

“From Concept to Closing, with Integrity”

FEATURES

- Very high profile ±2.65 acre parcel
- Located at the signalized intersection of Routes 202 & 73 with combined traffic counts totaling 40,000 VPD
- Join CVS and Wawa Super Store
- Nearby retailers include Kohl’s, Home Goods, McCaffreys Food Market, Aldi and many more
- Ideal site for a variety of uses



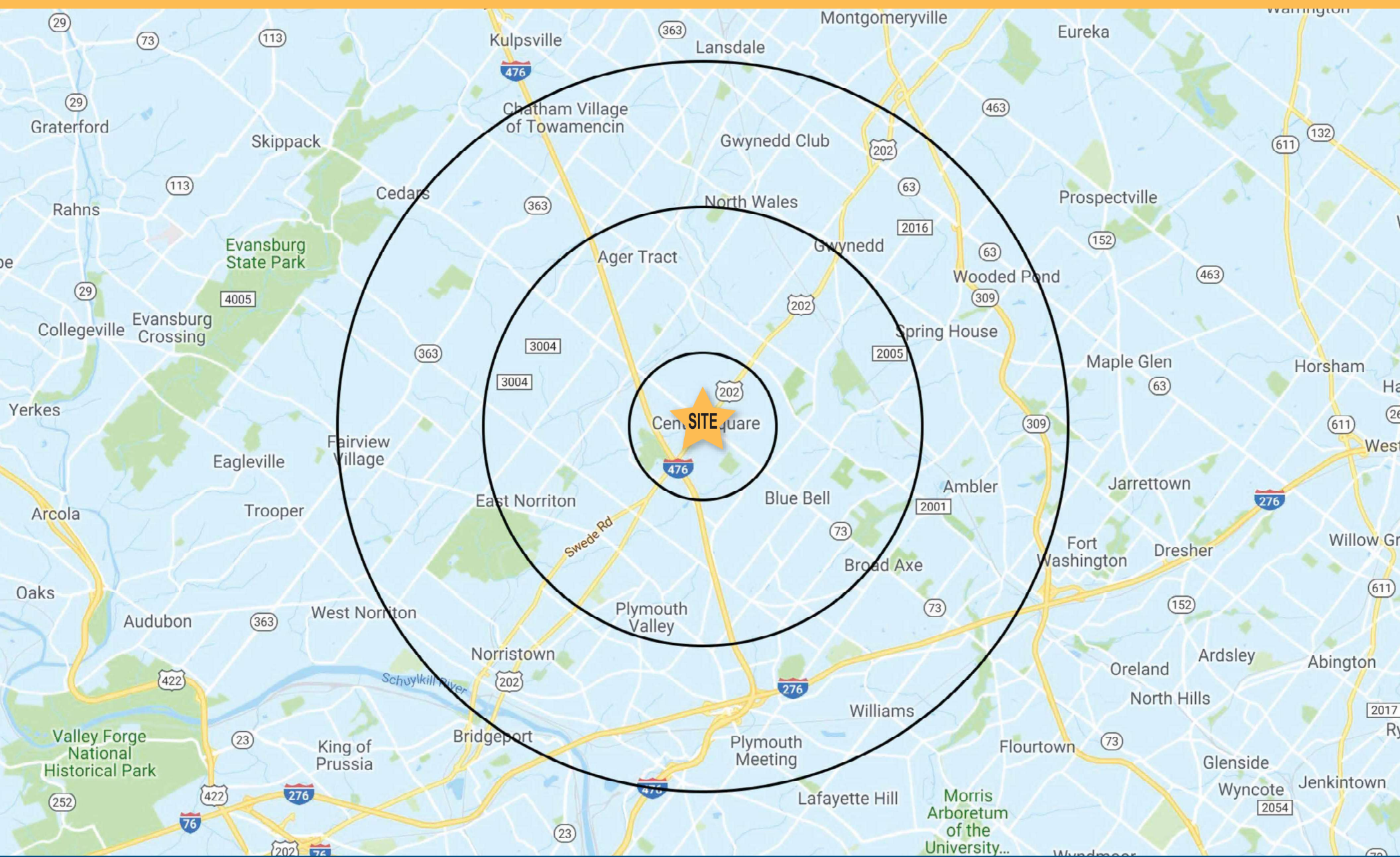
DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Population	5,388	44,640	161,134
Average HH Income	\$70,638	\$65,256	\$51,697
Total Businesses	284	2,458	8,099
Total Employees	3,634	36,579	103,695

Routes 202 & 73 | Blue Bell | Montgomery Co., PA 19422







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