



**150 – 180 E. Butler Avenue,
Chalfont, PA 18914**

RETAIL | SPECIALTY | PAD SITE OPPORTUNITY



30,625 SF RETAIL FACILITY



**AVAILABLE FOR LEASE
15,000 SF**

The Chalfont Village Square Shopping Center offers premier visibility and accessibility in the heart of Chalfont. With multiple unit sizes available, the center can accommodate a wide range of businesses from retail and dining to institutional and specialty uses. The pad site provides an additional opportunity for a highly visible new build.

Property Features:

- Well-maintained retail center on heavily traveled Butler Avenue in Chalfont
- Zoned Commercial with many approved uses
- ±3,000 SF prime storefront space – ideal for coffee shop or similar business
- ±10,000 SF specialty space – perfect for institutional, event, fitness, or large retail use
- ±2,000 SF pad site opportunity
- Flexible layouts – spaces can be subdivided into smaller units
- Join quality tenants: Rita's Water Ice, Abacus Montessori Academy, China Garden, Hollywood Nails & Spa, and more
- Frontage: 394' on Butler Ave with two curb cuts
- Parking: 150 surface spaces (5.66/1,000 SF)
- Strong area demographics – median household income \$125,991 within 1 mile

Don't miss this opportunity! Contact us today to schedule a viewing or for more information.



GET IN TOUCH |

Tammy Truong
C: 484-561-2307 | O: 215-395-6277
Licensed Realtor with Opus Elite
Real Estate, LLC (affiliated company)



Joel Sternberg
P: 215-285-2224
O: 215-395-6277



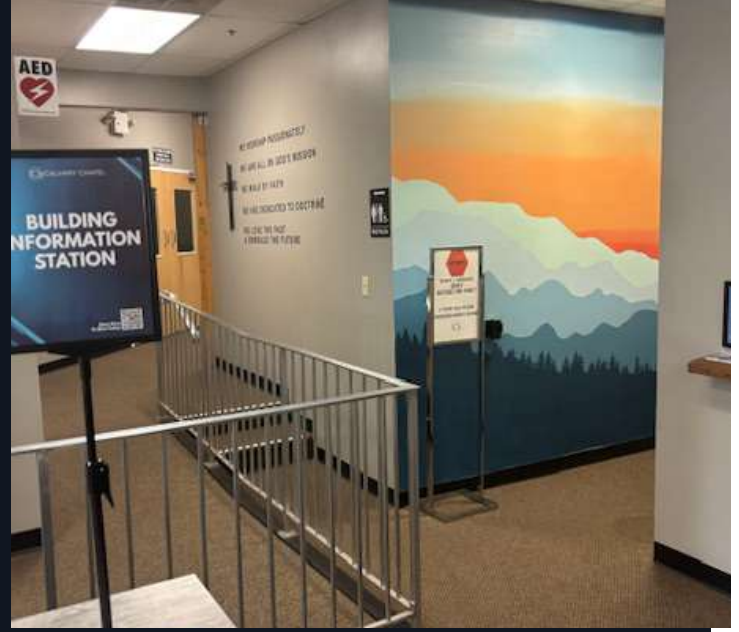
150 – 180 E. Butler Avenue,
Chalfont, PA 18914



15,000 SF
retail facility



AVAILABLE
FOR LEASE



Don't miss this opportunity! Contact us today to schedule a viewing or for more information.



GET IN TOUCH |

Tammy Truong
C: 484-561-2307 | O: 215-395-6277
Licensed Realtor with Opus Elite
Real Estate, LLC (affiliated company)



Joe Sternberg
P: 215-285-2224
O: 215-395-6277



150 – 180 E. Butler Avenue,
Chalfont, PA 18914



15,000 SF
retail facility



AVAILABLE
FOR LEASE



Don't miss this opportunity! Contact us today to schedule a viewing or for more information.



GET IN TOUCH |

Tammy Truong
C: 484-561-2307 | O: 215-395-6277
Licensed Realtor with Opus Elite
Real Estate, LLC (affiliated company)



Joe Sternberg
P: 215-285-2224
O: 215-395-6277



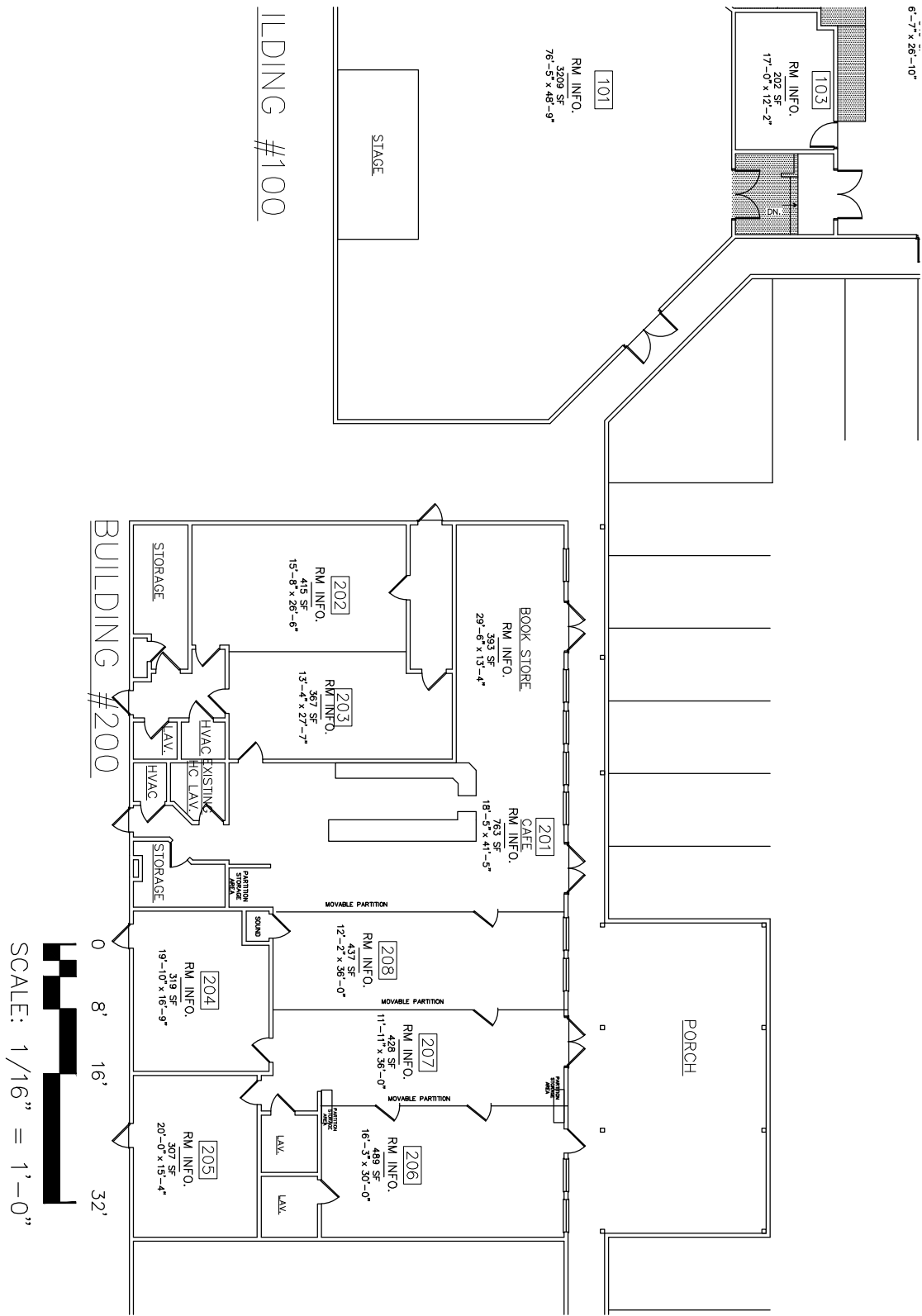
150 – 180 E. Butler Avenue,
Chalfont, PA 18914



15,000 SF
retail facility



AVAILABLE
FOR LEASE



Don't miss this opportunity! Contact us today to schedule a viewing or for more information.



GET IN TOUCH

Tammy Truong

C: 484-561-2307 | O: 215-395-6277
Licensed Realtor with Opus Elite
Real Estate, LLC (affiliated company)



Joel Sternberg

P: 215-285-2224
O: 215-395-6277



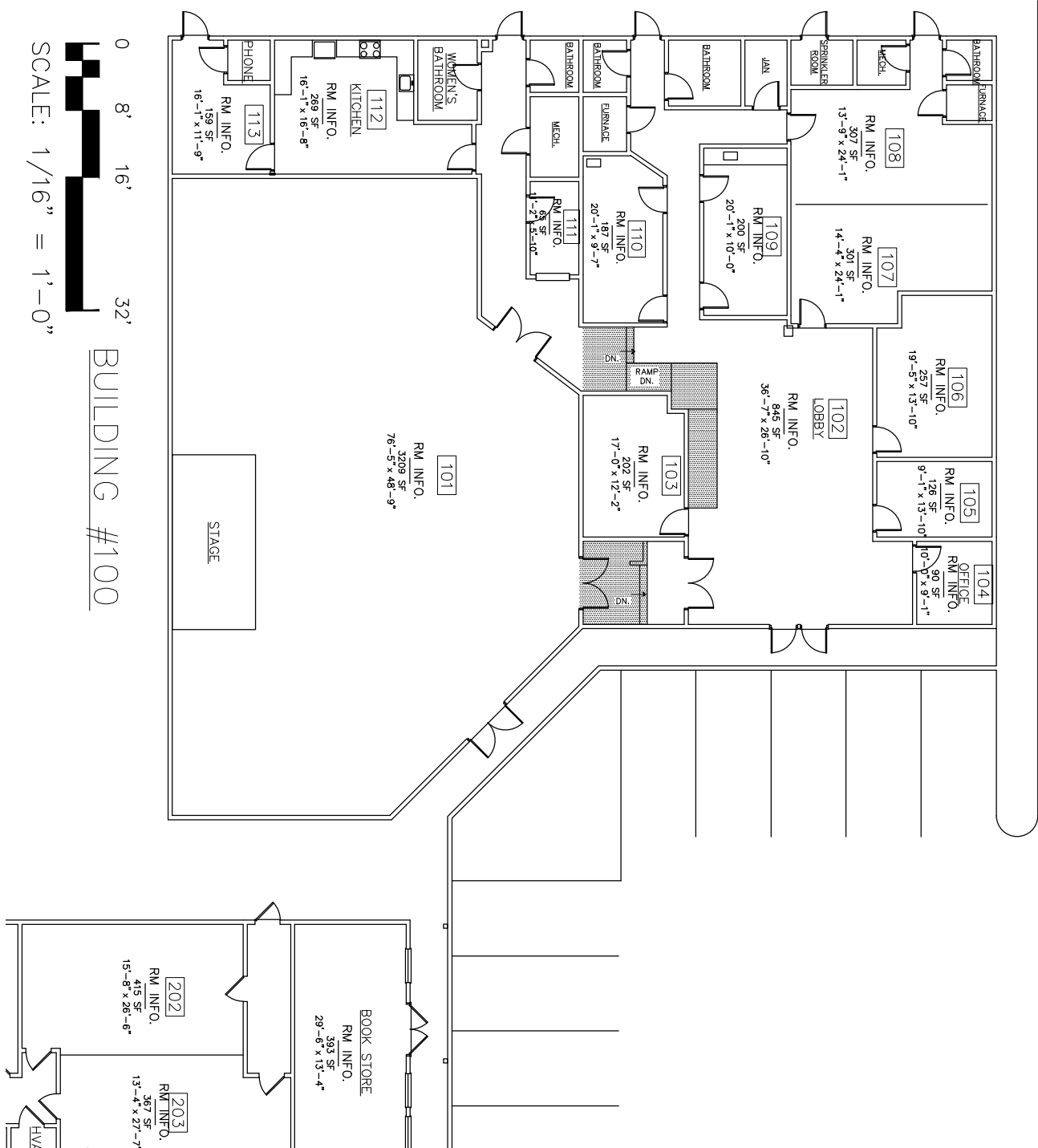
150 – 180 E. Butler Avenue,
Chalfont, PA 18914



15,000 SF
retail facility



AVAILABLE
FOR LEASE



Don't miss this opportunity! Contact us today to schedule a viewing or for more information.



GET IN TOUCH

Tammy Truong
C: 484-561-2307 | O: 215-395-6277
Licensed Realtor with Opus Elite
Real Estate, LLC (affiliated company)



Joel Sternberg
P: 215-285-2224
O: 215-395-6277



150 – 180 E. Butler Avenue,
Chalfont, PA 18914



15,000 SF
retail facility



AVAILABLE
FOR LEASE



GIANT **BB&T** **RITE AID** 
DOLLAR TREE

**PINE RUN
ELEMENTARY SCHOOL**

W BUTLER AVE

E BUTLER AVE

BRISTOL ROAD



UNAMI MIDDLE SCHOOL

Don't miss this opportunity! Contact us today to schedule a viewing or for more information.



GET IN TOUCH

Tammy Truong
C: 484-561-2307 | O: 215-395-6277
Licensed Realtor with Opus Elite
Real Estate, LLC (affiliated company)



Joe Sternberg
P: 215-285-2224
O: 215-395-6277

