

FOR LEASE

**1454 BETHLEHEM PIKE
NORTH WALES, PA 19454**

**APPROXIMATELY 1,800 SF
OFFICE/RETAIL SPACE**



PROPERTY HIGHLIGHTS



Approximately 1,800 SF flexible office/retail space suited to a variety of users



High-visibility location along Bethlehem Pike/Route 309. Near English Village Shopping Center and established Route 309 retail



25 on-site parking spaces



Highly visible pylon sign



Zoned GC2 – General Commercial 2



OFFERING SUMMARY

Lease Rate:	\$3,500/month
Lease Type:	Gross + Utilities
Available Space:	Approximately 1,800 SF
Total Building Size:	4,860 SF
Lot Size:	0.76 acres

Year Built:	1965
Parking:	25 spaces
Availability:	Immediate
Lease Term:	Five years preferred
Additional Expenses:	Utilities

EXCLUSIVELY LISTED BY:

KEITH T. METZGER
267-218-4819 (mobile)
215-855-5100 EXT 118 (office)
keithm@kpgcm.com

JAMES R. WRIGLEY
215-519-2290 (mobile)
215-855-5100 (office)
jimw@kpgcm.com

KPG Commercial Management
1120 Welsh Rd, Suite 170
North Wales, PA 19454
kpgcm.com

PROPERTY OVERVIEW

Aproximately 1,800 SF office/retail space available on Bethlehem Pike/Route 309 in North Wales. The property offers strong visibility along a major commercial corridor and is well suited for retail users or businesses needing a combination of customer-facing and office space.

Property has a highly visible pylon sign.

LOCATION MAP



DRIVE TIMES

Route 202	3 minutes
Pennsylvania Turnpike	6 minutes
Fort Washington	10 minutes
North Wales Borough/ SEPTA Regional Rail Station	3 minutes



DEMOGRAPHICS

	5 MILE	10 MILES
2025 Population	160,750	678,869
2025 Households	60,604	263,150
Average Household Income	\$150,700	\$135,813
Median Household Income	\$117,539	\$106,742

NEARBY BUSINESSES

TRADER JOE'S

SEPHORA



ATHLETA

Staples

SOMA

DUNKIN'

J.CREW
FACTORY

HARVEST
SEASONAL GRILL & WINE BAR



JOS.A.BANK



Olive
Garden
ITALIAN KITCHEN

AMC
THEATRES