

WATER TOWER SQUARE

Montgomeryville, Pennsylvania

41,145 SF Space Available (divisible)

Water Tower Square comprises 262,788 square feet GLA and is situated at the “5 Points” intersection, the hub on Montgomery Township’s business district. Water Tower Square offers great access and geographical placement in proximity to the dense residential population residing east of Route 309. Additionally, with access and egress from three different roads, Water Tower Square provides a simple and easy flow for the daily traffic along Routes 309, 202, and 463.



Location

RT 463 & North Wales Roads
Montgomery Township, Montgomery County
Montgomeryville, Pennsylvania

Project Size

262,788 square feet

Tenants



FRANK THEATRES



OfficeMax®

2009*	1 Mile Radius	3 Mile Radius	5 Mile Radius
Population	7,282	64,816	134,974
Households	2,540	25,111	51,432
Avg. HH Income	\$120,788	\$115,440	\$123,728

* estimate - Copyright 2009 Claritas, Inc.

CALL 610.260.9600

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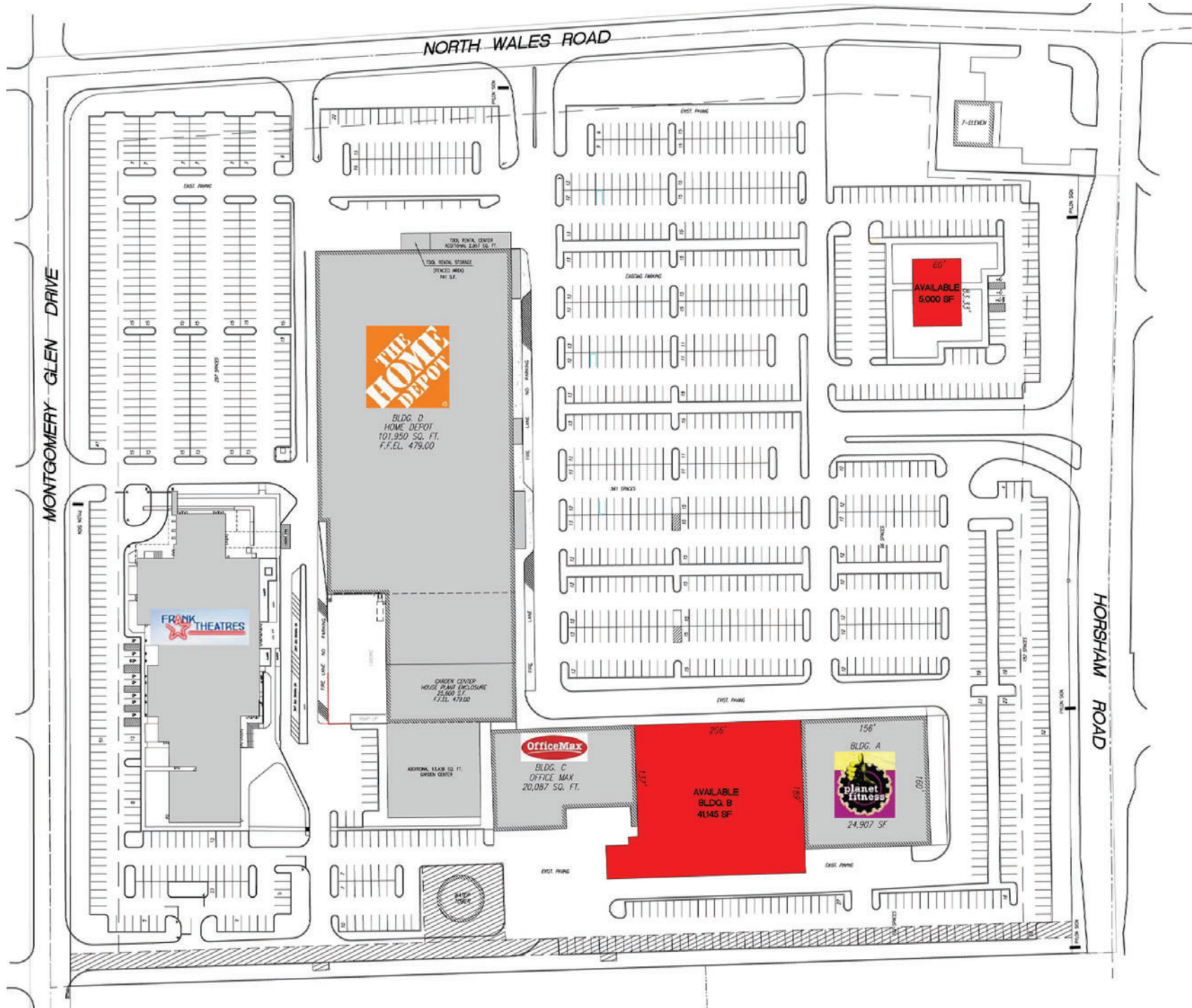
Fx: 610.260.0268 | goldenberggroup.com



SITE AERIALS



SITE PLAN



COMPETITION AERIAL



WATER TOWER
SQUARE

Water Tower Square - Home Depot, Sports Authority, Ross & Frank Theatres

1. 202 Marketplace - JDR Shoes, Outback Steakhouse
2. Five Points Plaza - Lowe's, Burlington Coat Factory
3. Pier 1 Imports
4. North Wales Plaza - WaWa Food Market, Pep Boys
5. 6th Avenue Electronics
6. Montgomeryville Plaza - Former Office Depot, Linens 'N Things
7. Airport Square - Marshall's, Toys R Us, Borders, Best Buy, Home Goods, Old Navy
8. Montgomery Mall - Sears, JC Penney, Macy's, Boscov's, Dick's Sporting Goods
9. Costco
10. Montgomery Square - Target, Giant, Barnes & Noble, PetsMart, Modell's, Bed Bath & Beyond, Michael's Crafts
11. Babies R Us - AC Moore, Thomasville Furniture
12. English Village - Talbots, Jos. A. Bank, Chico's, Coldwater Creek, Trader Joe's, Banana Republic, J. Jill, Ann Taylor
13. Gwynedd Crossing - Whole Foods Market, Staples, Olive Garden
14. AMC 309 Cinema 9