

**OFFERING MEMORANDUM**

# Prime Office Space

**667 WELSH ROAD**

Huntington Valley, PA 19006

**PRESENTED BY:**

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PA #RS 293807



EXCLUSIVELY MARKETED BY:



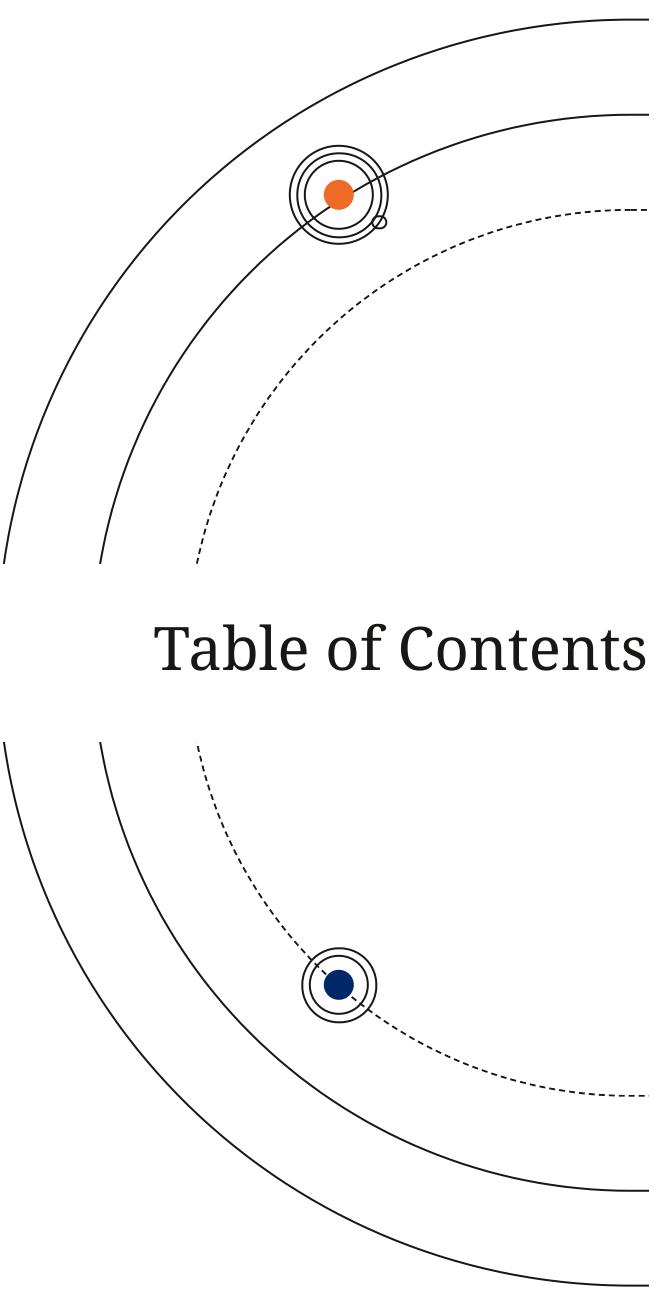
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SECTION 1

# The Property



## PROPERTY SUMMARY



## OFFERING SUMMARY

LEASE RATE:	\$22.00 SF/yr (MG)
BUILDING SIZE:	11,173 SF±
AVAILABLE SF:	4,071 - 8,142 SF±
LOT SIZE:	1.48 AC±
ZONING:	B - Business
MARKET:	Philadelphia
SUBMARKET:	Horsham/Willow Grove
TRAFFIC COUNT:	28,370 VPD

## PROPERTY OVERVIEW

SVN is pleased to present an exceptional opportunity to lease prime, turnkey professional office space ranging from 4,071 SF to 8,142 SF± across two levels. The available space features flexible layouts ideal for a wide range of professional office or medical uses. The property offers strong visibility, ample on-site parking, convenient access to public transportation, and an amenity-rich surrounding area. Ideally located in immediate proximity to Holy Redeemer Professional Park, as well as newer commercial and residential developments. Close access to the area's major commuter routes.

## LOCATION OVERVIEW

Located in the heart of Huntingdon Valley, the property benefits from excellent regional access via PA-232, Route 63, I-276 (PA Turnpike), and I-95, as well as proximity to SEPTA Regional Rail. Strong demographics with population exceeding 352,000 people within 5 miles.

## PROPERTY DETAILS

LEASE RATE	\$22.00 SF/YR
AVAILABLE SF	4,071 - 8,142 SF±

## LOCATION INFORMATION

STREET ADDRESS	667 Welsh Road
CITY, STATE, ZIP	Huntington Valley, PA 19006
COUNTY	Montgomery
MARKET	Philadelphia
SUB-MARKET	Horsham/Willow Grove
CROSS-STREETS	Huntington Pike
TOWNSHIP	Lower Moreland Twp
SIGNAL INTERSECTION	Yes
MARKET TYPE	Medium
NEAREST HIGHWAY	Route 1 - 3.6 Mi.
NEAREST AIRPORT	Philadelphia Int'l (PHL) - 28.3 Mi.

## PROPERTY INFORMATION

PROPERTY TYPE	Office
ZONING	B - Business
LOT SIZE	1.48 AC±
APN #	410010009021; 410010009039
CORNER PROPERTY	Yes
TRAFFIC COUNT	28,370 VPD
TRAFFIC COUNT STREET	Welsh Rd

## PARKING & TRANSPORTATION

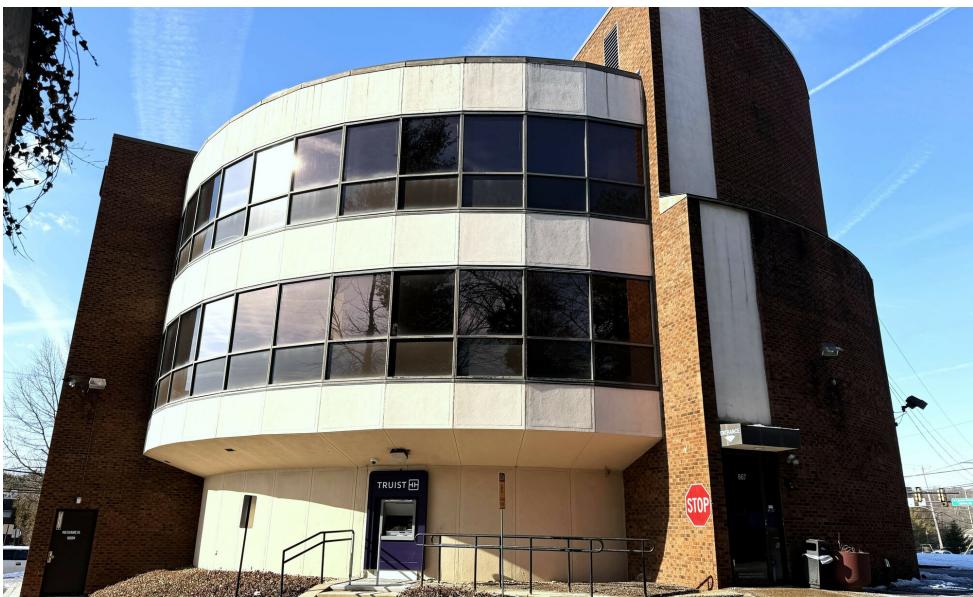
PARKING TYPE	Surface
PARKING RATIO	3.17 / 1,000
NUMBER OF PARKING SPACES	36

## UTILITIES & AMENITIES

HANDICAP ACCESS	Yes
NUMBER OF ELEVATORS	1
CENTRAL HVAC	Yes

## PROPERTY HIGHLIGHTS

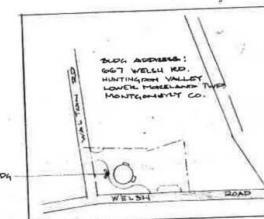
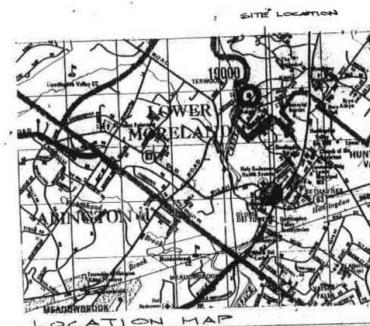
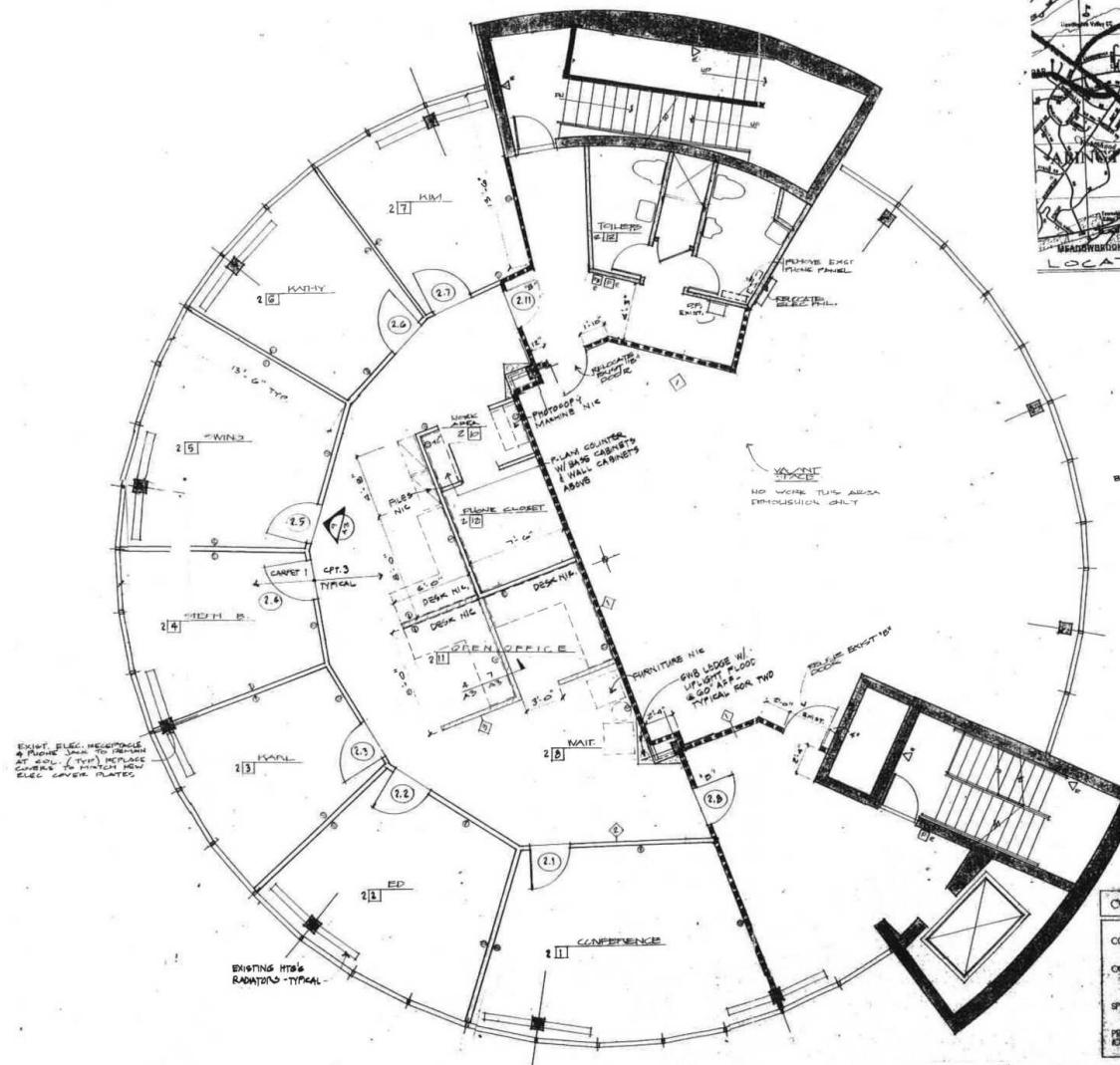
- Turnkey professional office space
- 4,071 SF to 8,142 SF± available
- Flexible layouts
- Individual offices and open bullpen areas
- Abundant natural light throughout
- Available for immediate occupancy
- Located in an amenity-rich area
- 24-hour access
- Prime location in the heart of Huntingdon Valley
- Surrounded by a diverse mix of national, regional, and local retailers
- Convenient access to/from major commuter routes



## INTERIOR PHOTOS



## SECOND FLOOR PLAN



HO SCALE  
TENANT TO OCCUPY END 4, 2ND FLOOR  
BUILDING SQFT: 13,099.29

REVISIONS		BY
2-30-98	AS	

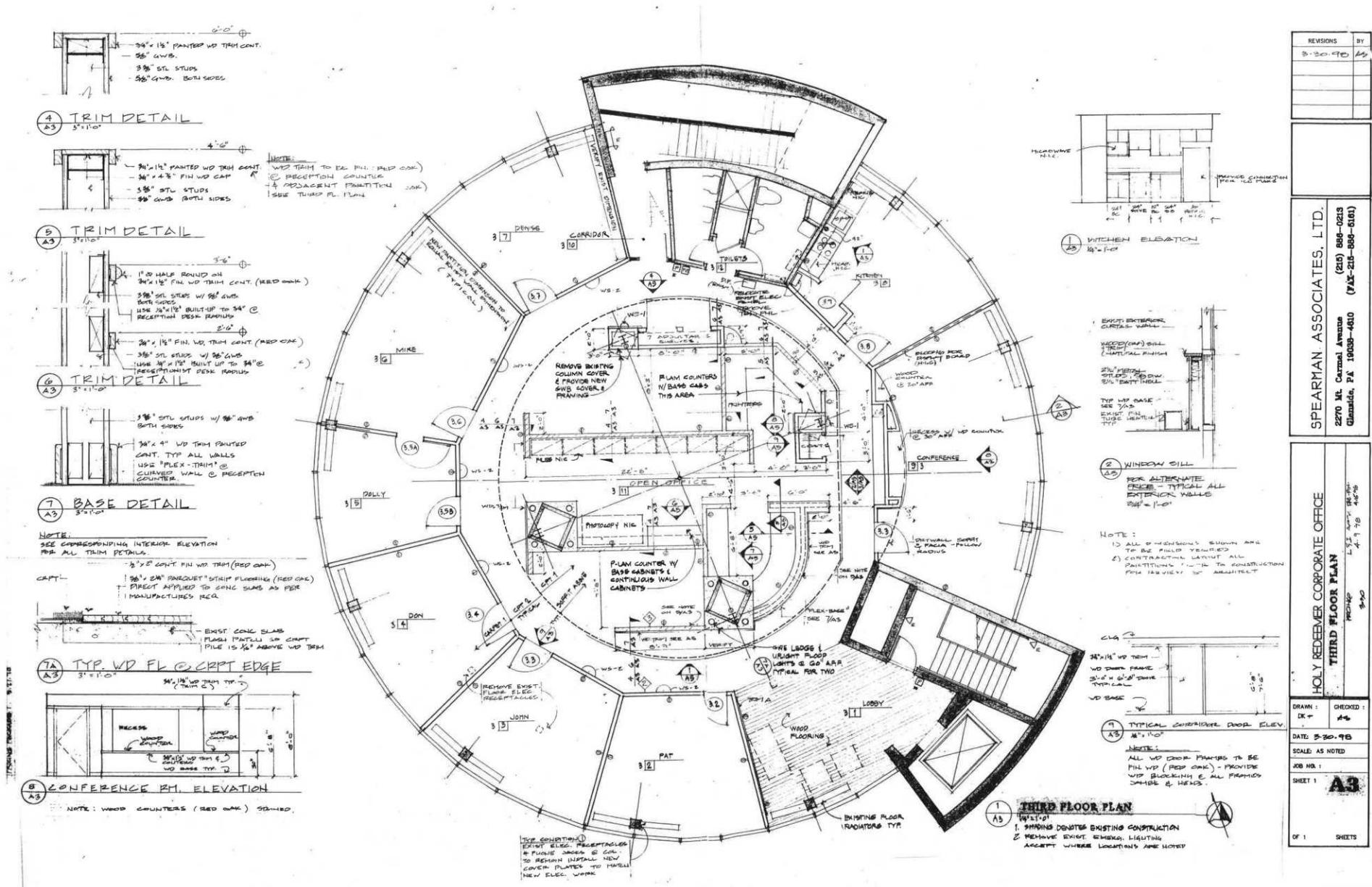
HOLY REDEEMER CORPORATE OFFICE SECOND FLOOR PLAN	
2/18 666-0233	2/18 666-215-460-560
2210 Mt. Carmel Avenue	HOLY REDEEMER
Glenmore, PA	Montgomery Co.

DRAWN: CHECKED	
DATE: 3-30-98	
SCALE:	
JOB NO.:	
SHR:	
OF SHEETS	

SECOND FLOOR PLAN  
ACTUAL NORTH  
PLAN NORTH

NOTES:  
1. SHADeD AREAS DENOTe EXISTING CONSTRUCTION  
2. Hatched areas denote lighting fixture locations  
WHERE LOCATIONS ARE NOTeD

# THIRD FLOOR PLAN



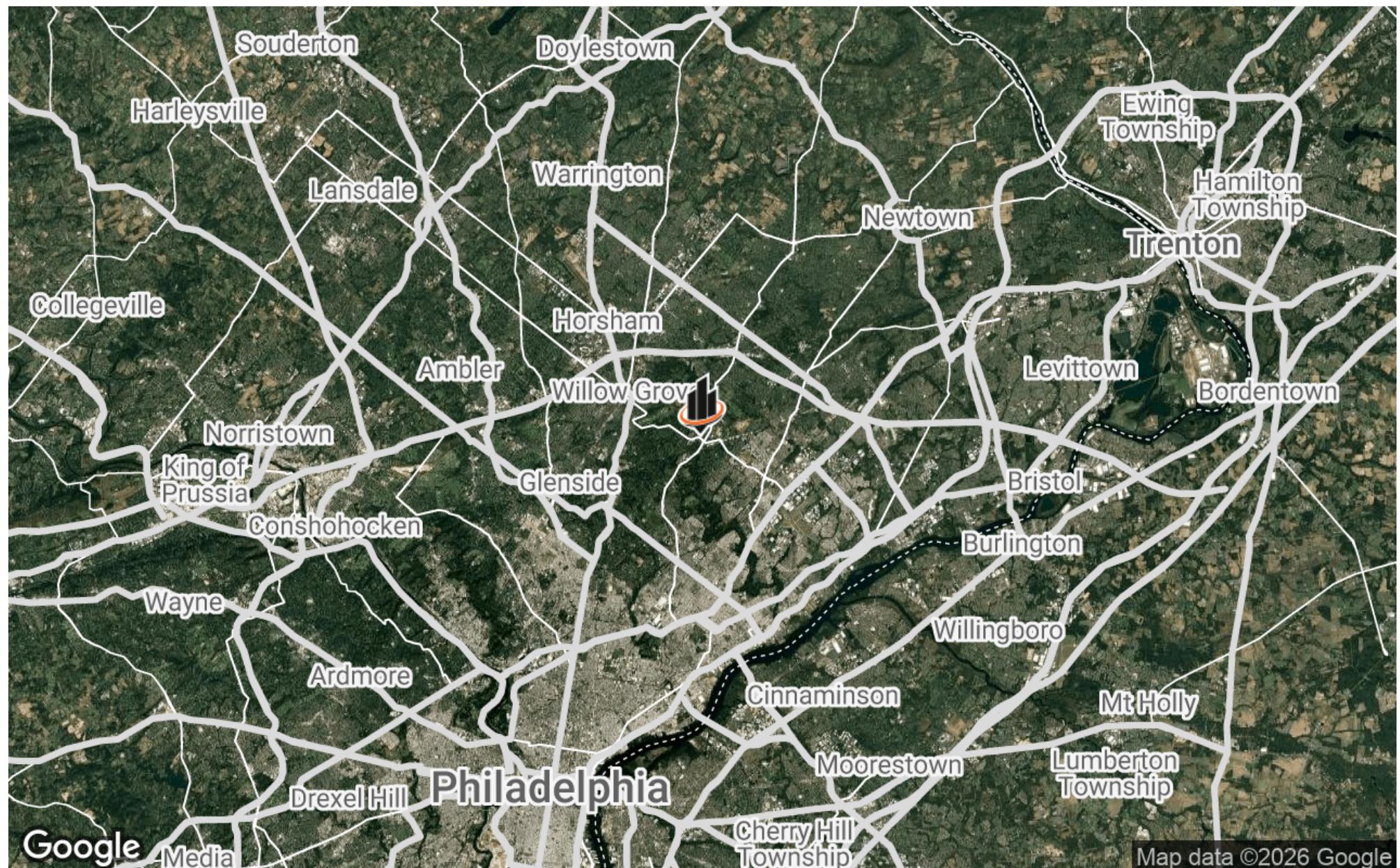


**SECTION 2**

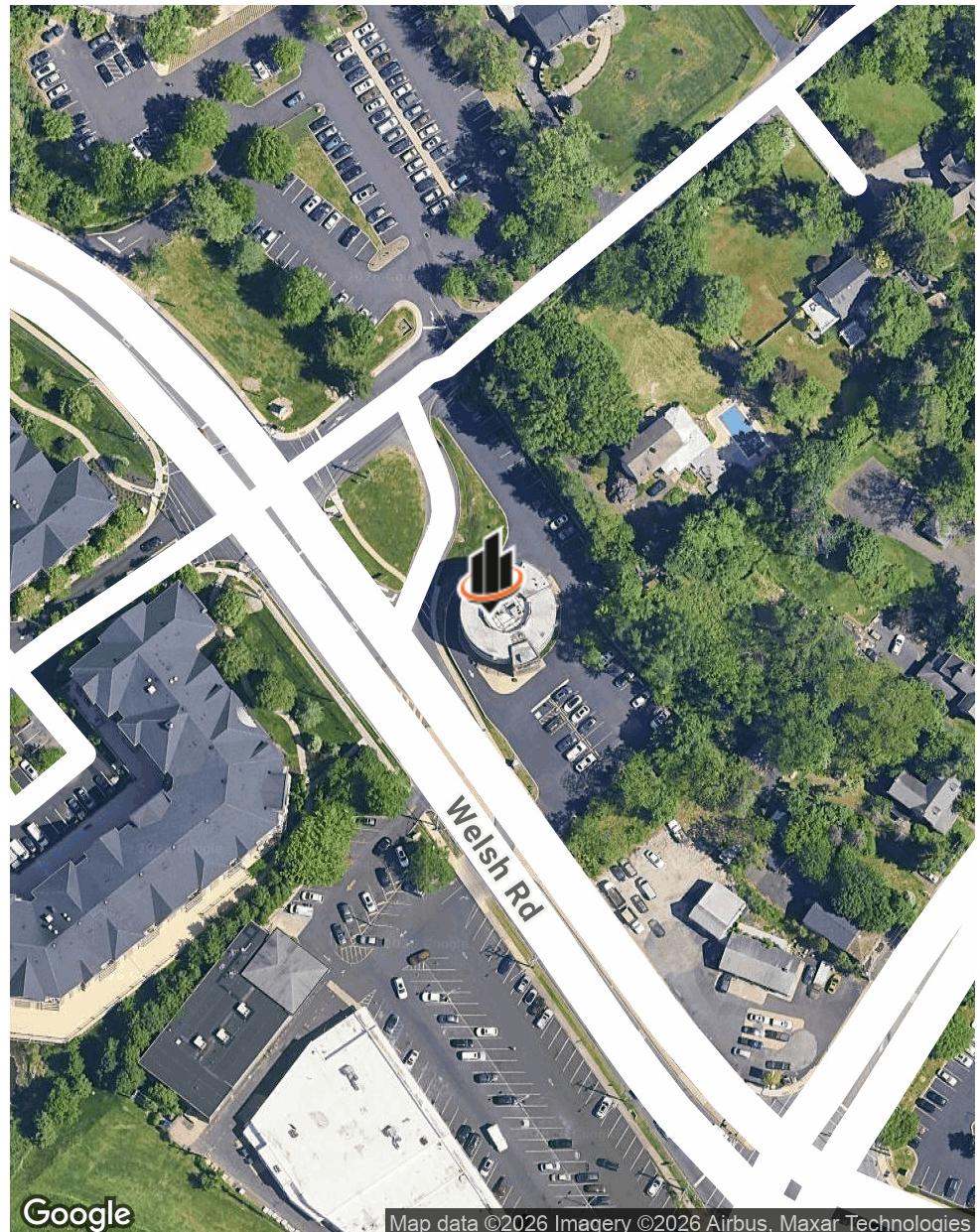
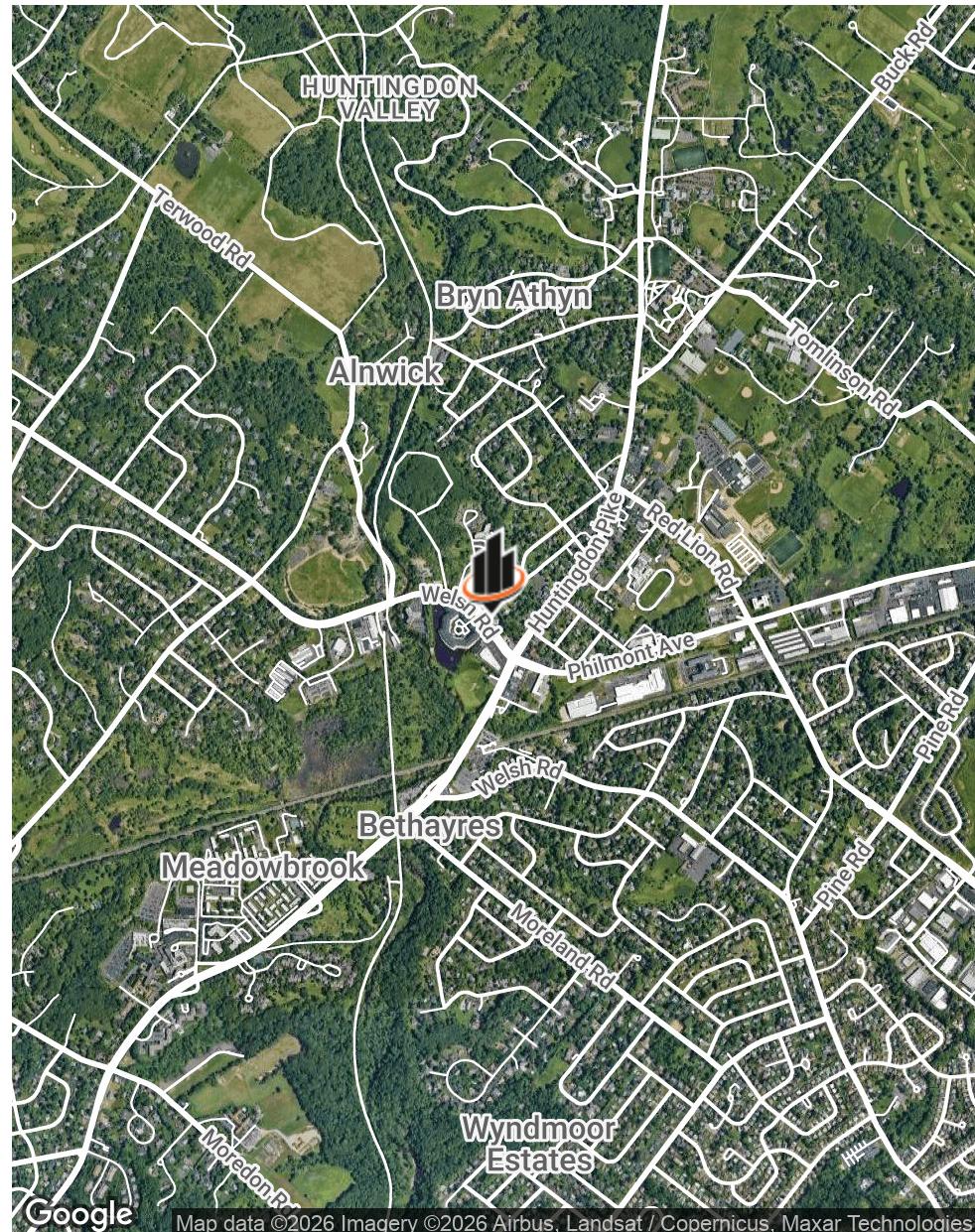
## The Location

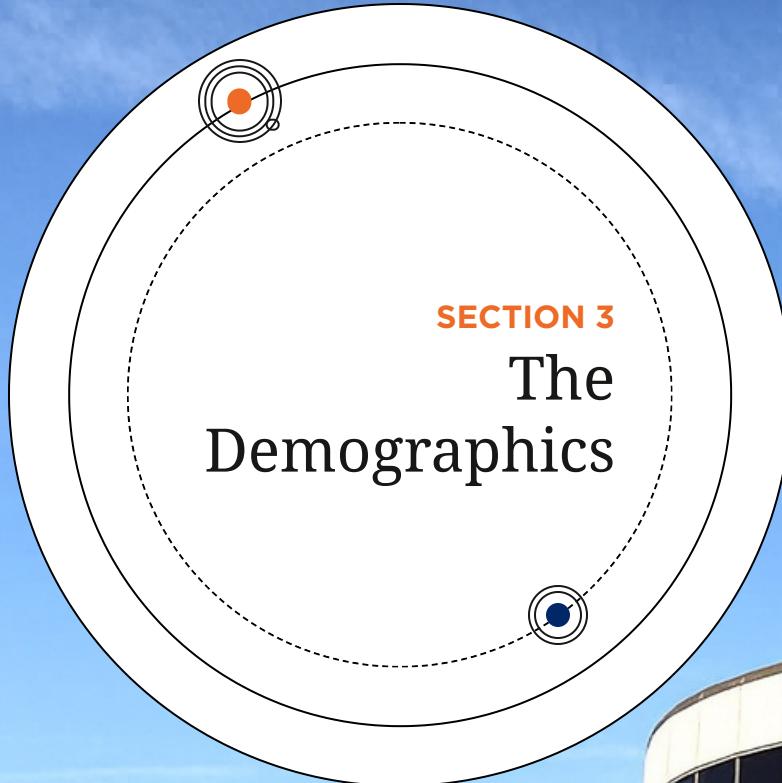


## REGIONAL MAP



## LOCATION MAP





### SECTION 3

## The Demographics



# DEMOGRAPHICS MAP & REPORT

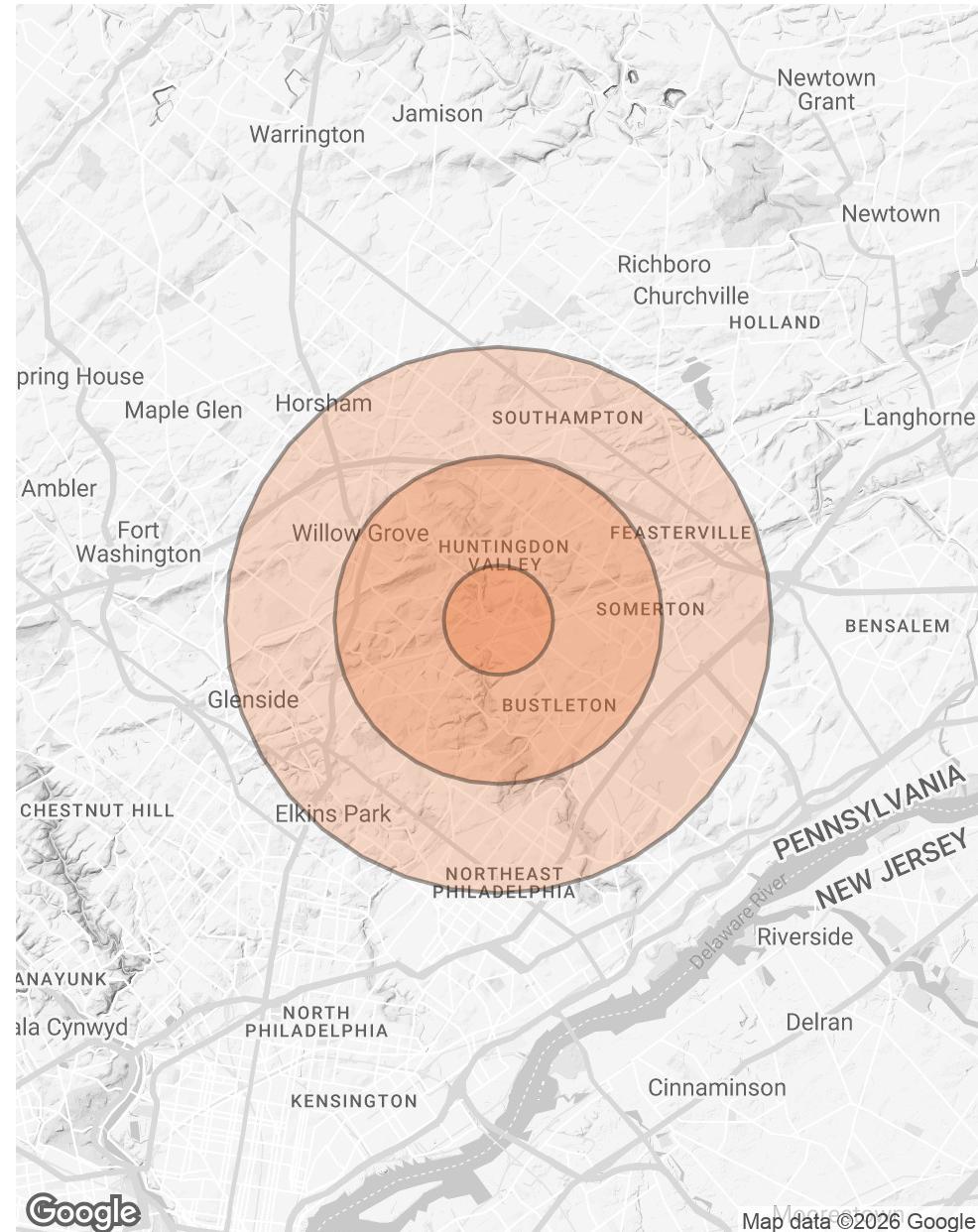
## POPULATION

	1 MILE	3 MILES	5 MILES
<b>TOTAL POPULATION</b>	6,191	97,176	352,823
<b>AVERAGE AGE</b>	49	44	43
<b>AVERAGE AGE (MALE)</b>	46	43	42
<b>AVERAGE AGE (FEMALE)</b>	51	45	44

## HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
<b>TOTAL HOUSEHOLDS</b>	2,494	36,485	138,287
<b># OF PERSONS PER HH</b>	2.5	2.7	2.6
<b>AVERAGE HH INCOME</b>	\$148,914	\$125,071	\$114,270
<b>AVERAGE HOUSE VALUE</b>	\$639,209	\$440,394	\$378,743

Demographics data derived from AlphaMap





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