

RENT

\$17 PSF base rental rate
(1st floor)

\$13 PSF base rental rate
(2nd floor)

Estimated CAM: \$3.40 PSF
(tax, HVAC, Ext. maint)

SIZE

1st floor Lobby - 3,616 SF

2nd floor - 3,850 SF

Mezzanine - 755 SF

ZONING

Business District
(includes commercial uses)



ABOUT THE PROPERTY

This former bank building offers an incredible storefront on Lansdale's growing Main Street. This central location is less than a block from Lansdale's SEPTA Train Station, in the heart of Lansdale Borough. The building is a great opportunity for a food or beverage retailer, or any other retailer seeking a striking storefront with superb signage opportunities. Perfect for those who want to make a statement in a prime retail space.

Highlights include....

- **Prime Location:** Main Street Lansdale, PA.
- **On-site parking:** 32 on-site spaces on a 2/3rd acre lot
- **Nearby Amenities:** Lansdale Train Station, a coffee shop, winery, brewery, numerous restaurants, and retailers all within walking distance.
- **Also nearby:** multiple apartment complexes with hundreds of local residents looking for retail within walking distance

PRESENTED BY

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1ST FLOOR - RETAIL SPACE FOR LEASE

210 W. Main Street, Lansdale, PA 19446



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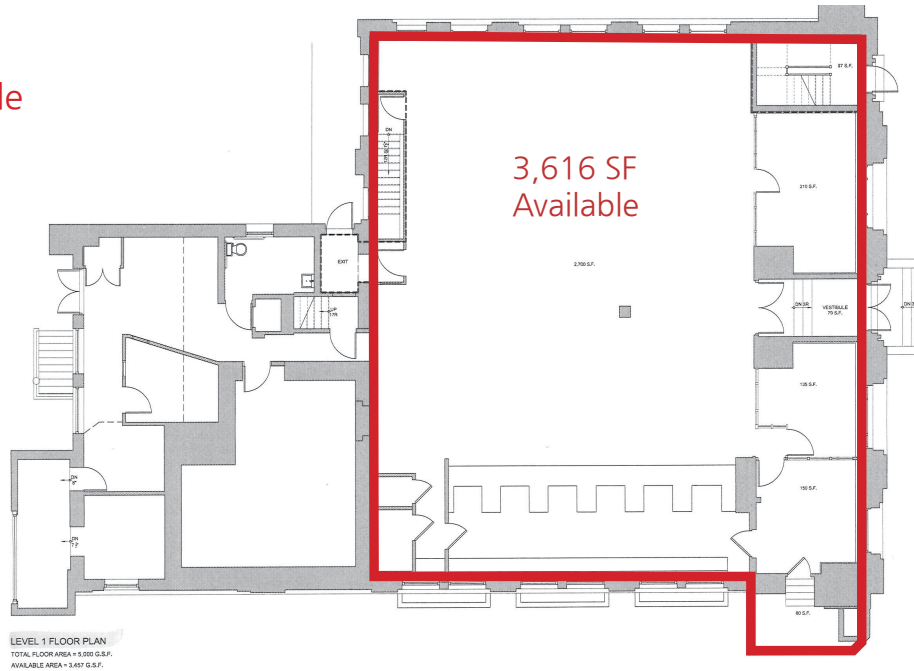
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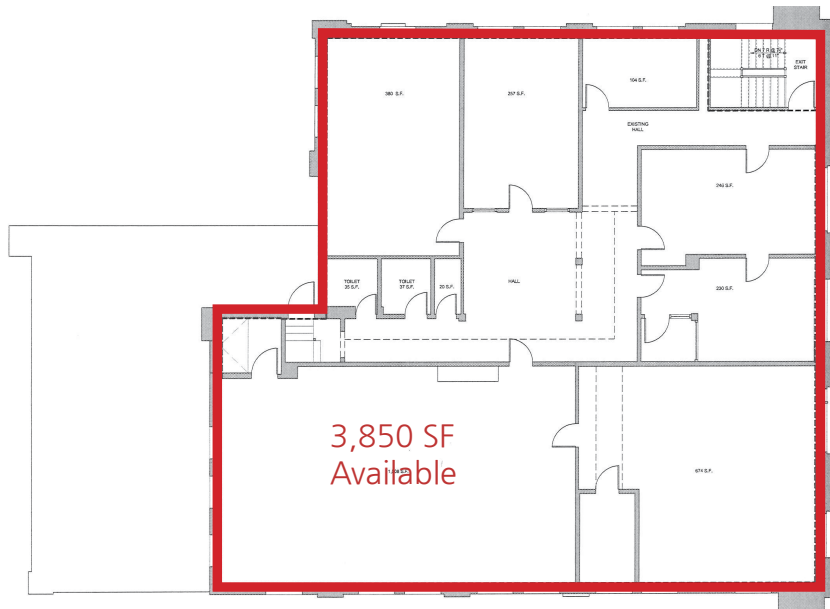
RETAIL & OFFICE SPACE FOR LEASE

210 W. Main Street, Lansdale, PA 19446

Level 1
3,616 SF Available



Level 2
3,850 SF Available



Note: Basement storage area available as an amenity

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