



1459 Bethlehem Pike

1459 Bethlehem Pike, Flourtown, PA 19031



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1459 Bethlehem Pike

\$45.00 /SF/YR

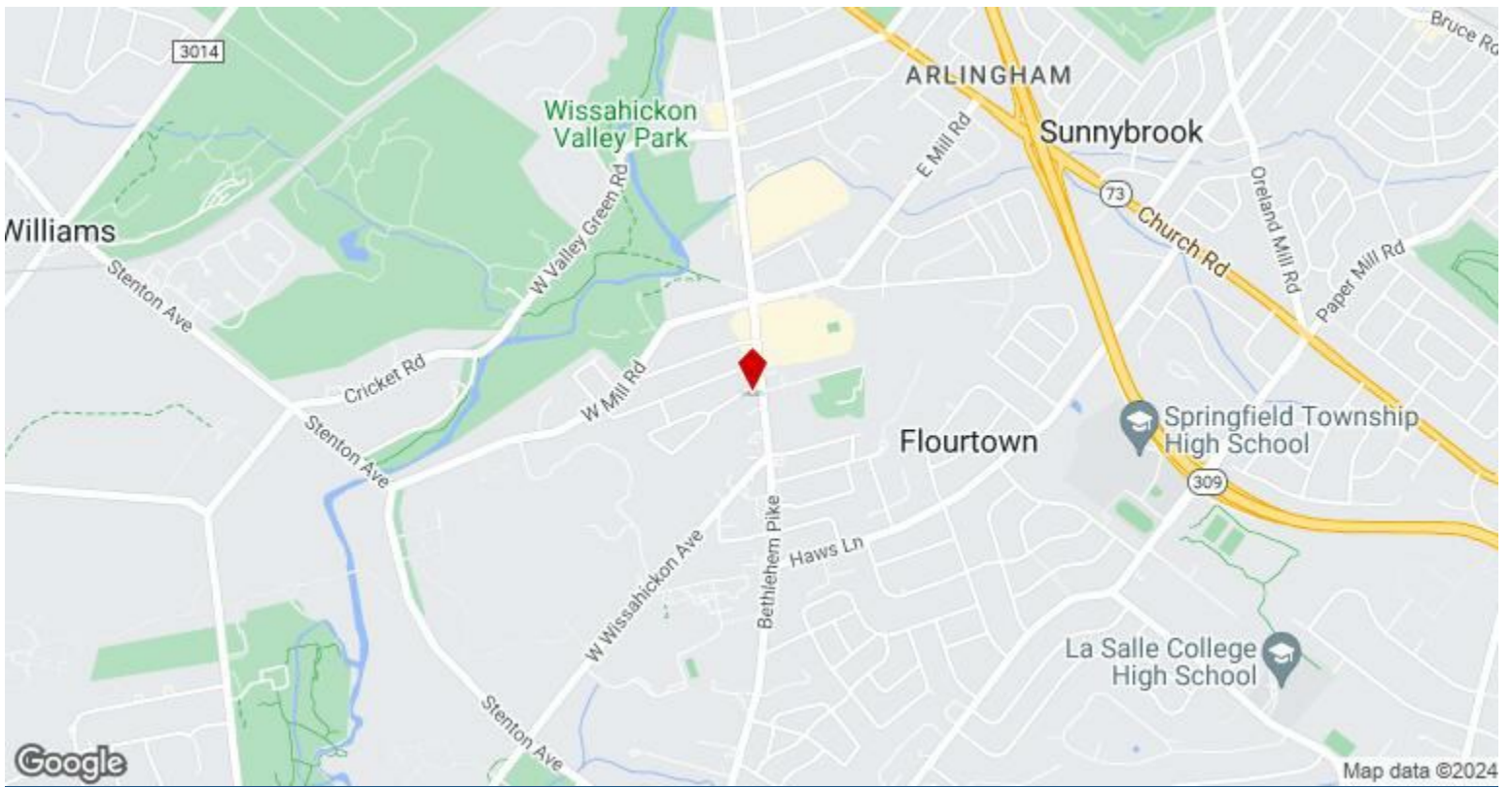


Rental Rate:	\$45.00 per SF
Property Type:	Retail
Property Subtype:	Restaurant
Gross Leasable Area:	3,500 SF
Year Built:	1974
Walk Score ©:	70 (Very Walkable)
NNNs:	\$9.96 per SF

1st Floor

Space Available	1,500 SF
Rental Rate	\$45.00 /SF/YR
Date Available	February 20, 2025
Service Type	Triple Net (NNN)
Built Out As	Restaurants And Cafes
Space Type	Relet
Space Use	Retail
Lease Term	Negotiable

Existing 1,500 SF Starbucks (available for occupancy no later than February 20, 2025). Enjoys high exposure on Bethlehem Pike (recent single lane format is ideal for access). Within a 1/2 of a mile are a wide spectrum of retailers such as Walgreens, Acme, Giant, Wawa, Santander Bank, Chase Bank, McDonalds, Dunkin and other national and regional retailers who serve the thriving Flourtown community.



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Property Photos

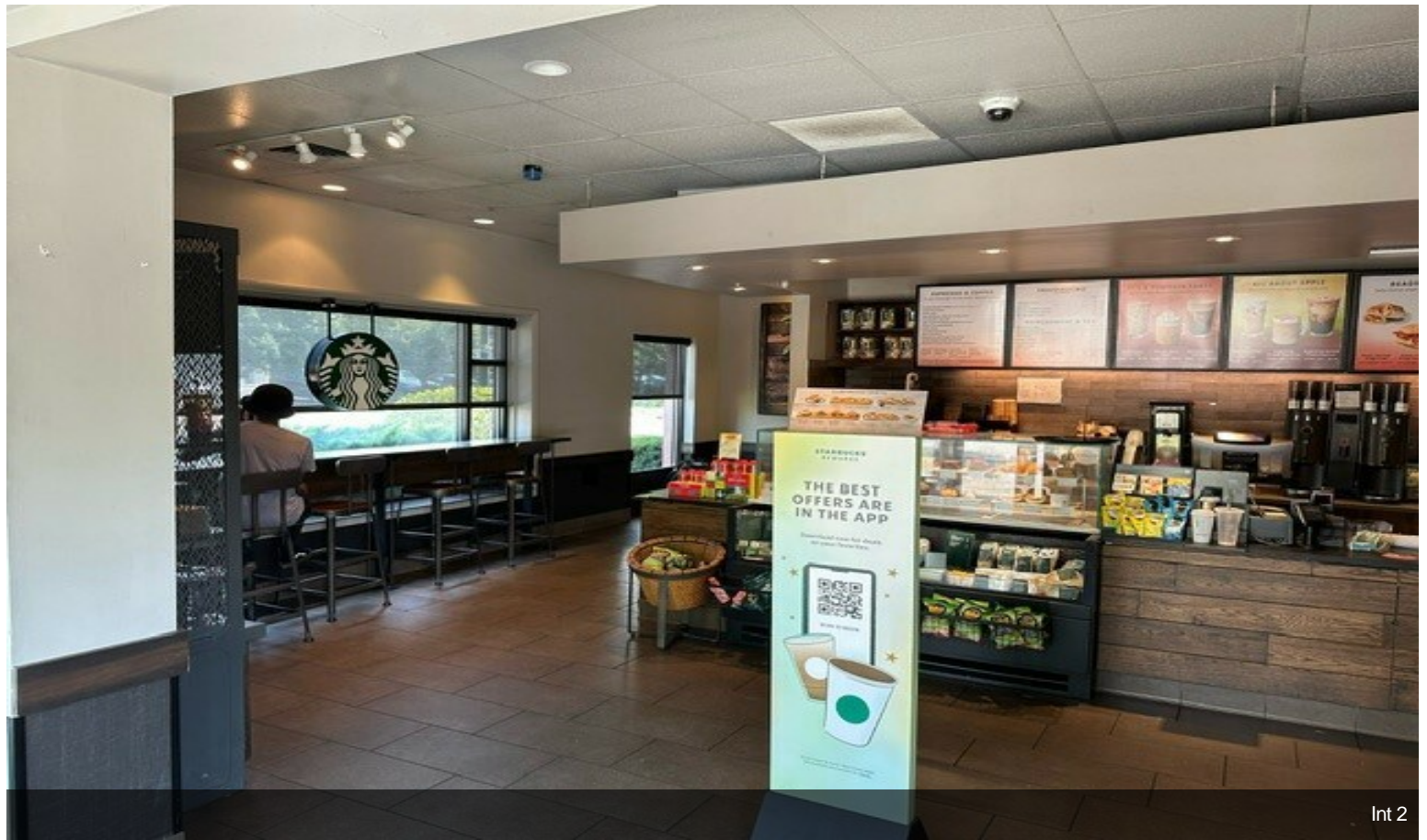


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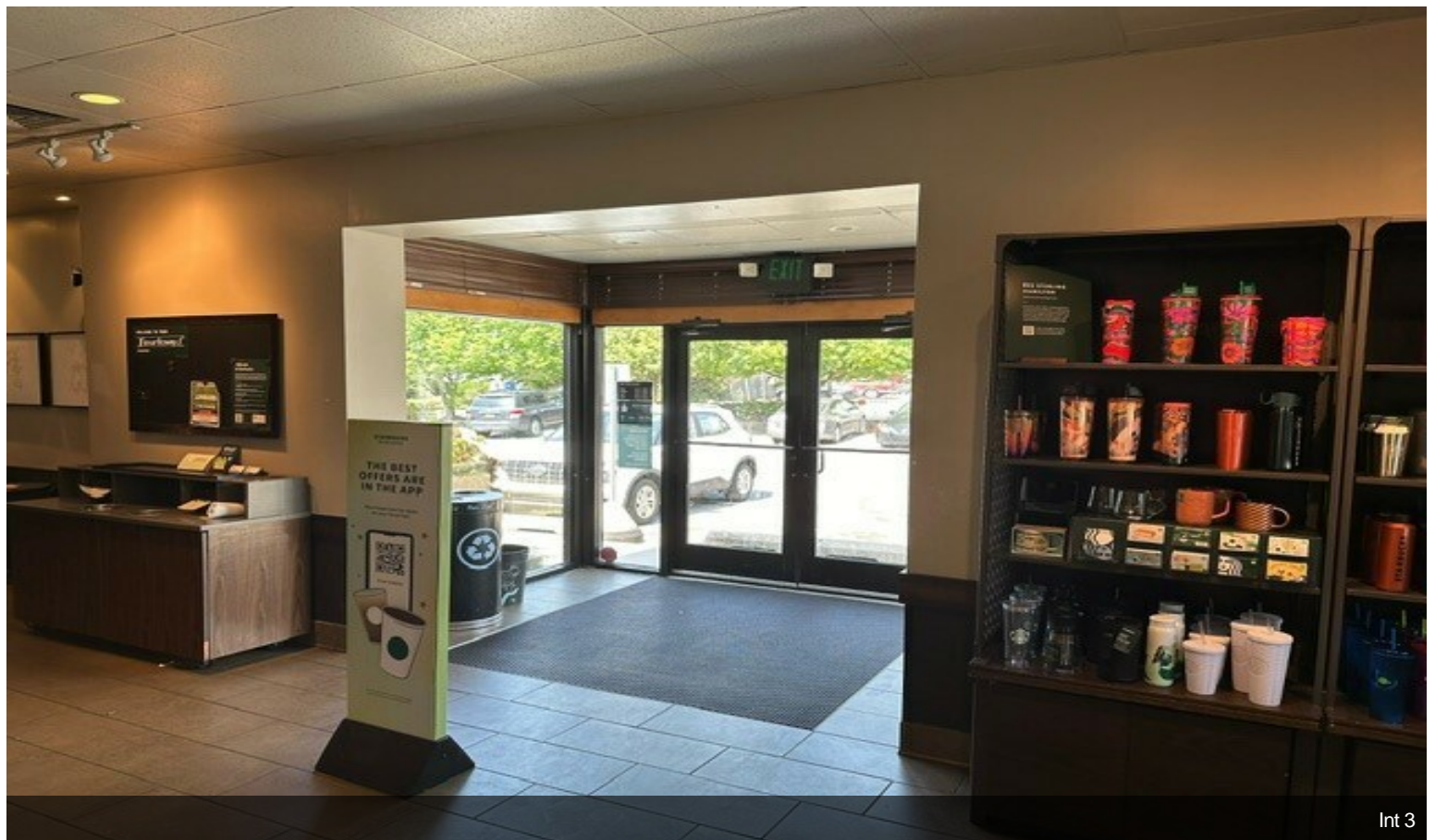


Ext 1

Property Photos

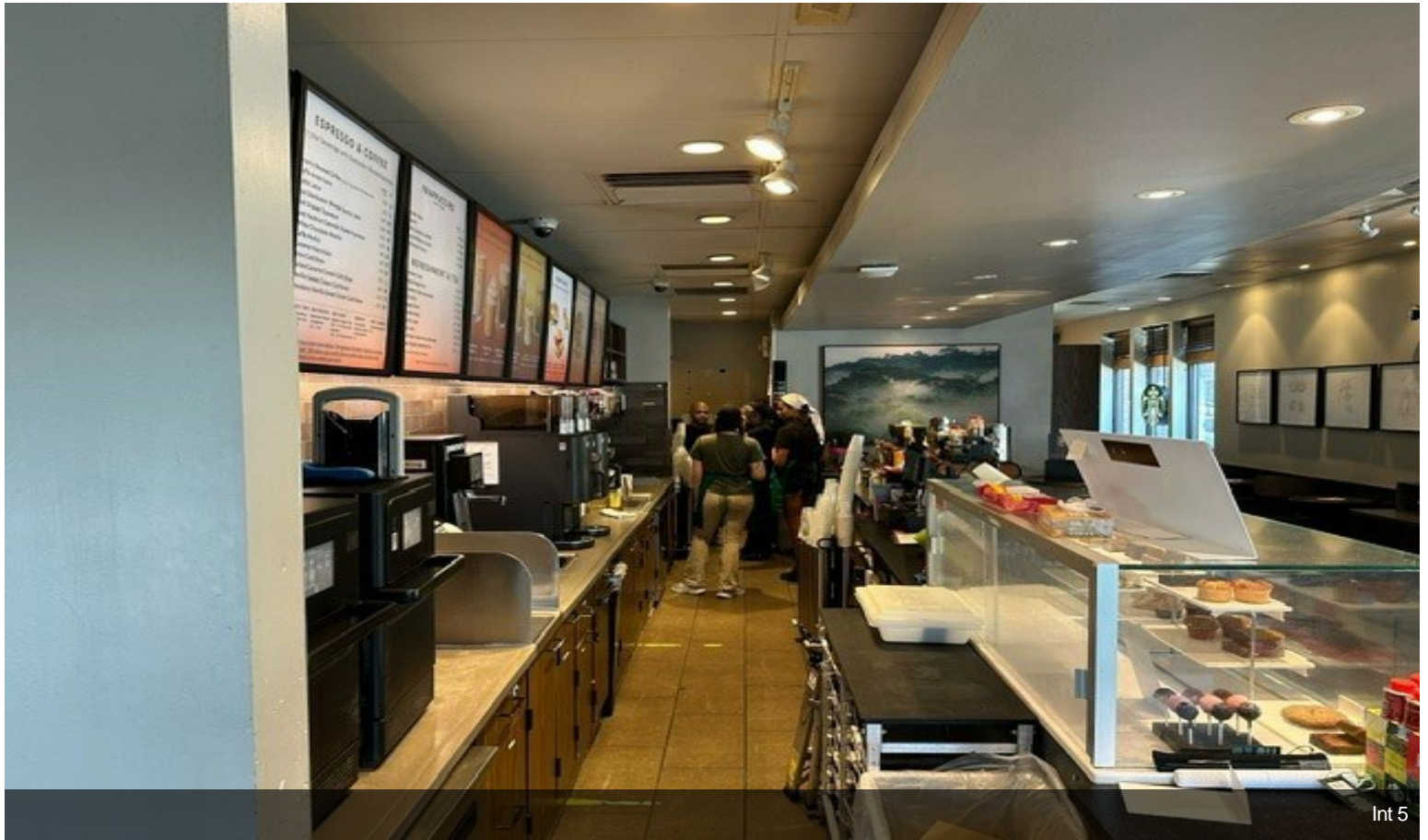


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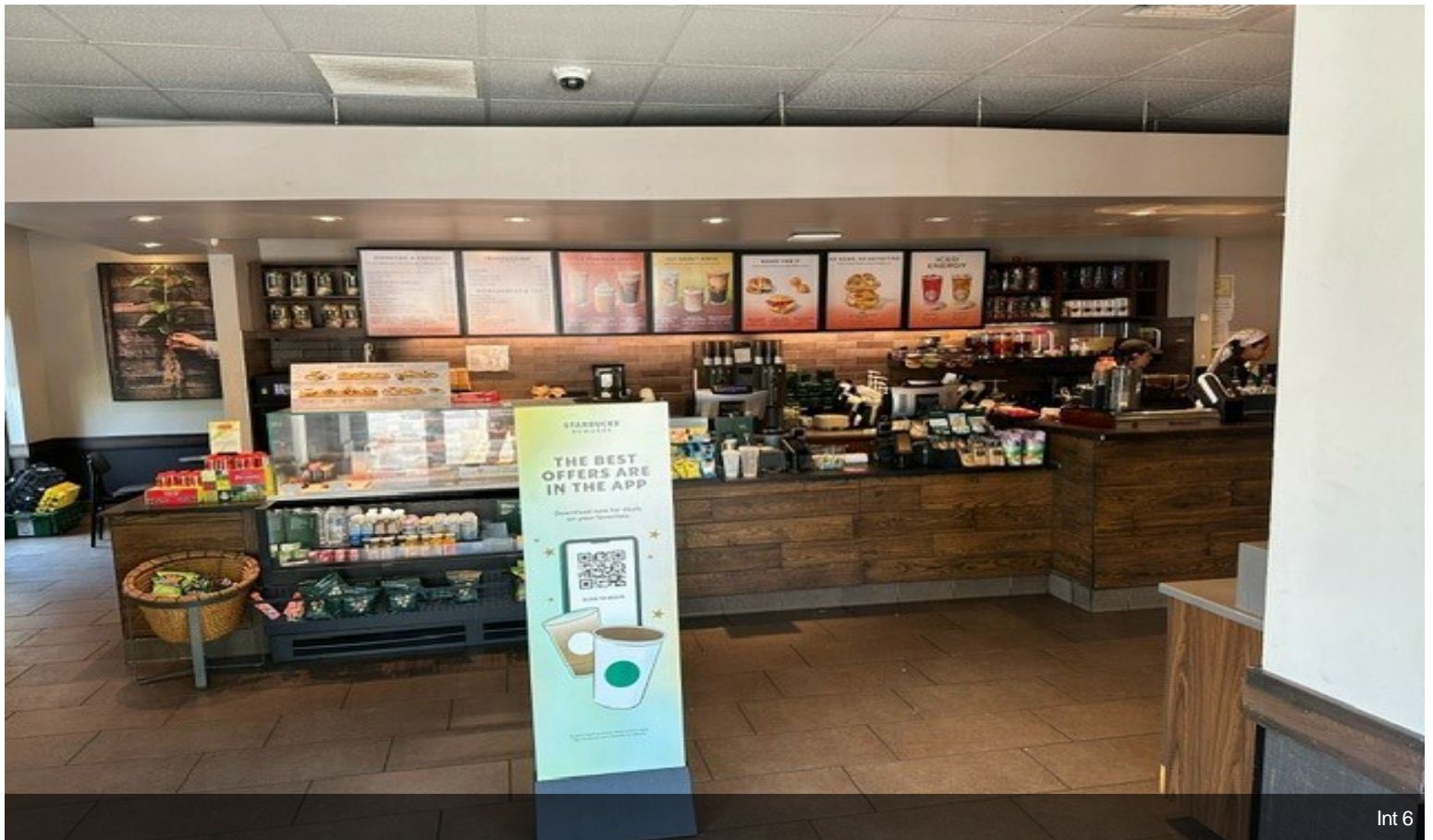


Int 3

Property Photos



Int 5

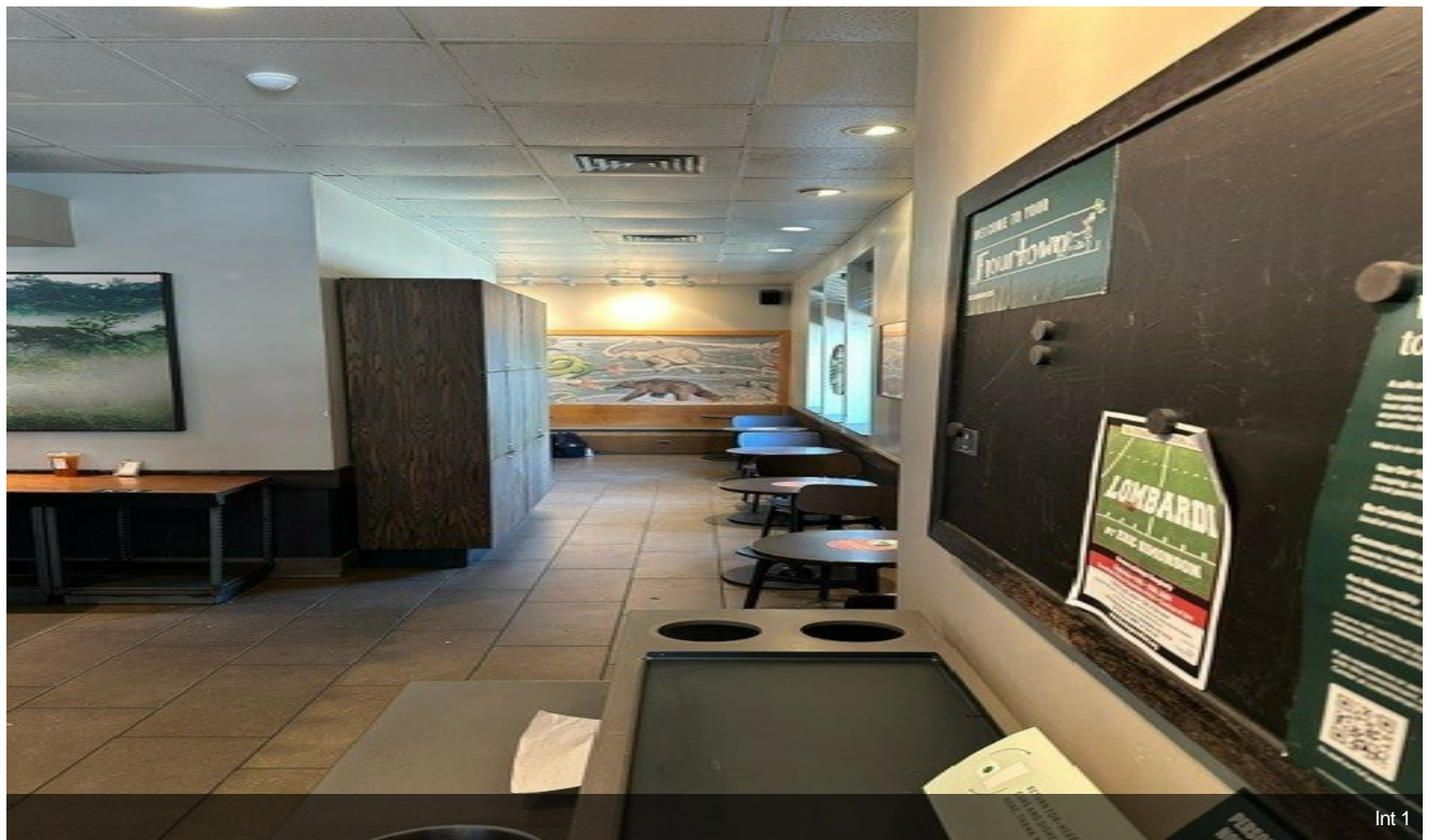


Int 6

Property Photos



Int 4



Int 1

Property Photos



Kitchen 1



Kitchen 2