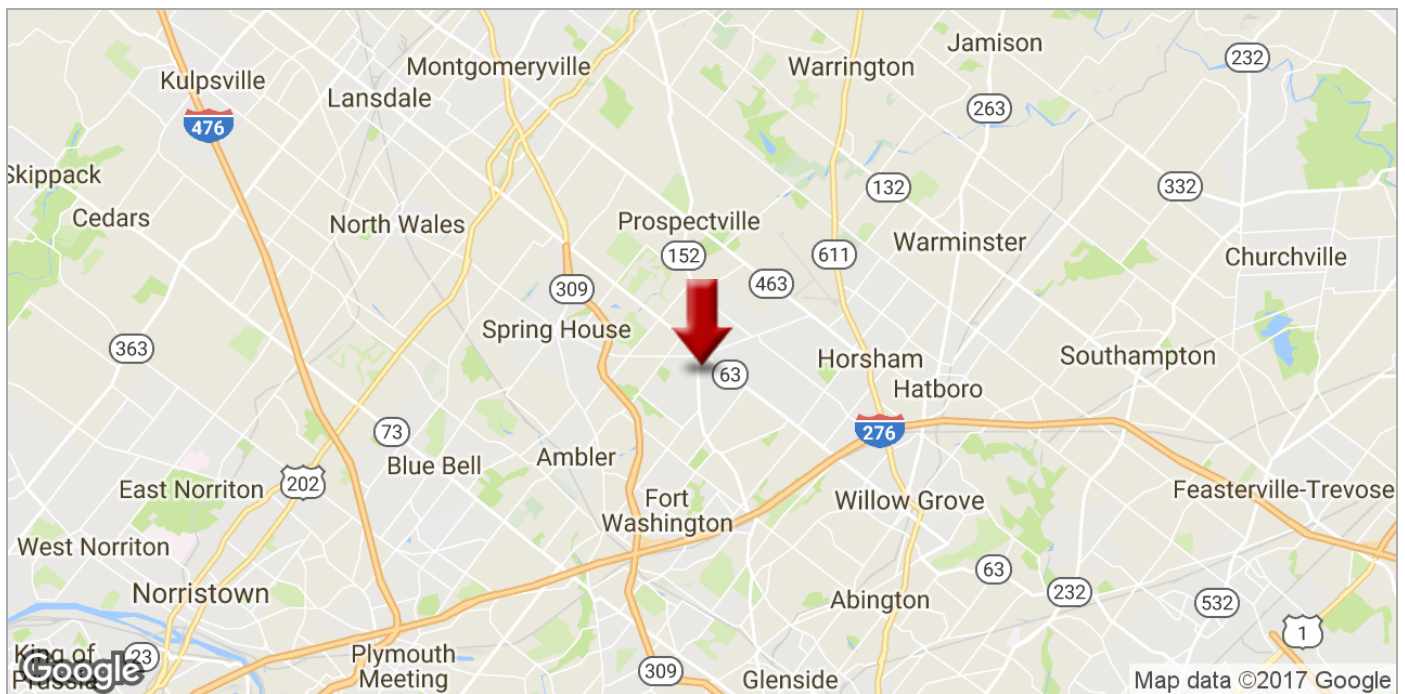
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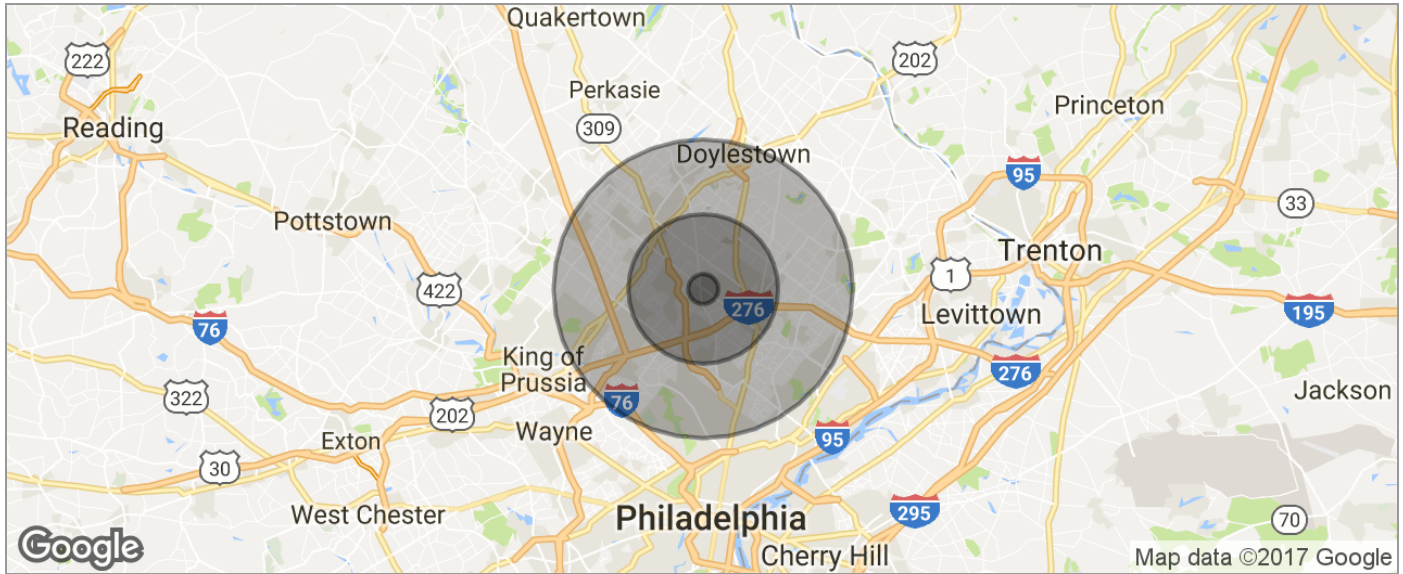
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POPULATION	1 MILE	5 MILES	10 MILES
TOTAL POPULATION	3,092	129,517	686,168
MEDIAN AGE	45.6	41.6	41.5
MEDIAN AGE (MALE)	44.2	39.9	39.7
MEDIAN AGE (FEMALE)	45.8	43.1	43.0
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
TOTAL HOUSEHOLDS	1,174	48,146	267,104
# OF PERSONS PER HH	2.6	2.7	2.6
AVERAGE HH INCOME	\$157,583	\$120,556	\$96,219
AVERAGE HOUSE VALUE	\$608,108	\$419,856	\$349,893
RACE	1 MILE	5 MILES	10 MILES
% WHITE	89.7%	83.3%	76.8%
% BLACK	3.2%	4.9%	14.6%
% ASIAN	5.9%	9.9%	6.0%
% HAWAIIAN	0.0%	0.0%	0.0%
% INDIAN	0.0%	0.0%	0.1%
% OTHER	0.0%	0.4%	0.7%
ETHNICITY	1 MILE	5 MILES	10 MILES
% HISPANIC	1.5%	2.5%	3.2%

* Demographic data derived from 2010 US Census

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