

## RENTAL RATE

\$17.00 PSF (Triple Net)  
Estimated Operating  
Expenses: \$5.00 PSF

## SIZE

12,000 SF

## ZONING

C, Commercial District



## Ideal Uses

Excellent fit for a wide range of general retail uses, including:

- Fitness (existing use)
- Medical
- Childcare
- Automotive
- Any use that benefits from strong traffic counts, high-income demographics, and prominent visibility

## Location Highlights

- Diverse demographics with a high-income population
- Clear and direct visibility along Route 63 (Main Street)
- Shadow-anchored by Walmart and Giant Supermarket
- Convenient access, only a few miles from the Lansdale PA Turnpike Interchange

## Property Highlights

- The building has been well-maintained, excellent condition.
- Abundant on-site parking
- Adjacent land pad available. It can be considered separately or as a potential expansion option for the 12,000 SF building

## PRESENTED BY

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Kevin M. Cain, SIOR  
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# RETAIL SPACE FOR LEASE

671 Main Street, Harleysville, PA 19438



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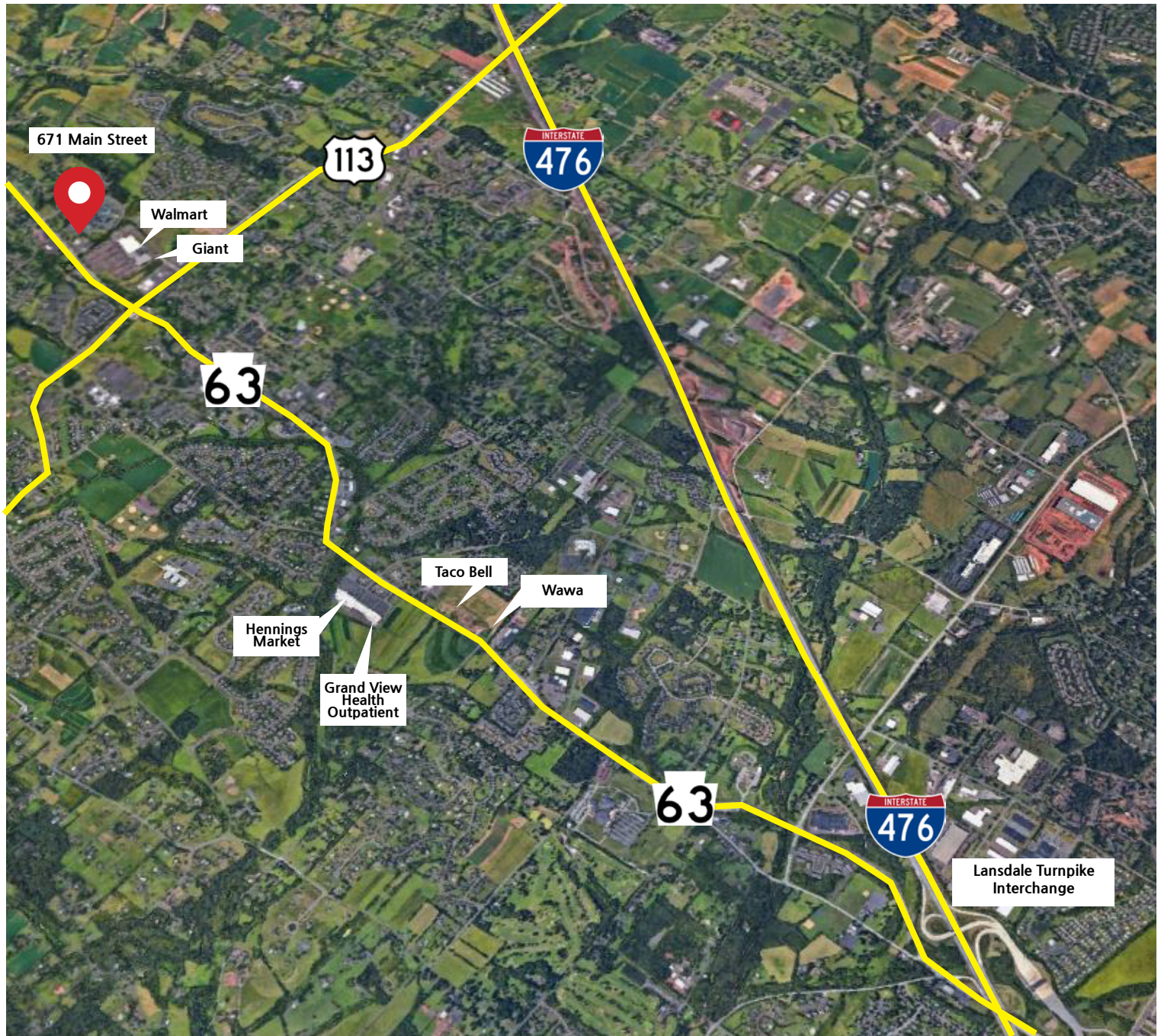
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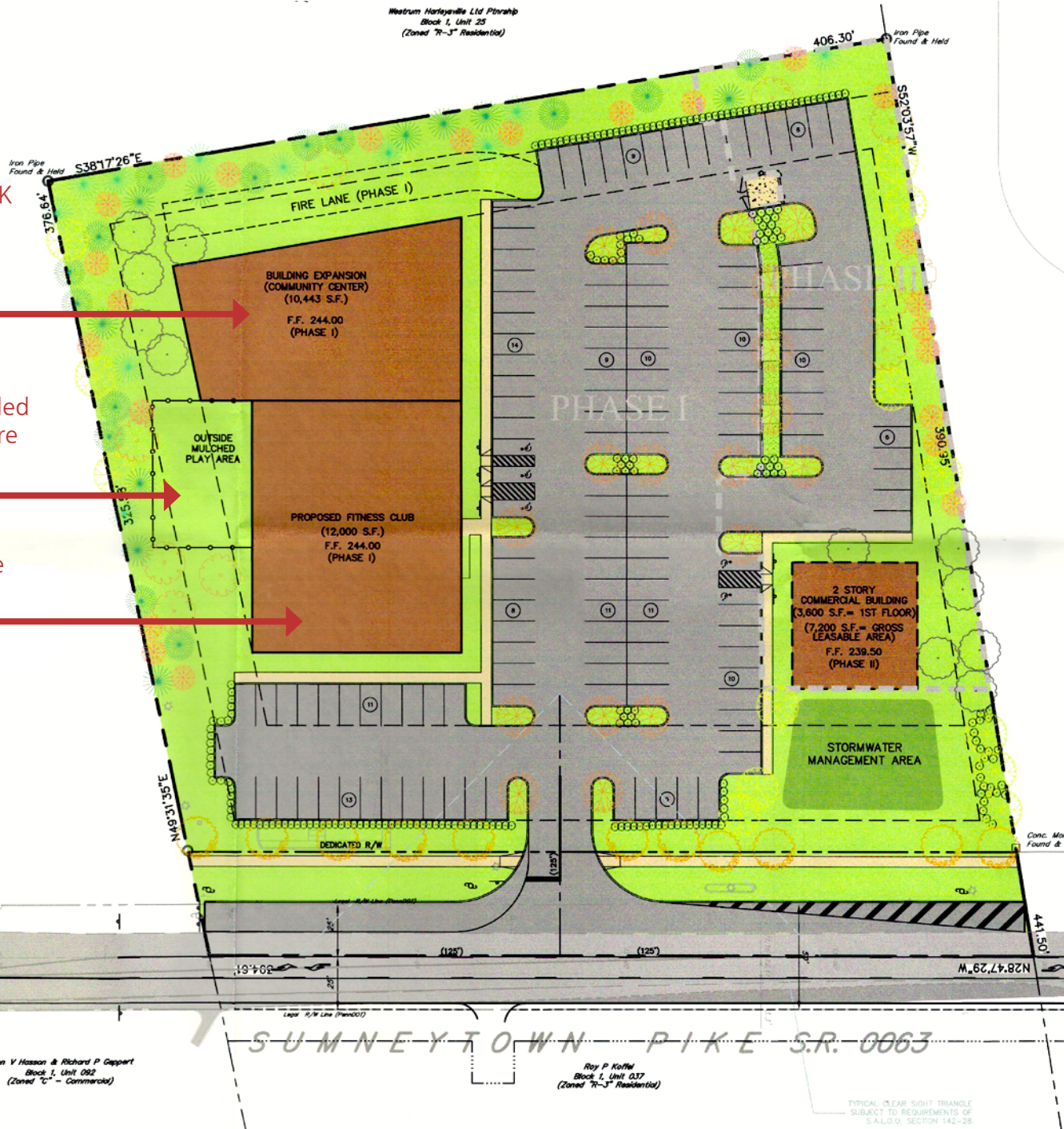
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Additional 5-10K  
SF option for  
expansion/  
new pad

Outside area  
available if needed  
(such as childcare  
play area)

12,000 SF space  
for lease



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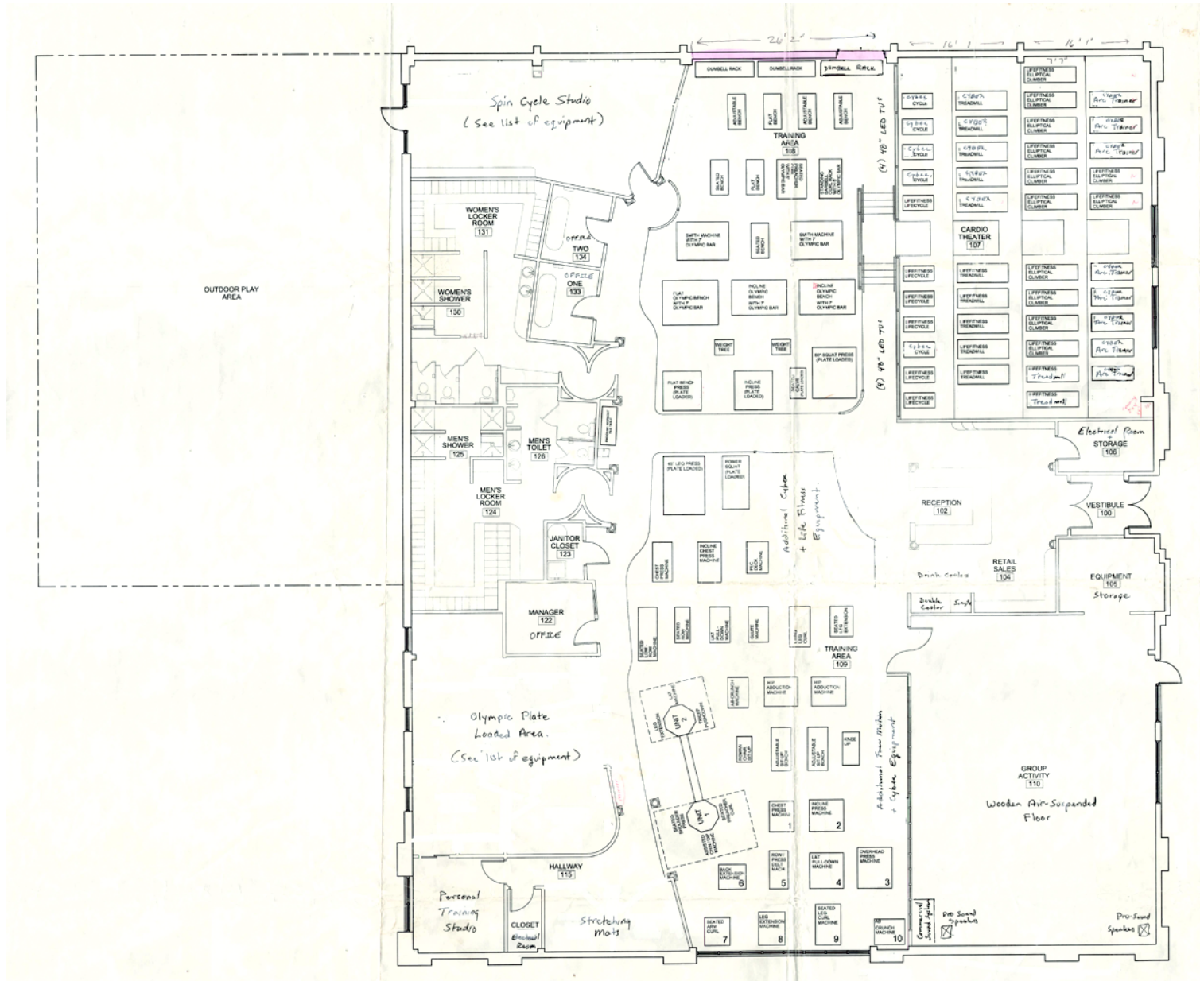
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Floor Plan: 12,000 SF EXISTING BUILDING



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