

189 MAIN ST

HARLEYSVILLE, PA

MONTGOMERY COUNTY

± 1.0 ACRE PAD AVAILABLE

NEARBY RETAILERS



PAD OPPORTUNITY IN RAPIDLY-EXPANDING HARLEYSVILLE!

GROUND LEASE OR BUILT TO SUIT — OPEN TO NUMEROUS LAYOUTS
REDEVELOPED, SIGNALIZED INTERSECTION WITH NEW POPEYES,
TACO BELL, WAWA, CHASE BANK AND HAND & STONE BUILT WITHIN
THE PAST 5 YEARS.



get in touch.

SCOTT BROWN

Office 856.222.3050
Direct 609.217.2800
sbrown@metrocommercial.com

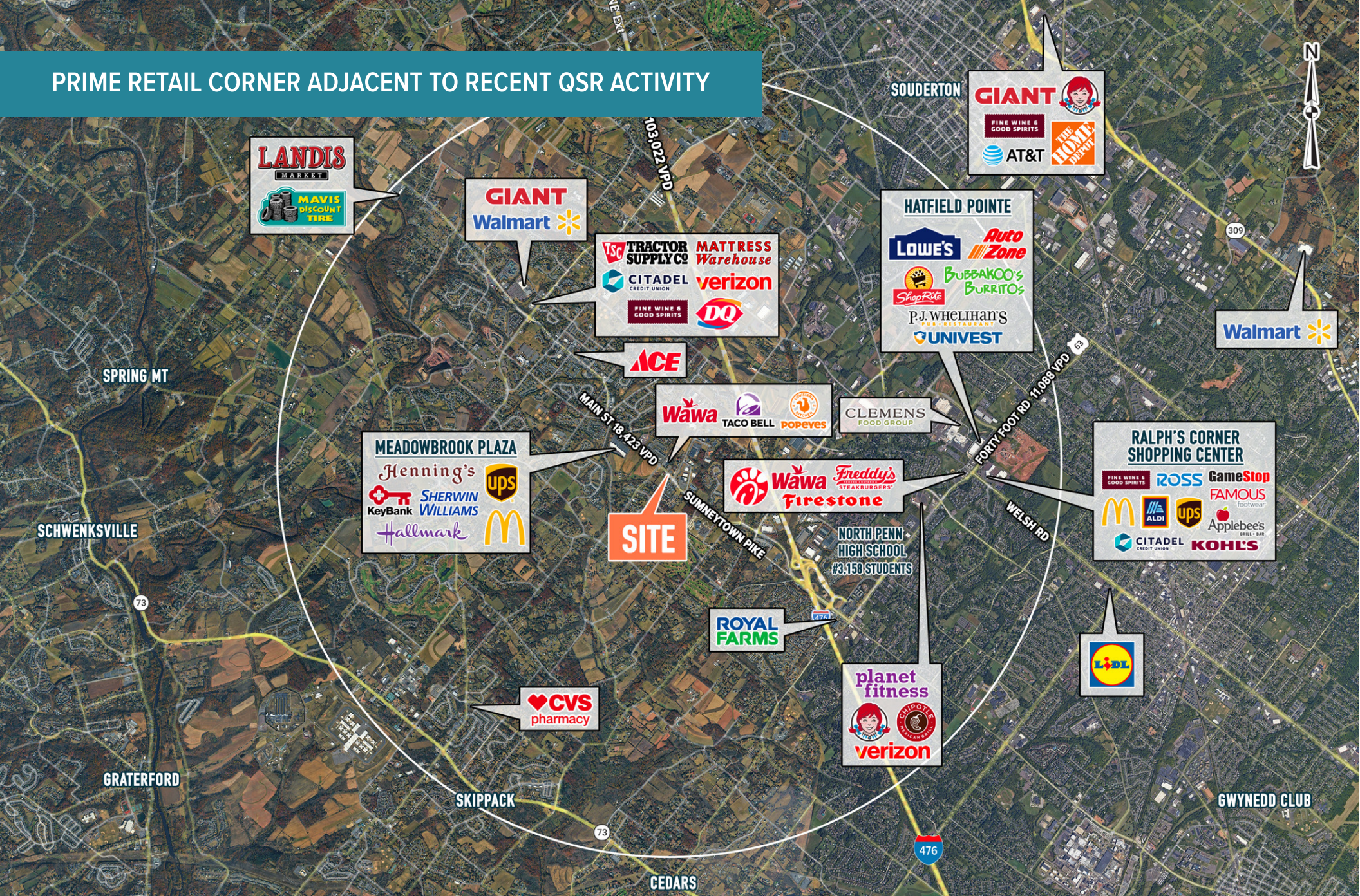
BRENDAN MULLIGAN

Office 610.260.2688
Direct 267.519.7582
bmulligan@metrocommercial.com



metrocommercial.com | Plymouth Meeting, PA | Mount Laurel, NJ | Miami, FL | Philadelphia, PA

PRIME RETAIL CORNER ADJACENT TO RECENT QSR ACTIVITY



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Wawa



HAND & STONE
MASSAGE AND FACIAL SPA

CHASE 

Harleysville Learning Center



St. Luke's
UNIVERSITY HEALTH NETWORK

N/A Smile Realty L.P.
Block 25, Unit 20

N/R M&M Kemp Real Estate, L.P.
Block 25, Unit 7B
O.R. 5658, Pg. 0396

N/R Larry F. &
Nancy K. Gottahall
Block 25, Unit 79
D.R. 4905, Pg. 0278

N/2 Anthony J. & Helen E. Melchiorre
323 Ruth Road
Block 25, Unit 44
D.B. 5376, Pg. 1528

N/A Katherine L Lukens
317 Ruth Road
Block 25, Unit 39
D.R. 5567, Pg. 2643

N/A Krishan & Sushma Salvi
311 Rm Road
Block 25, Unit 24
O.R. 5885, Pg. 771

N/A Reed Equity Partners, L.P.
Block 25, Unit 63
D.R. 5602, Pg. 1658

RUTH ROAD

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PROPERTY PHOTO



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NEARBY RETAIL



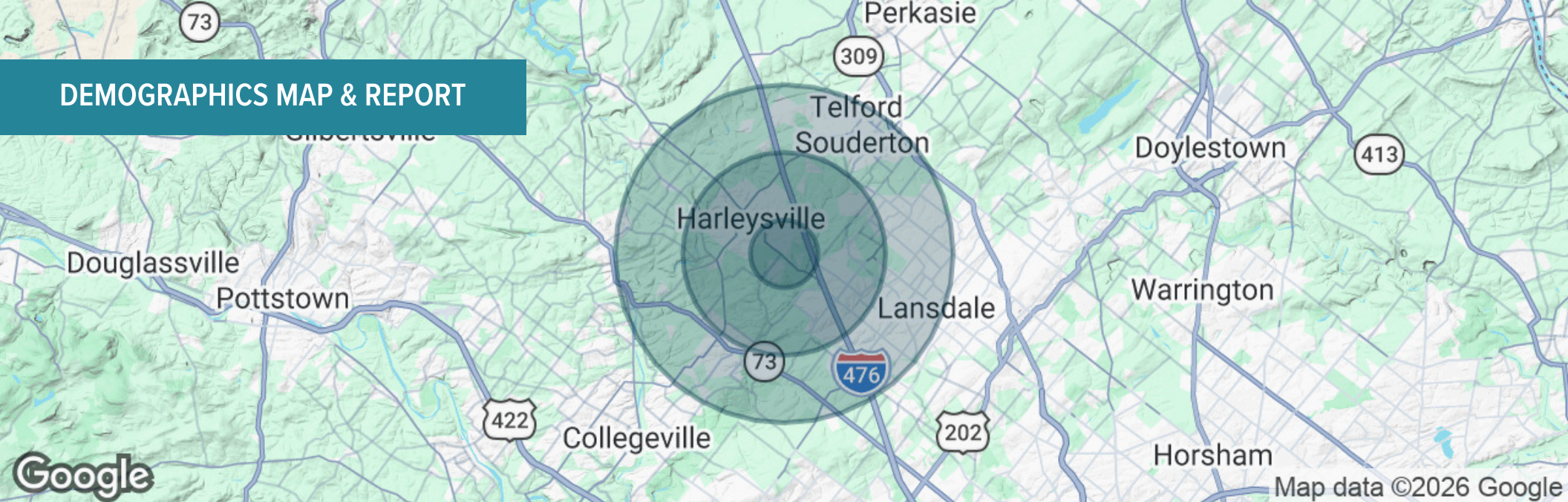
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DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	3,886	34,347	114,985
Average Age	43.5	45.2	44.0
Average Age (Male)	40.8	42.0	41.8
Average Age (Female)	45.4	47.1	44.1
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	1,464	13,283	43,532
# of Persons per HH	2.7	2.6	2.6
Average HH Income	\$164,427	\$162,885	\$143,040
Average House Value	\$503,411	\$467,269	\$439,913

2023 American Community Survey (ACS)

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