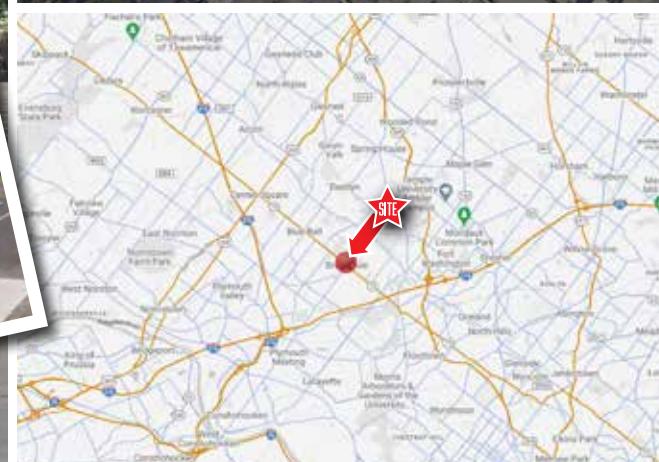
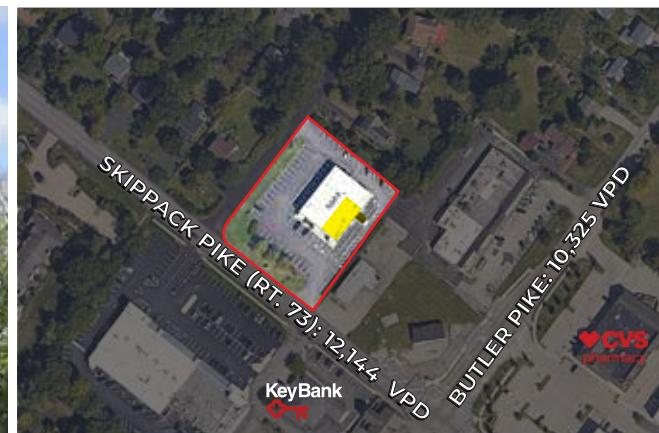


2,800 SF - 4,118 SF | END CAP SPACE w/DRIVE-THRU | FOR LEASE

25 W. Skippack Pike, Broad Axe (Whitpain Township) PA 19422 | Montgomery County

LEGEND
PROPERTIES INC.
COMMERCIAL REAL ESTATE

2ND Floor Office Space Listed by
PG COMMERCIAL REAL ESTATE



FOR LEASE | 25 W. Skippack Pike, Broad Axe PA 19422

2,800 -
4,118 SF
Rentable Area

2,412 -
3,532 SF
Usable Area

IMMEDIATE
Availability

RENT/ SF
Upon Request

PROPERTY INFORMATION

- Former Bank space on End Cap with Pick Up Window
- Great space for many Retail, Restaurant and Medical uses
- Easy ingress and egress from Skippack Pike
- Great visibility and ample parking
- High income trade area consisting of average income of \$190,735 for population within 3 miles of site
- Minutes from RT 202, Germantown Pike and PA Turnpike Interchange (Norristown)

Demographics	1 Mile	3 Miles	5 Miles
Population	2,764	43,260	163,376
Average HH Income	\$203,824	\$190,735	\$188,774
Total Businesses	134	3,283	8,502
Number of Employees	1,814	51,740	112,414
Traffic Counts	Skippack Pike (Rt. 73): 12,144 VPD Butler Pike: 10,325 VPD		

*Data Source: Sites USA REGIS® 2023

FIRST FLOOR SPACE
PLEASE CONTACT DAVID DEPETRIS
610-941-4034 x107
856-912-1165 CELL
DDEPETRIS@LPRE.COM

SECOND FLOOR SPACE
PLEASE CONTACT

PEGGY GALLAGHER, CCIM
PG COMMERCIAL REAL ESTATE
215-850-0914 CELL
PEGGYG@PGOFFICESPACE.COM



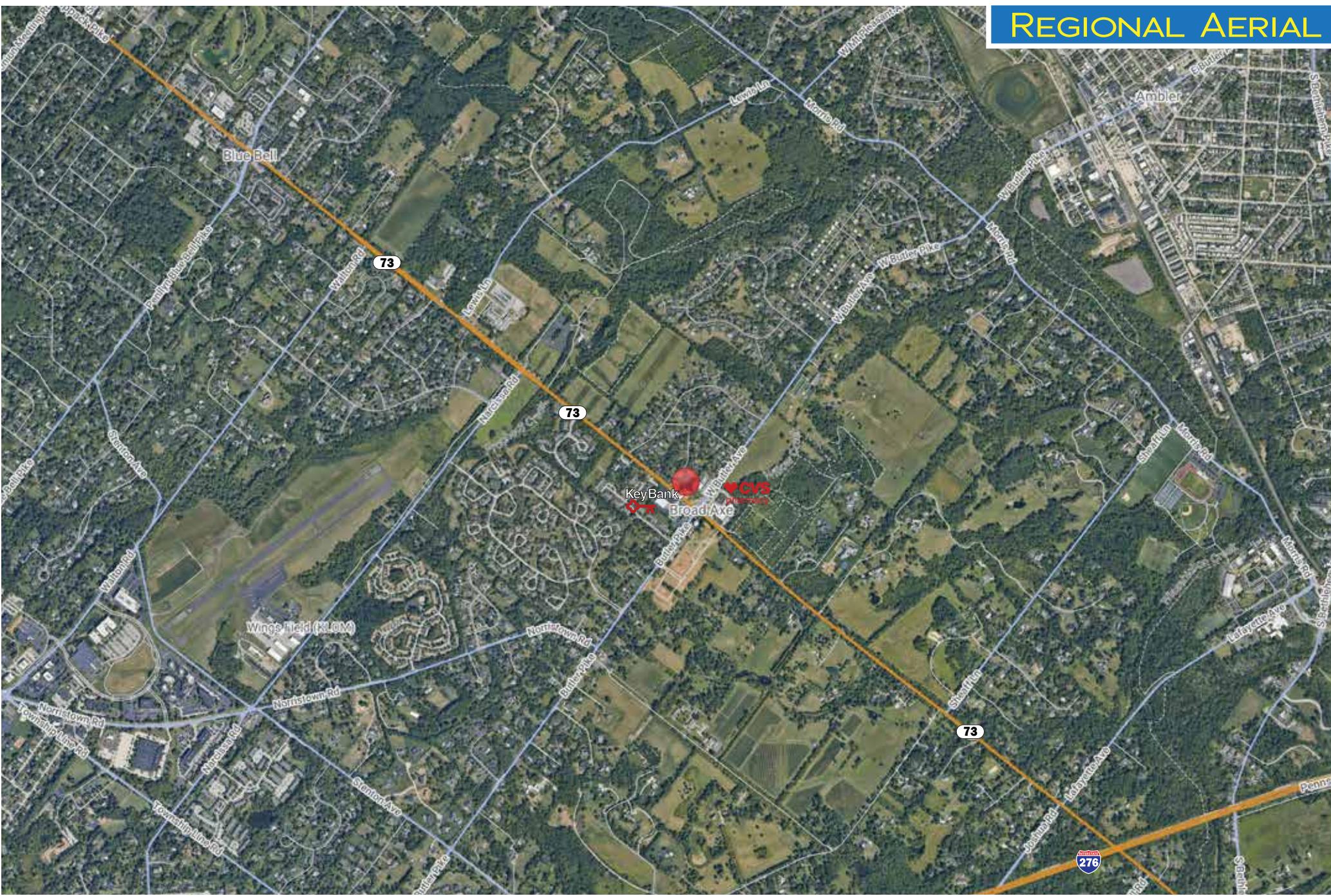
SCAN FOR
WEB SITE
LPRE.COM

LEGEND PROPERTIES | 1000 Fayette Street | Conshohocken, PA 19428 | 610-941-4034 | LPRE.COM

Information contained herein has been obtained from owner of the property or from sources deemed reliable. We have no reason to doubt its accuracy but make no warranty or representation. All information is submitted subject to errors, omissions, changes, withdrawal without notice and any special listing conditions of the owner. 060524

25 W. Skippack Pike, Whitpain Township PA 19422 | Montgomery County

REGIONAL AERIAL

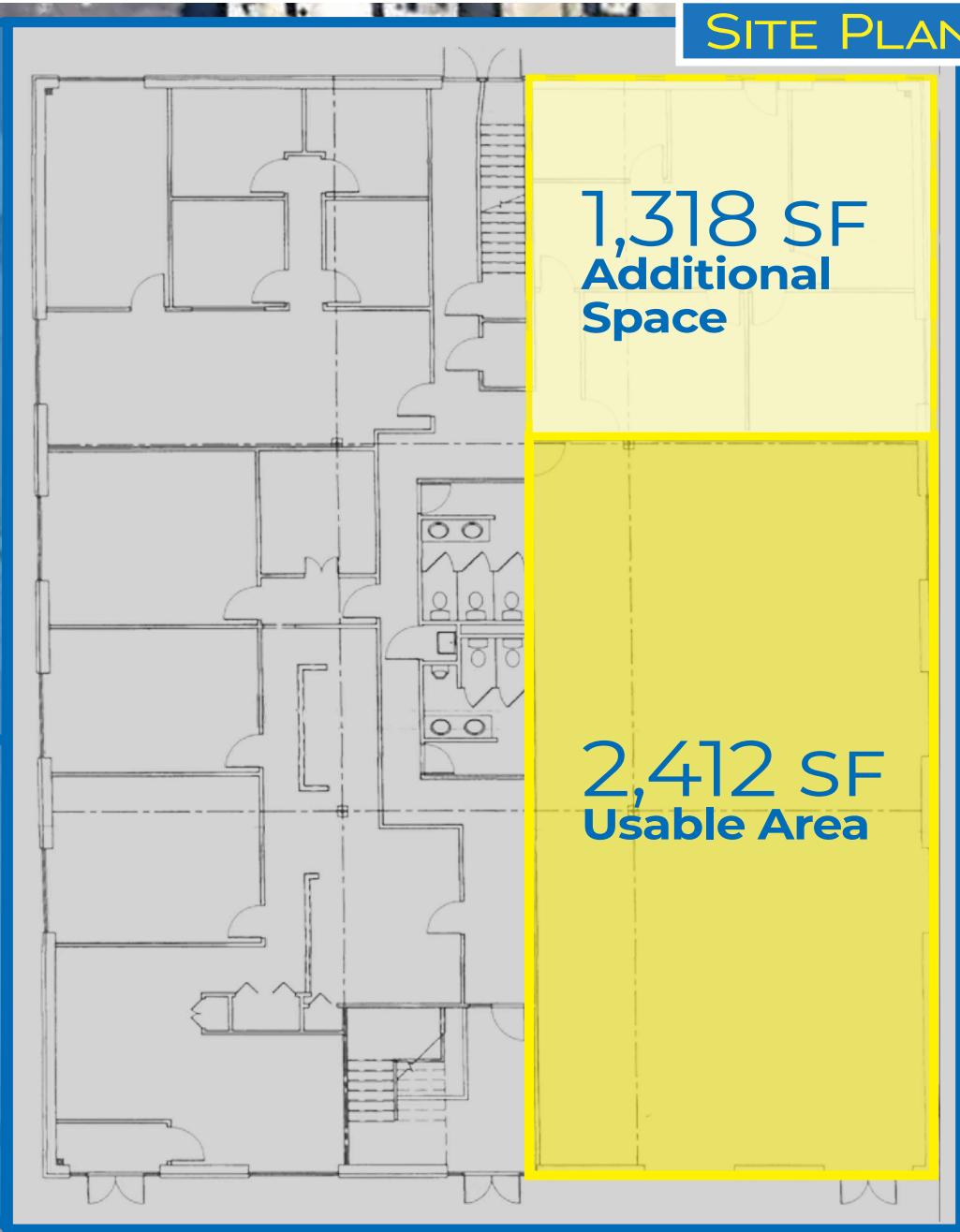
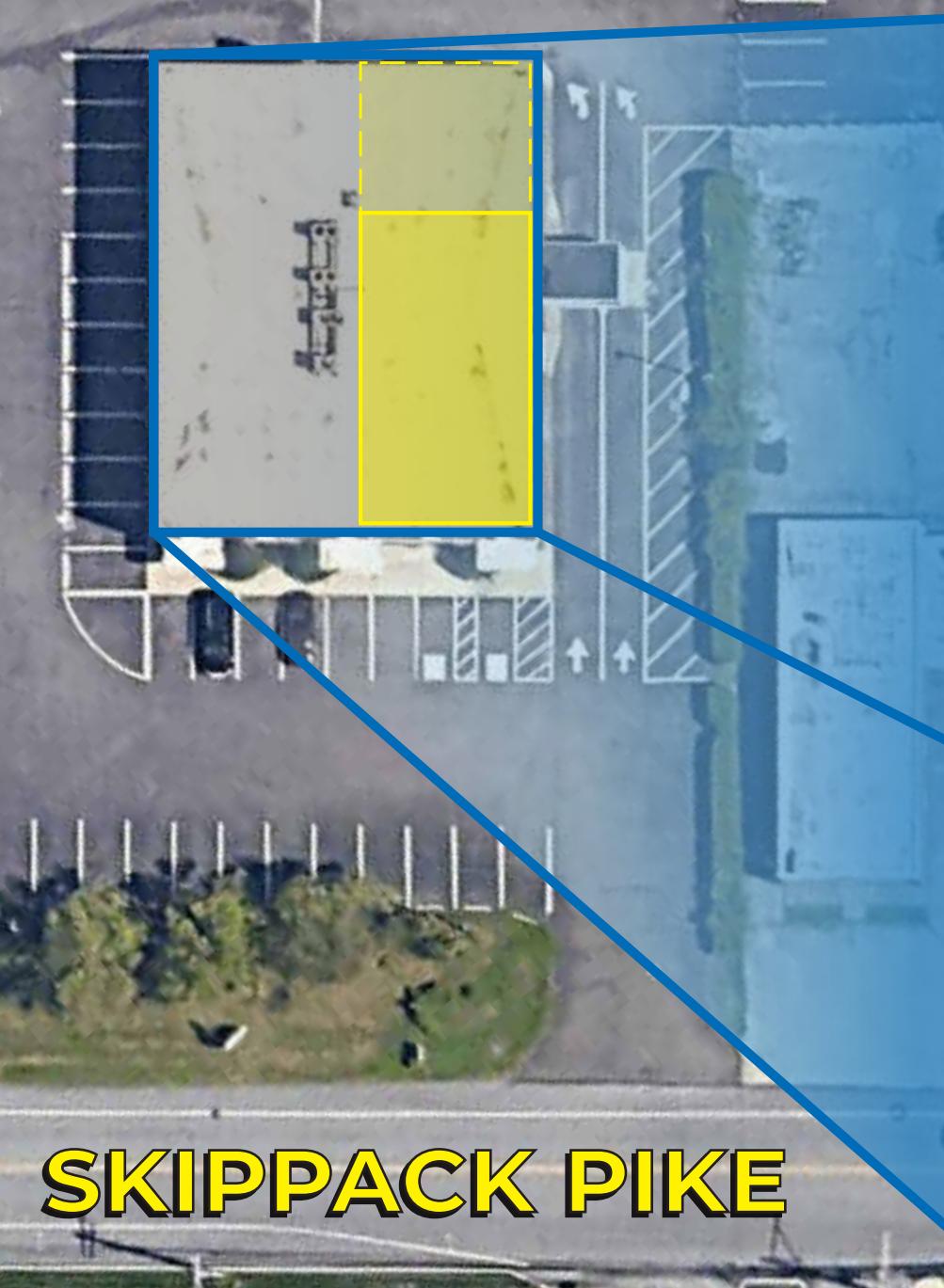


2,800 SF - 4,118 SF - END CAP SPACE w/DRIVE-THRU | FOR LEASE

25 W. Skippack Pike, Whitpain Township PA 19422 | Montgomery County

LEGEND
PROPERTIES INC.
COMMERCIAL REAL ESTATE

SITE PLAN



DEMOGRAPHICS

Population

	1 Mile	3 Miles	5 Miles
Population (Est. 2023)	2,764	43,260	163,376
Projected Population (2028)	2,983	45,175	164,192
Projected Annual Growth (2023 to 2028)	-1.6%	0.9%	0.1%

Daytime Population

	1 Mile	3 Miles	5 Miles
Total Businesses (2023)	134	3,283	8,502
Number of Employees (2023)	1,814	51,740	112,414

Income

	1 Mile	3 Miles	5 Miles
Average HH Income (Est. 2023)	\$203,824	\$190,735	\$188,774
Median HH Income (2023)	\$140,978	\$140,199	\$136,552

Households & Growth

	1 Mile	3 Miles	5 Miles
Households	1,204	17,300	64,135
Projected HH (2028)	1,288	17,934	64,035

	1 Mile	3 Miles	5 Miles
HH Growth with Children (2023 to 2028)	15.2%	20.0%	27.9%

Education

	1 Mile	3 Miles	5 Miles
High School Graduate	8.9%	15.1%	18.0%
Some College	9.2%	12.7%	12.4%
Bachelor Degree	32.1%	32.1%	31.7%
Graduate	41.4%	30.8%	28.1%

Traffic Counts: Skippack Pike (Rt. 73): 12,144 VPD · Butler Pike: 10,325 VPD

Data Source: Sites USA REGIS™ 2024

KEY DEMO DATA & MAP

