



OFFERING MEMORANDUM

Walton Point Office Center

492 NORRISTOWN ROAD

Blue Bell, PA 19422

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This Offering Memorandum is a solicitation of interest only and is not an offer to sell the Property. The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest to purchase the Property and expressly reserves the right, at its sole discretion, to terminate negotiations with any entity, for any reason, at any time with or without notice. The Owner shall have no legal commitment or obligation to any entity reviewing the Offering Memorandum or making an offer to purchase the Property unless and until the Owner executes and delivers a signed Real Estate Purchase Agreement on terms acceptable to Owner, in Owner's sole discretion. By submitting an offer, a prospective purchaser will be deemed to have acknowledged the foregoing and agreed to release the Owner and the SVN Advisor from any liability with respect thereto.

To the extent Owner or any agent of Owner corresponds with any prospective purchaser, any prospective purchaser should not rely on any such correspondence or statements as binding Owner. Only a fully executed Real Estate Purchase Agreement shall bind the property and each prospective purchaser proceeds at its own risk.



Walton Rd

Township Line Rd

Norristown Rd



SECTION 1
The Property

PROPERTY SUMMARY



OFFERING SUMMARY

SALE PRICE:	Subject to Offer
BUILDING SIZE:	10,230 SF±
YEAR BUILT:	1990
RENOVATED:	2023
ZONING:	Office
MARKET:	Eastern Montgomery County
SUBMARKET:	Blue Bell/Plymouth Meeting
APN:	66-00-04723-206

PROPERTY OVERVIEW

Rare opportunity to acquire a 10,230 SF office building in highly desirable Blue Bell, PA, offering a compelling blend of immediate income and owner-user flexibility. The two-story property is currently 27% occupied, providing stable in-place cash flow with lease income secured for approximately 4.5 years while leaving substantial space available for an owner-user to establish a headquarters or expand operations. Previously occupied by Marcum LLP and CBIZ, the property features the infrastructure and amenities expected of a modern professional office environment. Zoned for office use and positioned within one of Eastern Montgomery County's strongest business corridors, the property presents an ideal opportunity for companies seeking a long-term home with future upside.

LOCATION OVERVIEW

Situated in the heart of Blue Bell, one of Montgomery County's premier business communities, the property benefits from exceptional accessibility and a strong surrounding amenity base. Convenient access to the Pennsylvania Turnpike (I-276) and the Blue Route (I-476) provides efficient connectivity throughout the Philadelphia region. The surrounding area features a diverse mix of corporate offices, restaurants, retail destinations, and recreational amenities including the Blue Bell Inn, Plymouth Meeting Mall, Wentz Run Park, and Bluestone Country Club. Employees and visitors alike benefit from a convenient, amenity-rich setting that enhances both workplace experience and long-term business appeal.

PROPERTY DETAILS

SALE PRICE	SUBJECT TO OFFER
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LOCATION INFORMATION

STREET ADDRESS	492 Norristown Road
CITY, STATE, ZIP	Blue Bell, PA 19422
COUNTY	Montgomery
MARKET	Eastern Montgomery County
SUB-MARKET	Blue Bell/Plymouth Meeting
CROSS-STREETS	Norristown Road Township Line Walton Road

BUILDING INFORMATION

BUILDING SIZE	10,230 SF±
BUILDING CLASS	B
TENANCY	Multiple
NUMBER OF FLOORS	2
AVERAGE FLOOR SIZE	5,115 SF±
YEAR BUILT	1990
YEAR LAST RENOVATED	2023

PROPERTY INFORMATION

PROPERTY TYPE	Office Building
ZONING	Office
LOT SIZE	9,148 SF±
APN #	66-00-04723-206
AMENITIES	Condo Association/Fee covers landscaping, snow removal, garbage collection.

PROPERTY HIGHLIGHTS

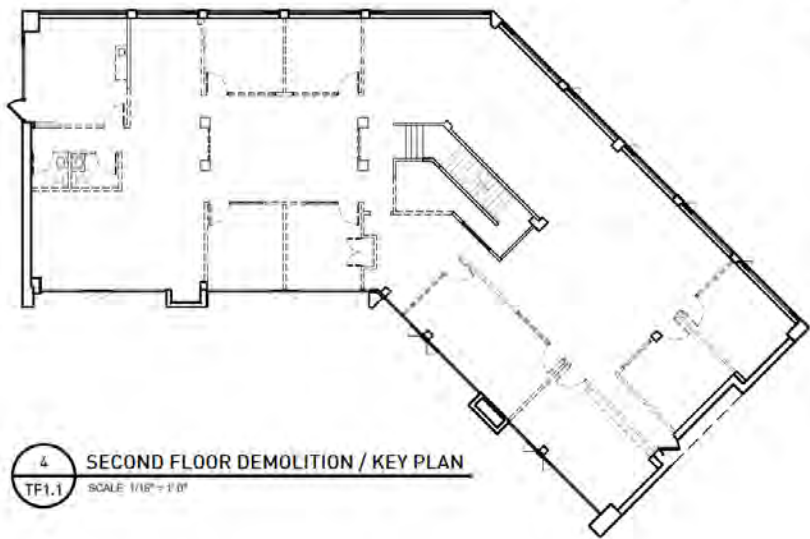
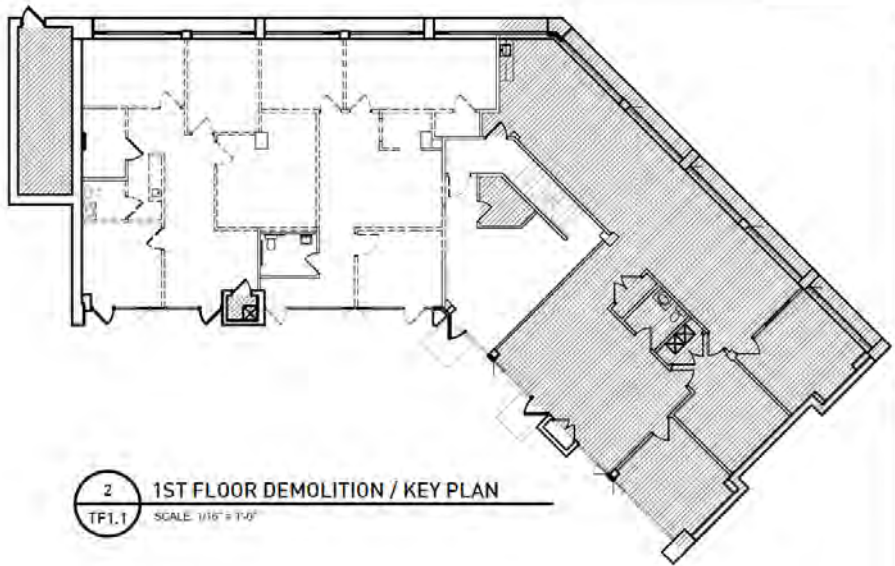
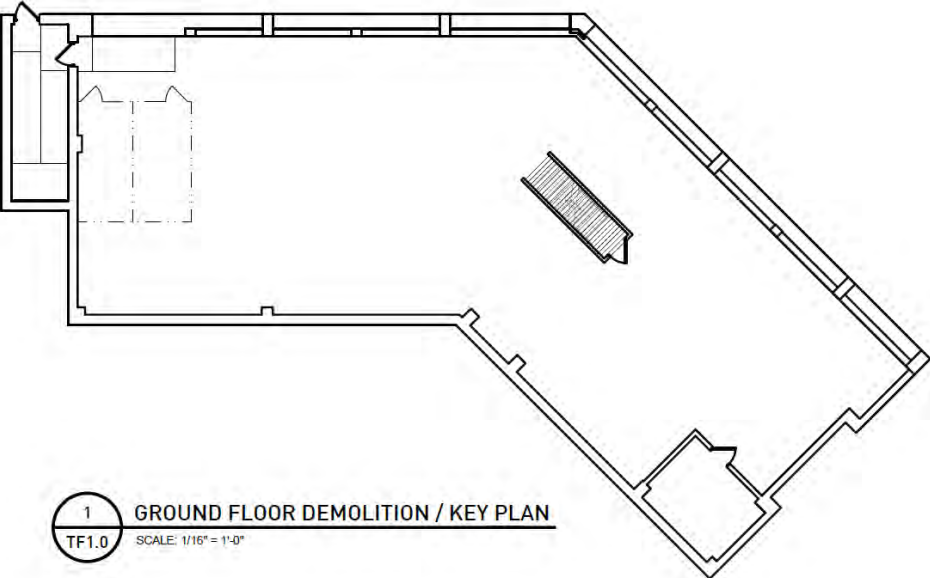
- Strong curb appeal with contemporary design and landscaped grounds
- Brick exterior with abundant glass and natural light
- Window-lined offices with attractive exterior views
- Ample parking accommodations on site
- Functional floor plates with conference rooms, kitchens, and restrooms on each level
- Surrounded by premier dining, recreation, and client entertainment options
- Excellent Blue Bell location with immediate access to major regional highways



INTERIOR PHOTOS



FLOOR PLANS





Township Line Rd

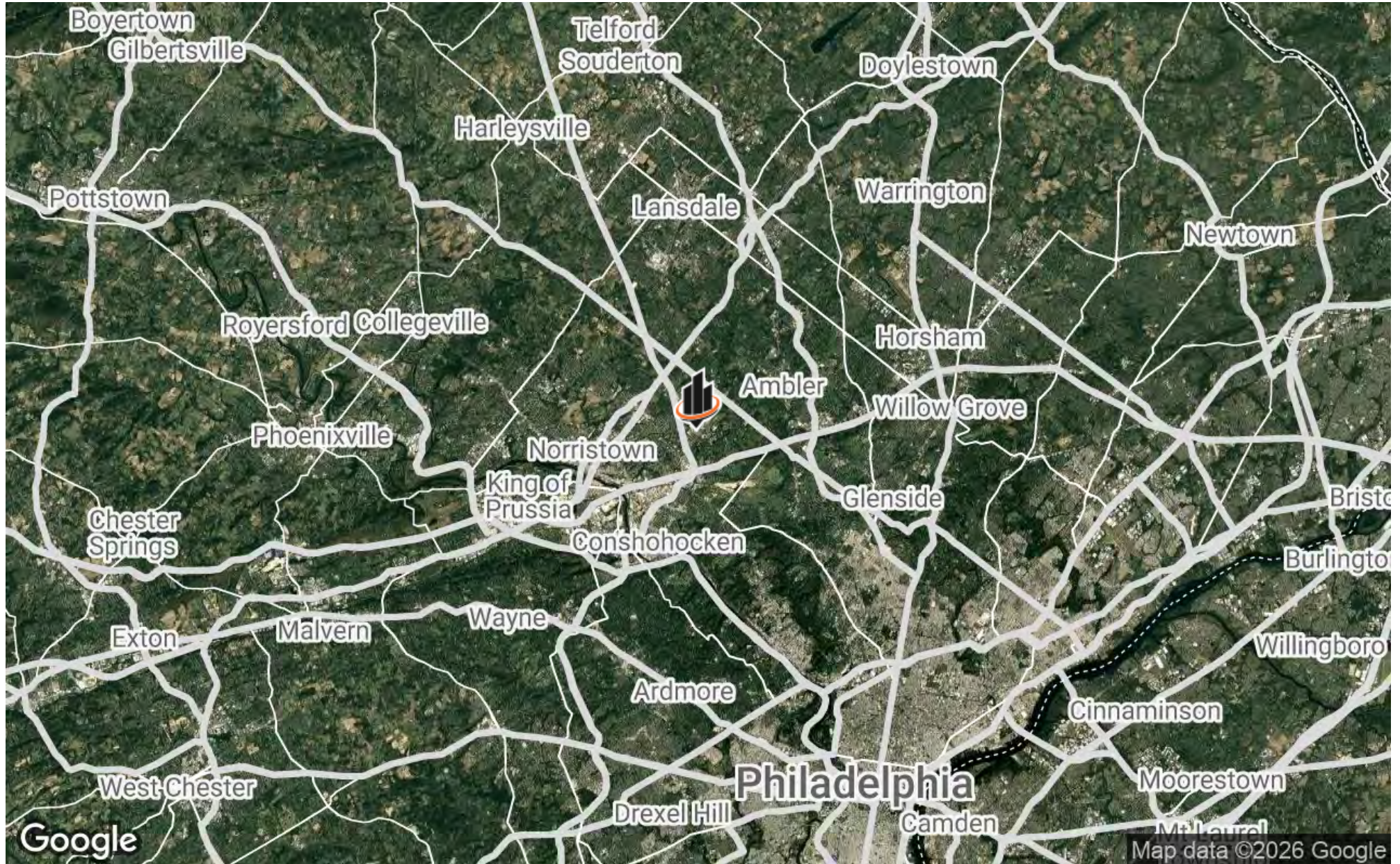
Walton Rd

Norristown Rd

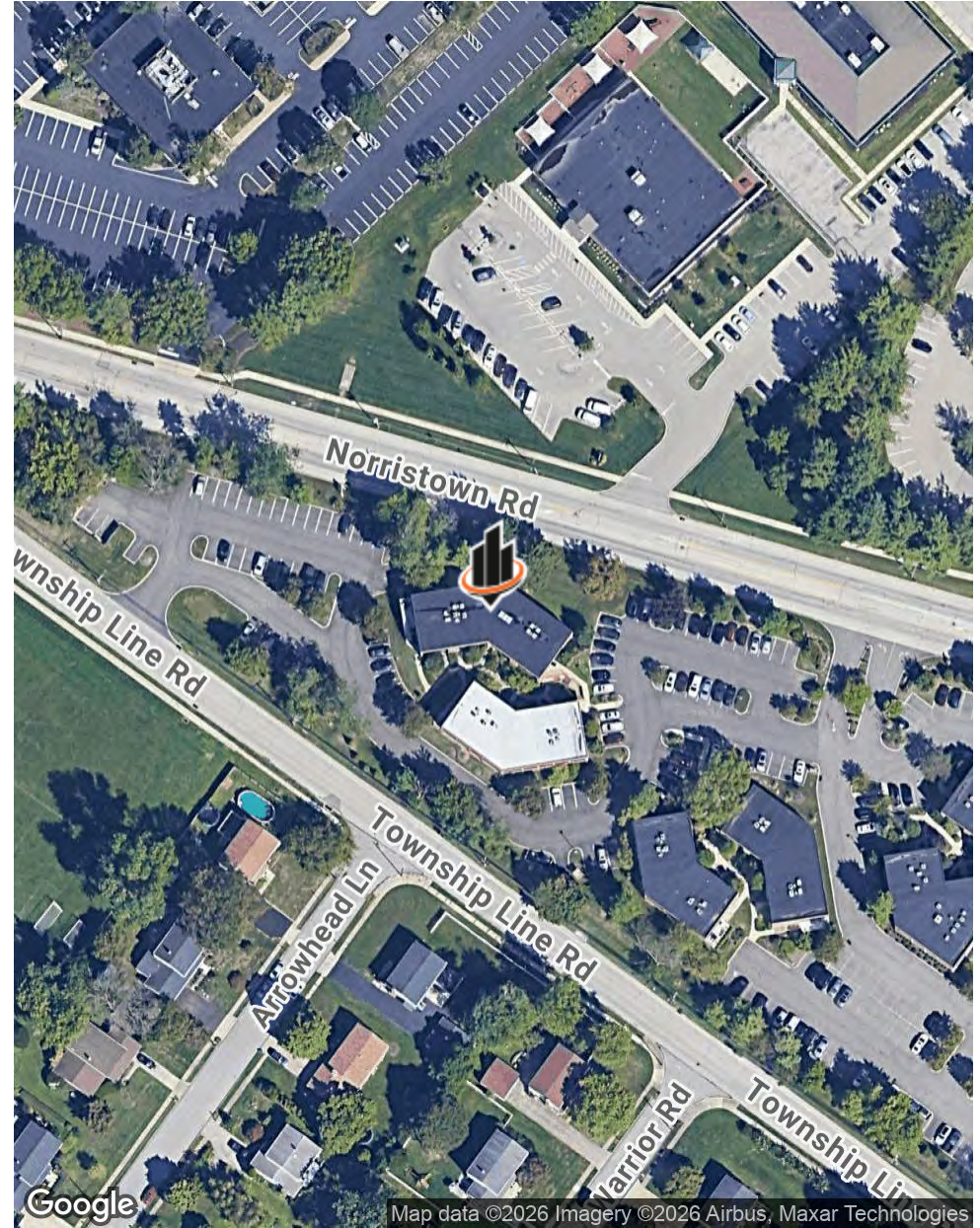
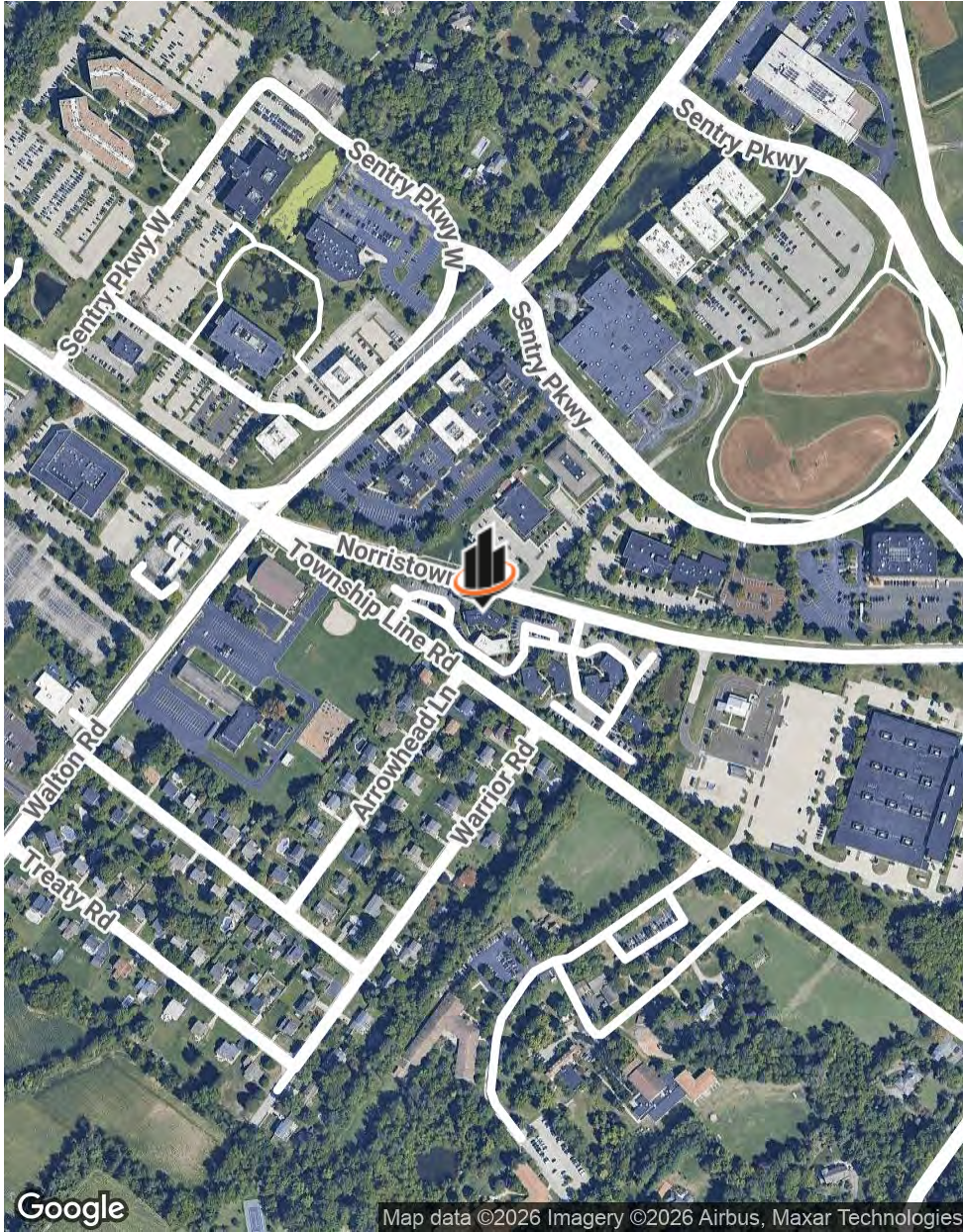


SECTION 2
The Location

REGIONAL MAP



LOCATION MAP





SECTION 3
The Demographics

DEMOGRAPHICS MAP & REPORT

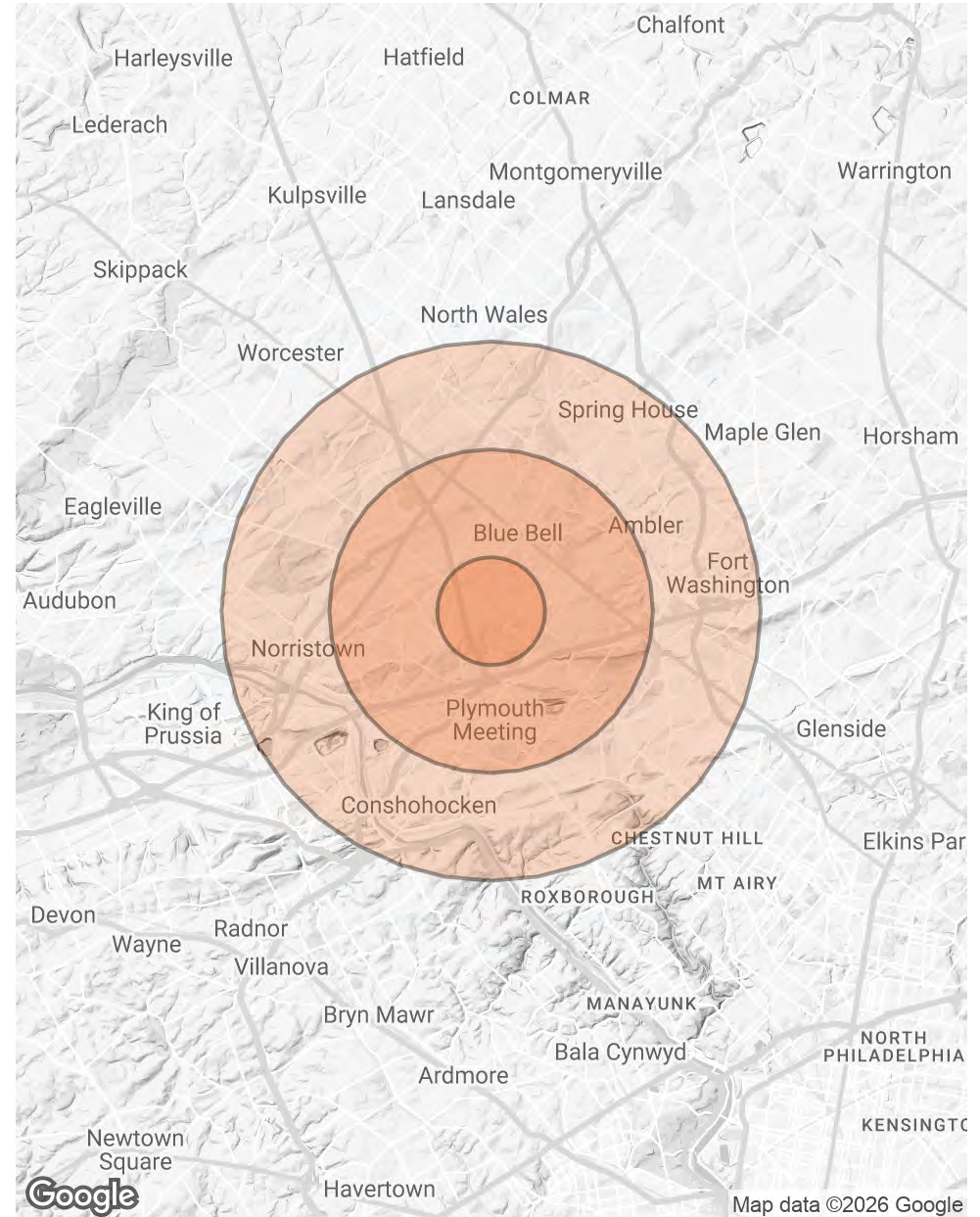
POPULATION

	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	4,430	52,440	181,369
AVERAGE AGE	48.1	43.5	41.8
AVERAGE AGE (MALE)	47.6	42.0	39.8
AVERAGE AGE (FEMALE)	47.9	44.5	43.2

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	1,769	21,486	73,083
# OF PERSONS PER HH	2.5	2.4	2.5
AVERAGE HH INCOME	\$189,719	\$153,034	\$144,111
AVERAGE HOUSE VALUE	\$518,981	\$481,437	\$466,507

2023 American Community Survey (ACS)





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