

# THE SHOPPES AT VILLAGE SQUARE

676-758 Dekalb Pike | Blue Bell, PA 19422

±2,339 SF RETAIL  
AVAILABLE FOR LEASE



## PROPERTY DETAILS

- 60,000 SF Retail Center strategically located in one of the most prosperous areas of Montgomery County with 48,000 SF Offices
- Available: ±2,339 SF Retail Space
- Traffic Counts: ±23,000 ADT on Route 202
- Adjacent to Montgomery County Community College
- 160,000+ Population within 5 Mile Radius
- \$146,100 Average HHI within 3 Mile Radius
- Traffic Signal at Entrance
- Join The UPS Store, Uninvest Bank and more
- Call for more details

DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
POPULATION	6,804	43,059	160,909
TOTAL EMPLOYEES	3,707	34,794	101,685
AVERAGE HHI	\$175,647	\$146,100	\$114,490
TOTAL HOUSEHOLDS	2,739	17,305	64,003

**THE GAMBONE GROUP**  
1030 W Germantown Pike  
East Norriton, PA 19403  
www.gambone.com

**MICHAEL SHULTZ**  
Phone: 610-539-4700 x 107  
Email: mshultz@gambone.com  
Fax: 610-539-4701

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# PROPERTY SITE PLAN: 676-758 DEKALB PIKE | BLUE BELL, PA 19422

SPACE	TENANT	SF
1	Tous Les Jours Bakery	
2	Evergreen Pharmacy	
3	Kim Chiropractor	
4	Dental Excellence of Blue Bell	
<b>5</b>	<b>Available</b>	<b>2,339</b>
6	Leo's Pizza	
7	Tiger Kick's Martial Arts	
8	Leased	
9	The UPS Store	
10	Ambiance Design	
11-12	Radice	
13	Radice	
14	Prime IV Hydration & Wellness	
15	StretchLab	
16	Edible Arrangements	
17	Korea Garden	
18	Skippack Cleaners	
19	MiAmore Pets	
20	SU20 Sushi	
21	Vision Source Optique	
22-24	Jolie Salon And Spa	
25	Club Pilates	
26	Mirna's Cafe	
27	Univest	



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# RETAIL MARKET AERIAL: 676-758 DEKALB PIKE | BLUE BELL, PA 19422



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