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McCann
COMMERCIAL



RETAIL PROPERTY FOR SALE

401 W MAIN ST

Lansdale, PA 19446

DEAL TEAM

401 W Main St | Lansdale, PA 19446

RETAIL PROPERTY FOR SALE

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PROPERTY SUMMARY

401 W Main St | Lansdale, PA 19446

RETAIL PROPERTY FOR SALE



PROPERTY DESCRIPTION

This offering presents a rare opportunity to acquire a 17,800 SF corner commercial property located at a highly visible intersection in Lansdale, Pennsylvania. The property benefits from dual street frontage, strong traffic exposure, and excellent accessibility, making it well-suited for retail, restaurant, or future mixed-use commercial redevelopment (subject to zoning and approvals).

Situated in an established and growing suburban market within Montgomery County, the asset is surrounded by dense residential neighborhoods and established commercial users, supporting sustained demand for customer-facing uses. The site offers significant value-add and redevelopment potential, positioning it as an attractive investment for owner-users, developers, and long-term investors.

The combination of an irreplaceable corner location, flexible use potential, and limited competing supply makes this a compelling opportunity to acquire a high-quality commercial asset with durable fundamentals and future upside.

OFFERING SUMMARY

Sale Price:	\$999,999
Lot Size:	0.24 Acres
Building Size:	17,800 SF
Zoning:	Commercial Downtown Overlay District (DCOD)
Year Built:	1958

PHOTOS

401 W Main St | Lansdale, PA 19446

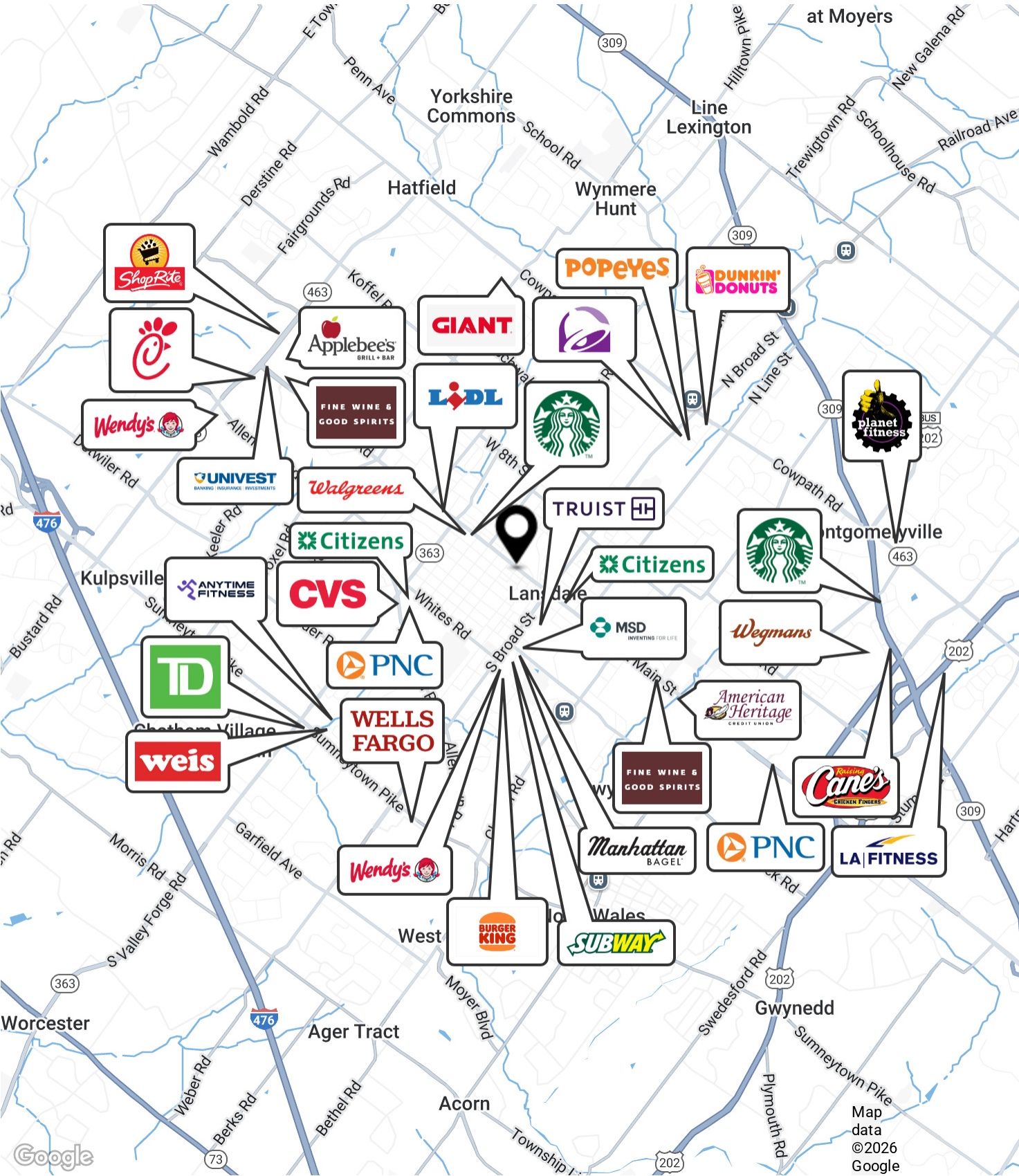
RETAIL PROPERTY FOR SALE



IN THE NEIGHBORHOOD

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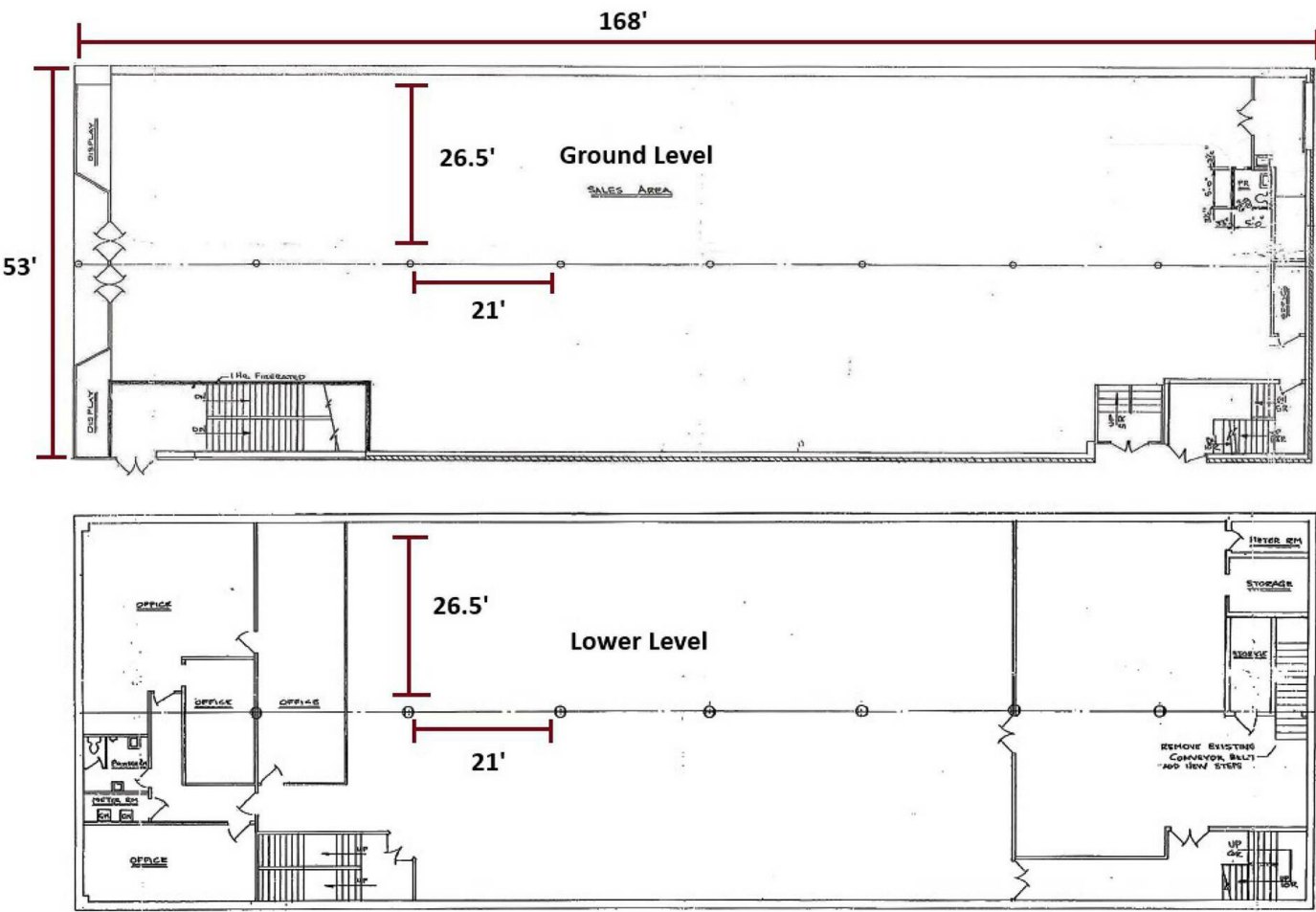
RETAIL PROPERTY FOR SALE



FLOOR PLAN

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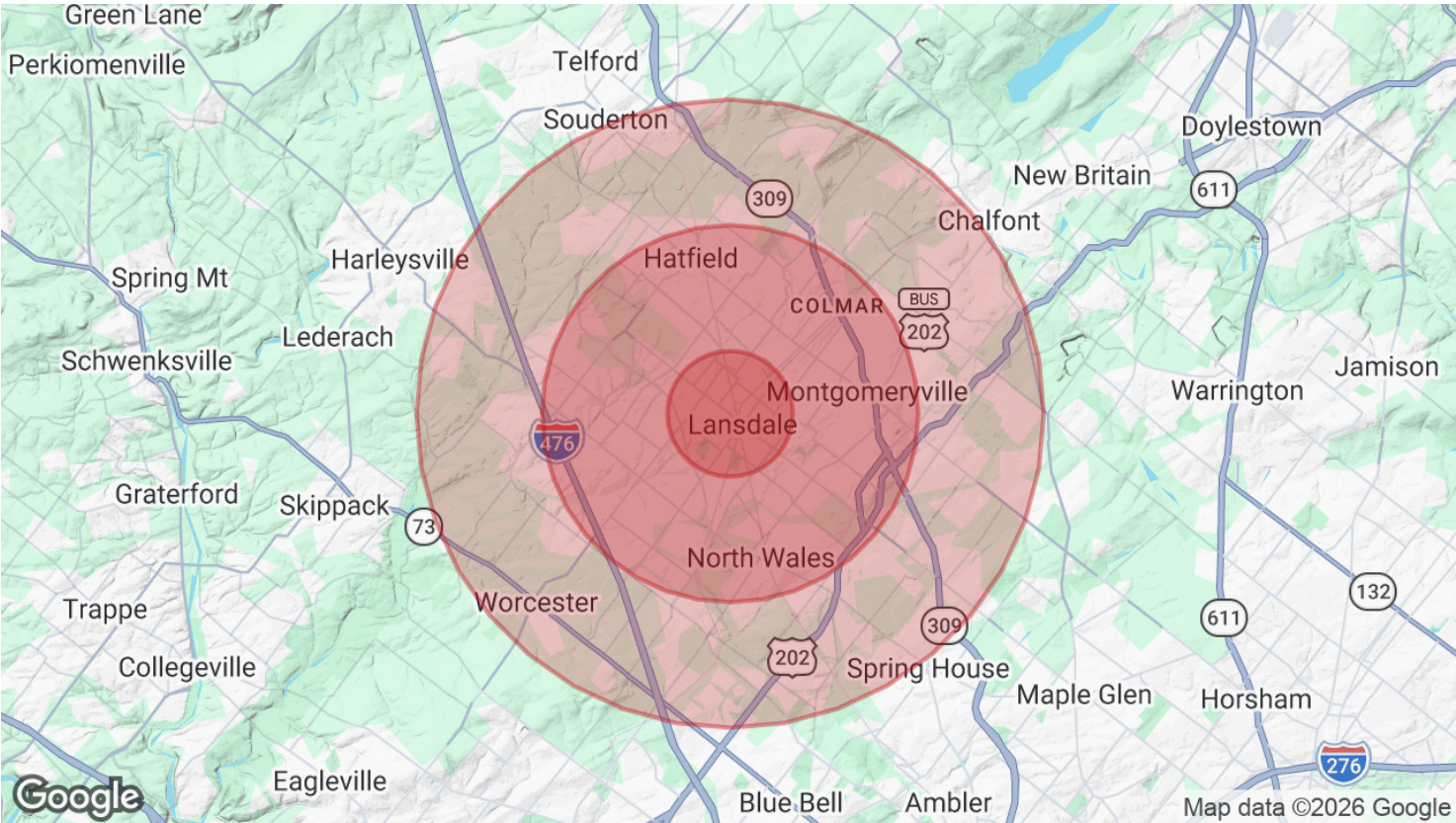
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	17,714	84,499	153,597
Average Age	41	44	44
Average Age (Male)	40	42	43
Average Age (Female)	43	45	46

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	6,882	33,360	59,445
# of Persons per HH	2.6	2.5	2.6
Average HH Income	\$110,461	\$135,088	\$153,433
Average House Value	\$345,969	\$429,264	\$490,271

2020 American Community Survey (ACS)