

PROPERTY DESCRIPTION

Discover the perfect office space at 840 Bethlehem Pike in Colmar, PA. Situated just off the bustling 309, this property offers convenience and visibility. With an attached parking lot boasting 3 dedicated spots, accessibility is a breeze. Ideal for small businesses seeking a Monday-Friday presence, this space includes utilities, offering a seamless leasing experience.

PROPERTY HIGHLIGHTS

- Great office space off of well traveled 309 adjacent to staple ice hockey rink
- Attached parking lot with 3 dedicated spots
- Great for Monday-Friday small businesses that are looking for an easily accessible location to establish their brick-and-mortar presence!
- Utilities included
- Tours are available Tuesdays Wednesdays and Thursdays, Inquire further and schedule a tour today!

OFFERING SUMMARY

Lease Rate:	\$17.00 SF/yr (Gross)
Number of Units:	1
Available SF:	968 SF
Building Size:	9,717 SF

DEMOGRAPHICS	0.25 MILES	0.5 MILES	1 MILE
Total Households	135	445	1,317
Total Population	391	1,276	3,691
Average HH Income	\$128,594	\$129,067	\$122,536

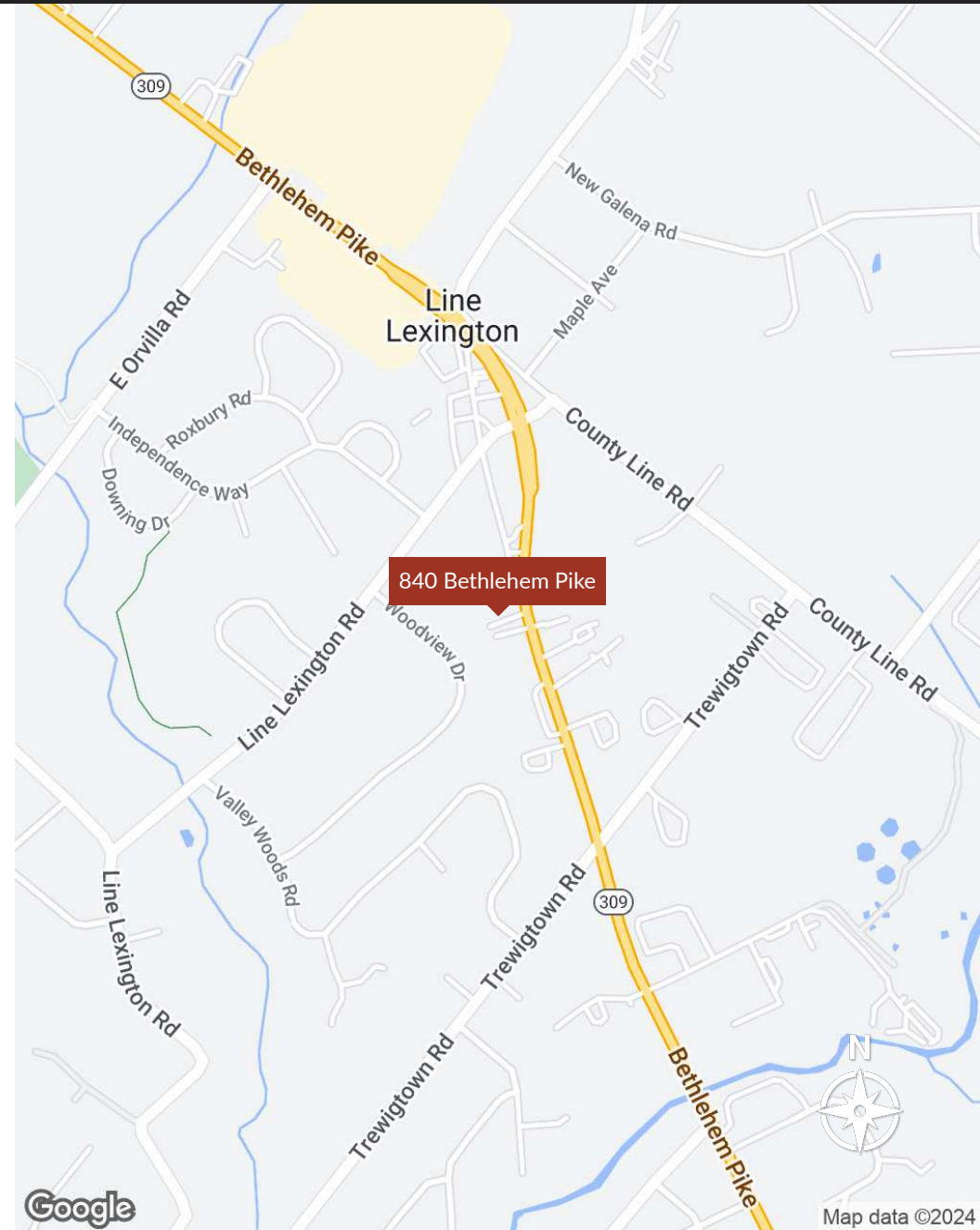
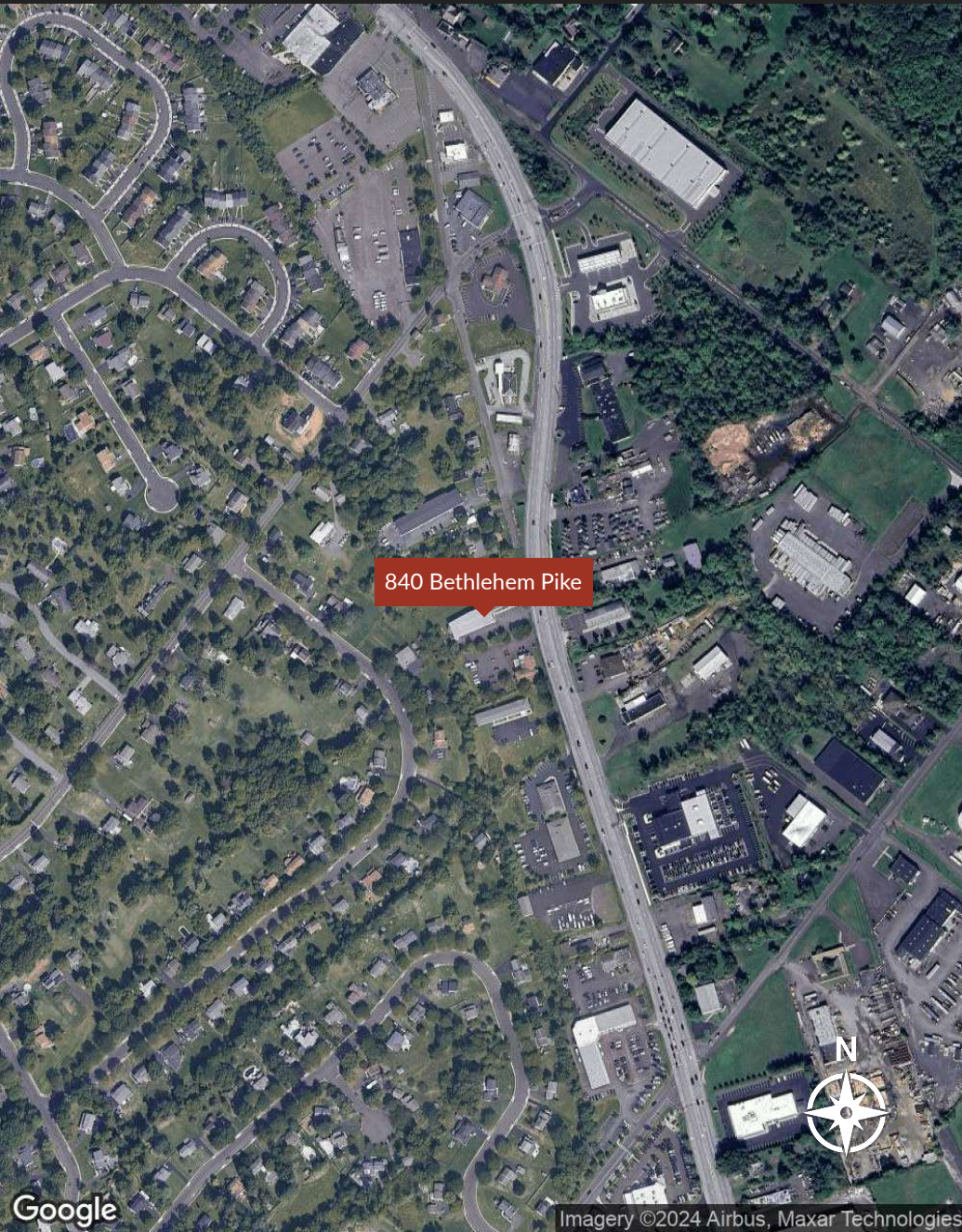
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POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	391	1,276	3,691
Average Age	39.5	40.4	42.0
Average Age (Male)	35.6	36.6	39.4
Average Age (Female)	48.1	48.2	46.3

HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	135	445	1,317
# of Persons per HH	2.9	2.9	2.8
Average HH Income	\$128,594	\$129,067	\$122,536
Average House Value	\$305,080	\$311,877	\$332,123

2020 American Community Survey (ACS)

