



921 BETHLEHEM PIKE

Montgomeryville, PA 18936

 FOR SALE

 10.100 SF

 RETAIL

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	7,792	59,513	145,364
Average Age	39.4	41.0	41.1
Average Age (Male)	38.2	39.6	39.5
Average Age (Female)	40.4	42.1	42.3

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	2,864	22,739	55,420
# of Persons per HH	2.7	2.6	2.6
Average HH Income	\$99,941	\$103,692	\$106,293
Average House Value	\$375,098	\$359,382	\$367,143

* Demographic data derived from 2010 US Census



PROPERTY DESCRIPTION

Fantastic Investment Property
Annual Rents = \$290,000

Net Operating Income =
@\$255,000

Detailed Financials and copies of Lease Agreements provided upon execution of Confidentiality Agreement

Ample parking for tenants and customers.

Building, HVAC and plumbing are well maintained.

New roof

6% Cap Rate

3 High Quality Tenants including Ethos Dispensary

Excellent high visibility location where 309 meets 202.

Easy access going North or South.

Grandfathered 6 x 10 pylon road sign

SALE PRICE:
\$4,250,000



GET IN TOUCH

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