

189 MAIN ST
HARLEYSVILLE, PA

MONTGOMERY COUNTY
± 1.0 ACRE PAD AVAILABLE

NEARBY RETAILERS



POPEYES TACO BELL

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

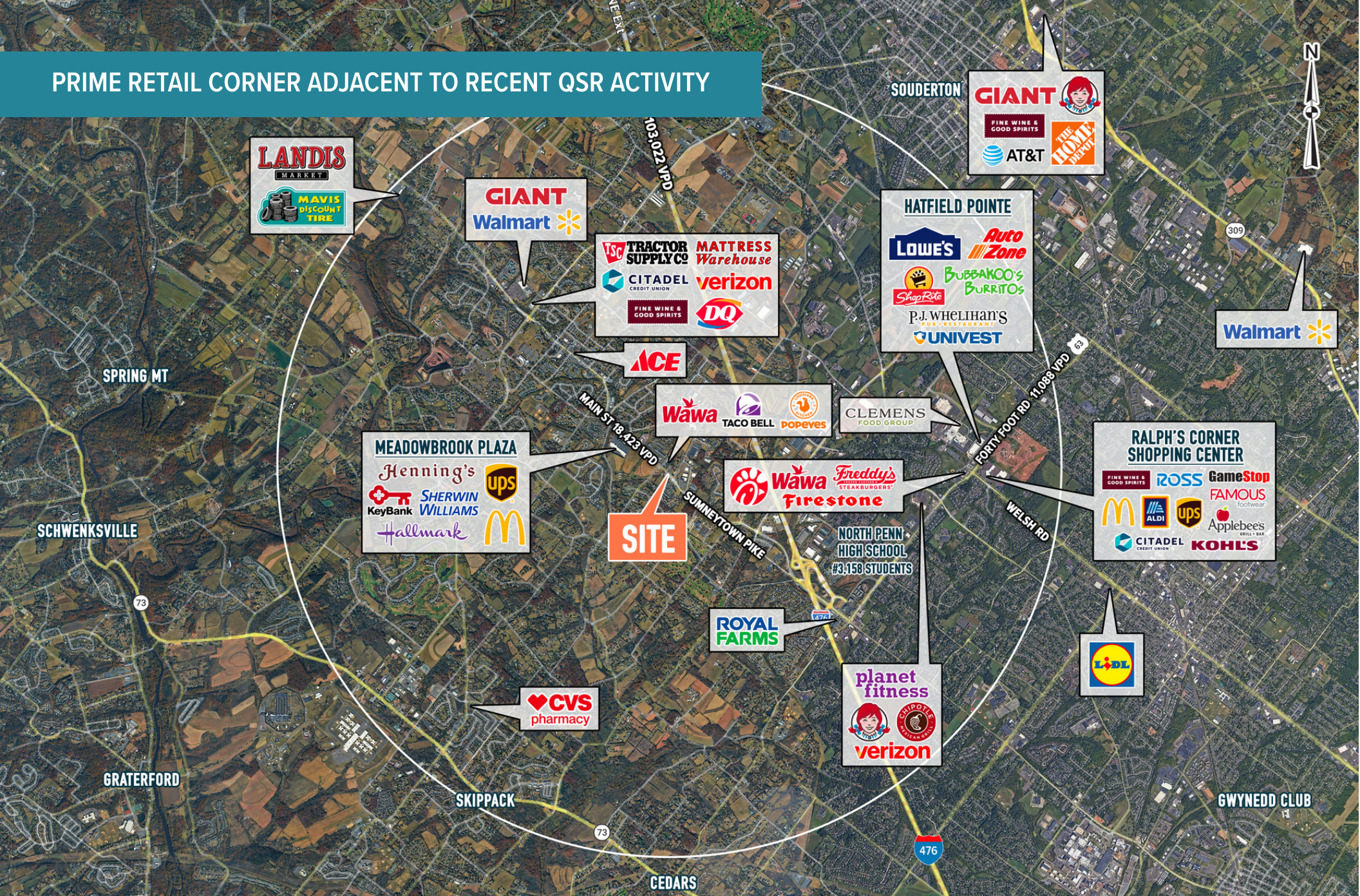
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PRIME RETAIL CORNER ADJACENT TO RECENT QSR ACTIVITY



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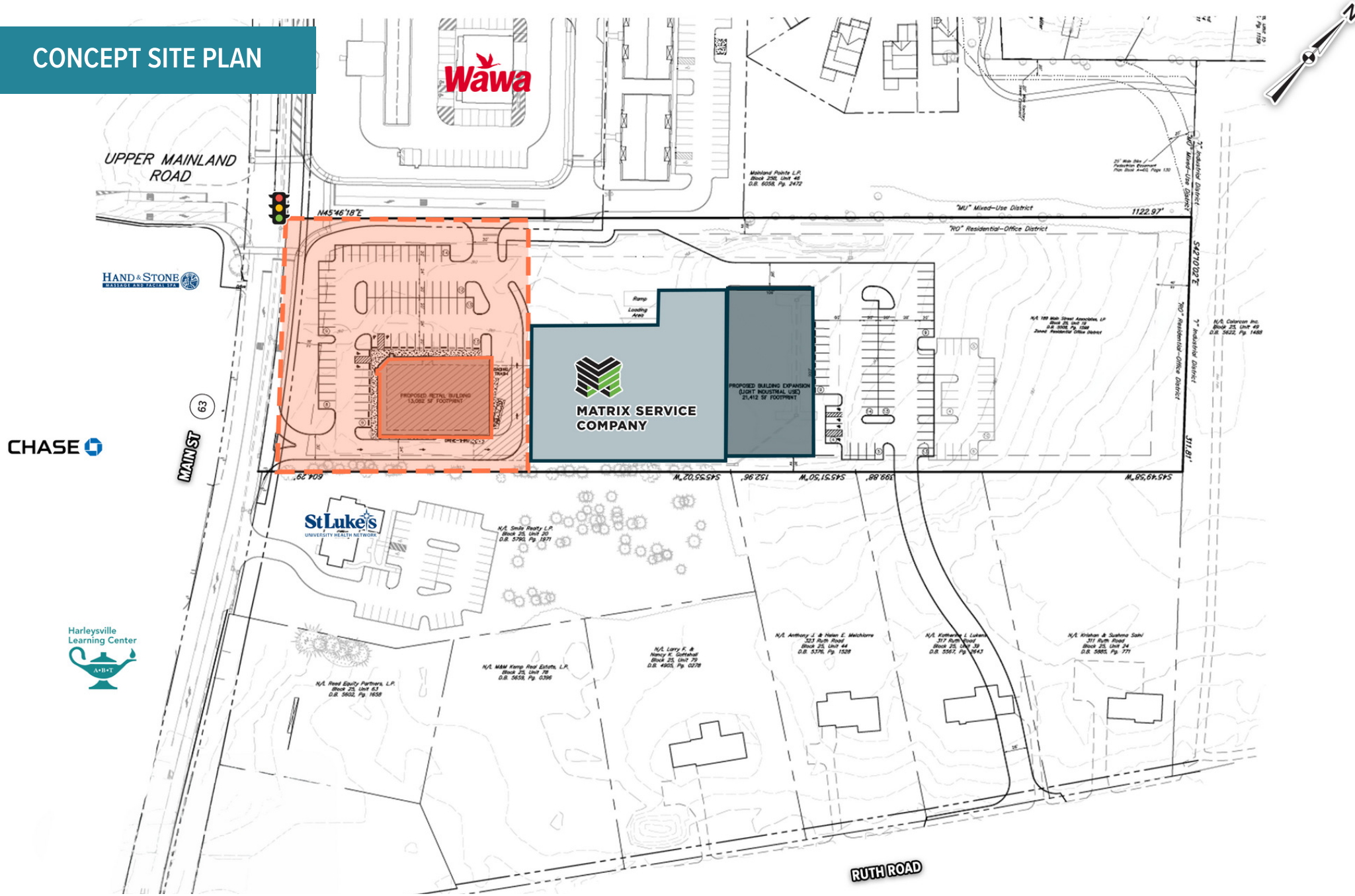
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CONCEPT SITE PLAN



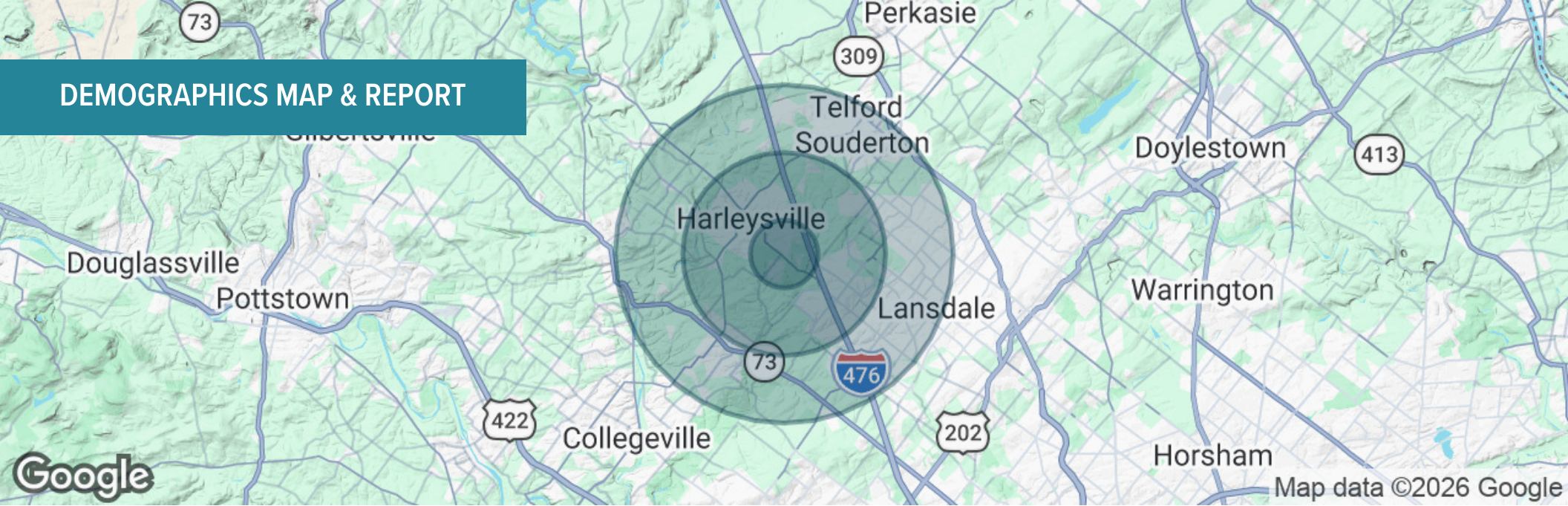
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DEMOGRAPHICS MAP & REPORT



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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