

RETAIL FOR LEASE

7-ELEVEN

738 Main Street, Pennsburg, PA 18073



AVAILABLE SF:	2,400 SF
LEASE RATE:	Negotiable
LOT SIZE:	0.51 Acres
BUILDING SIZE:	2,400 SF
ZONING:	C

PROPERTY OVERVIEW

Freestanding 2,400 SF retail building for immediate lease.

This property was a former 7-Eleven convenience store but can be many potential retail/office uses.

Building is situated on .51 acres with 17 dedicated parking spaces.

The Borough of Pennsburg is located in scenic northern Montgomery County. Pennsburg prides itself on being a small, friendly community.

Contact Szymon Bzdek for more information.

ALLENTOWN



JAMES BALLIET

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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.

www.TheCommercialPropertyGroup.com

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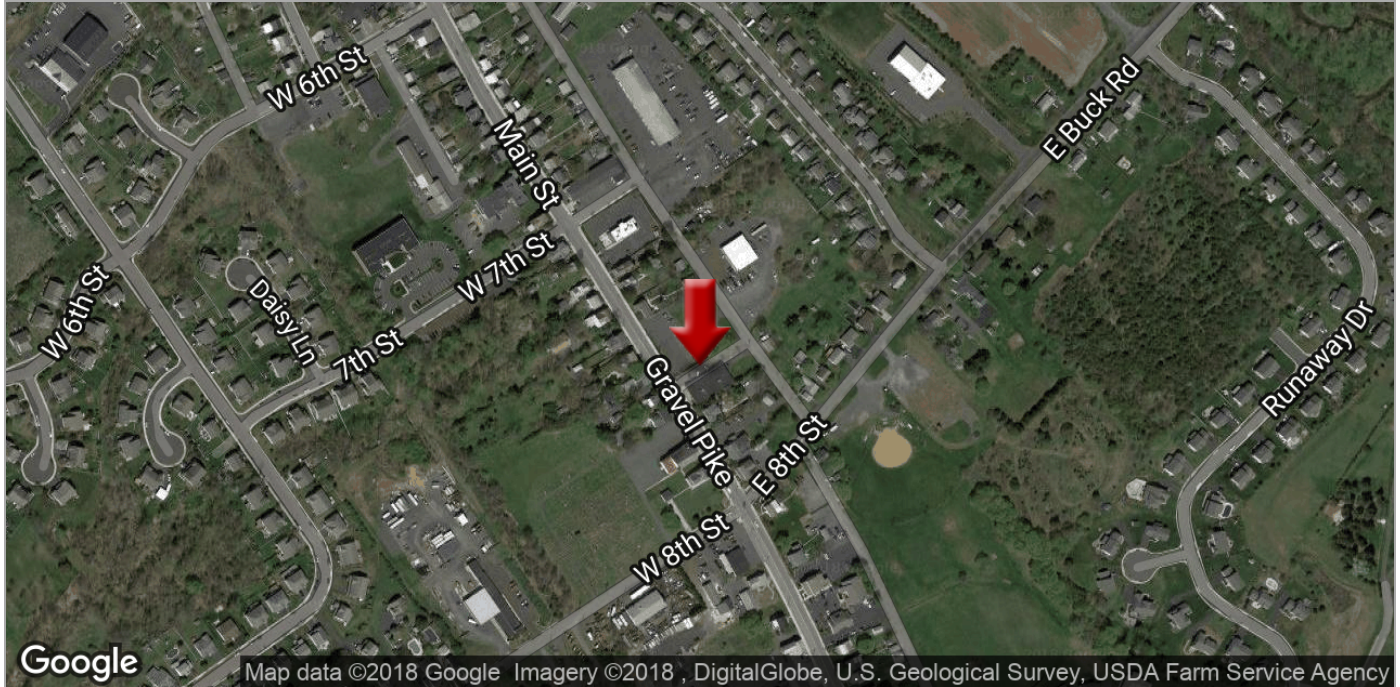
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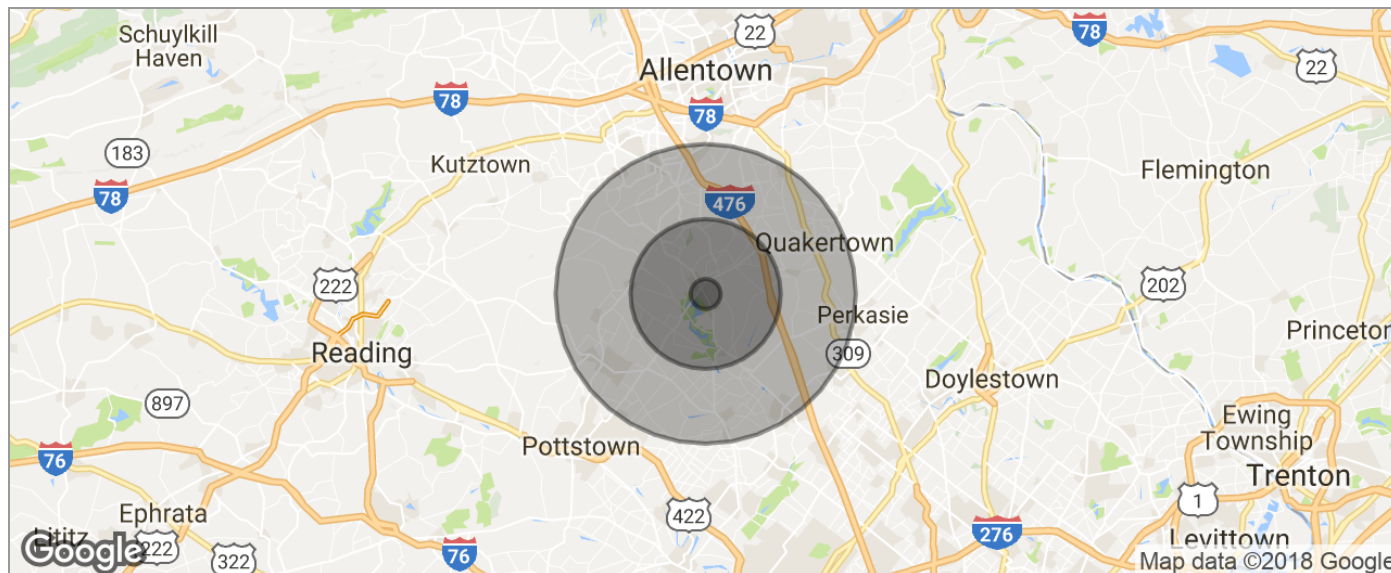
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POPULATION	1 MILE	5 MILES	10 MILES
TOTAL POPULATION	1,240	25,105	139,697
MEDIAN AGE	39.4	40.8	41.0
MEDIAN AGE (MALE)	38.5	40.7	40.7
MEDIAN AGE (FEMALE)	40.4	40.9	41.3
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
TOTAL HOUSEHOLDS	462	9,255	52,054
# OF PERSONS PER HH	2.7	2.7	2.7
AVERAGE HH INCOME	\$85,385	\$87,051	\$85,309
AVERAGE HOUSE VALUE	\$315,463	\$321,906	\$316,518

* Demographic data derived from 2010 US Census

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