

OFFERING MEMORANDUM
Prime Office Space

667 WELSH ROAD

Huntington Valley, PA 19006

PRESENTED BY:

MONIKA POLAKEVIC, CCIM

O: 215.757.2500 x2204

monika.polakevic@svn.com

PA #RS 293807



SVN
AHIA COMMERCIAL REAL ESTATE

EXCLUSIVELY MARKETING BY:



MONIKA POLAKEVIC, CCIM

Senior Advisor

Direct: 215.757.2500 x2204 **Cell:** 609.577.7538

monika.polakevic@svn.com

PA #RS 293807 // NJ #0789312



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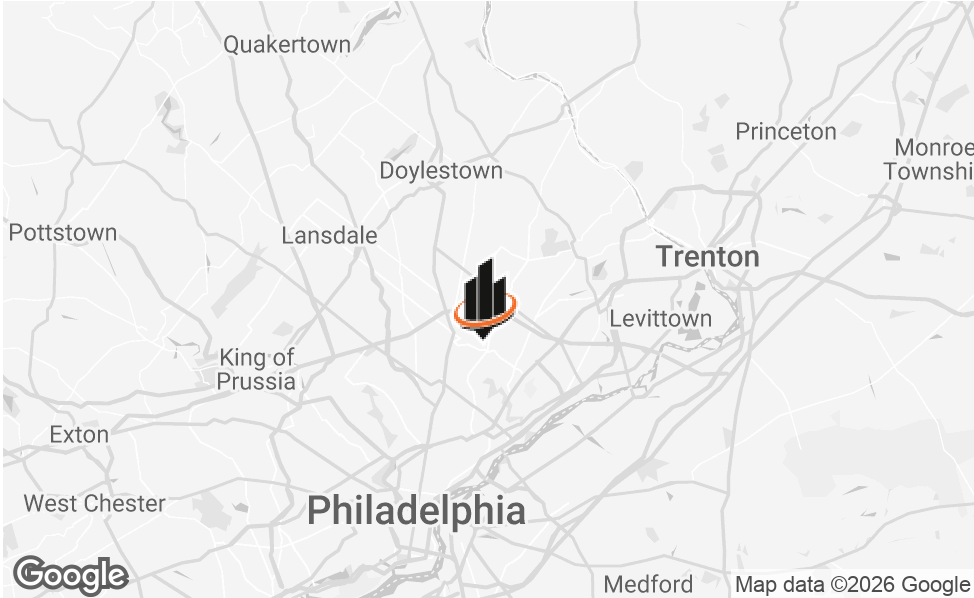
To the extent Owner or any agent of Owner corresponds with any prospective purchaser, any prospective purchaser should not rely on any such correspondence or statements as binding Owner. Only a fully executed Real Estate Purchase Agreement shall bind the property and each prospective purchaser proceeds at its own risk.

SECTION 1

The Property

TRUIST

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



667 WELSH ROAD | Huntington Valley, PA 19006



667 WELSH ROAD | Huntington Valley, PA 19006



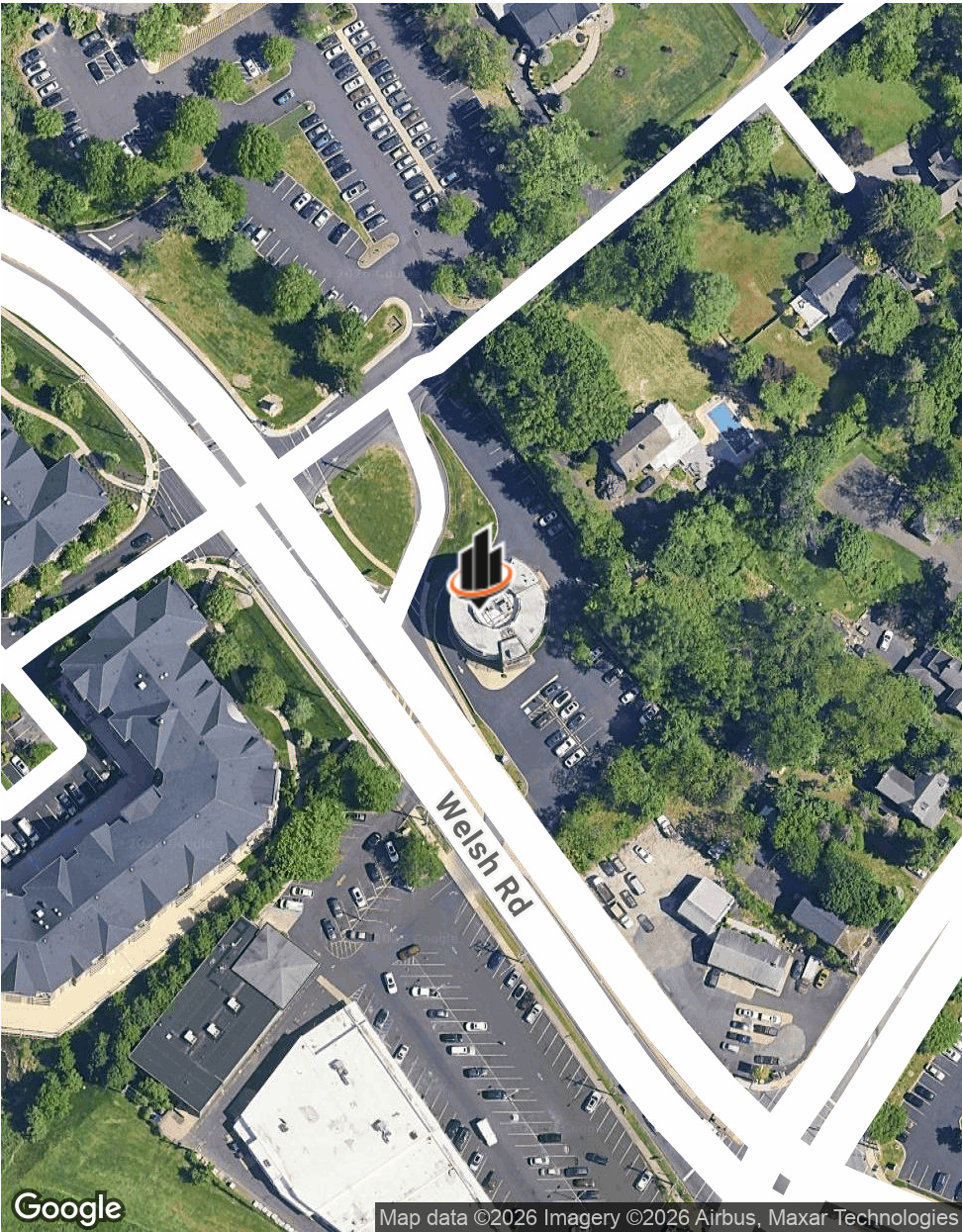
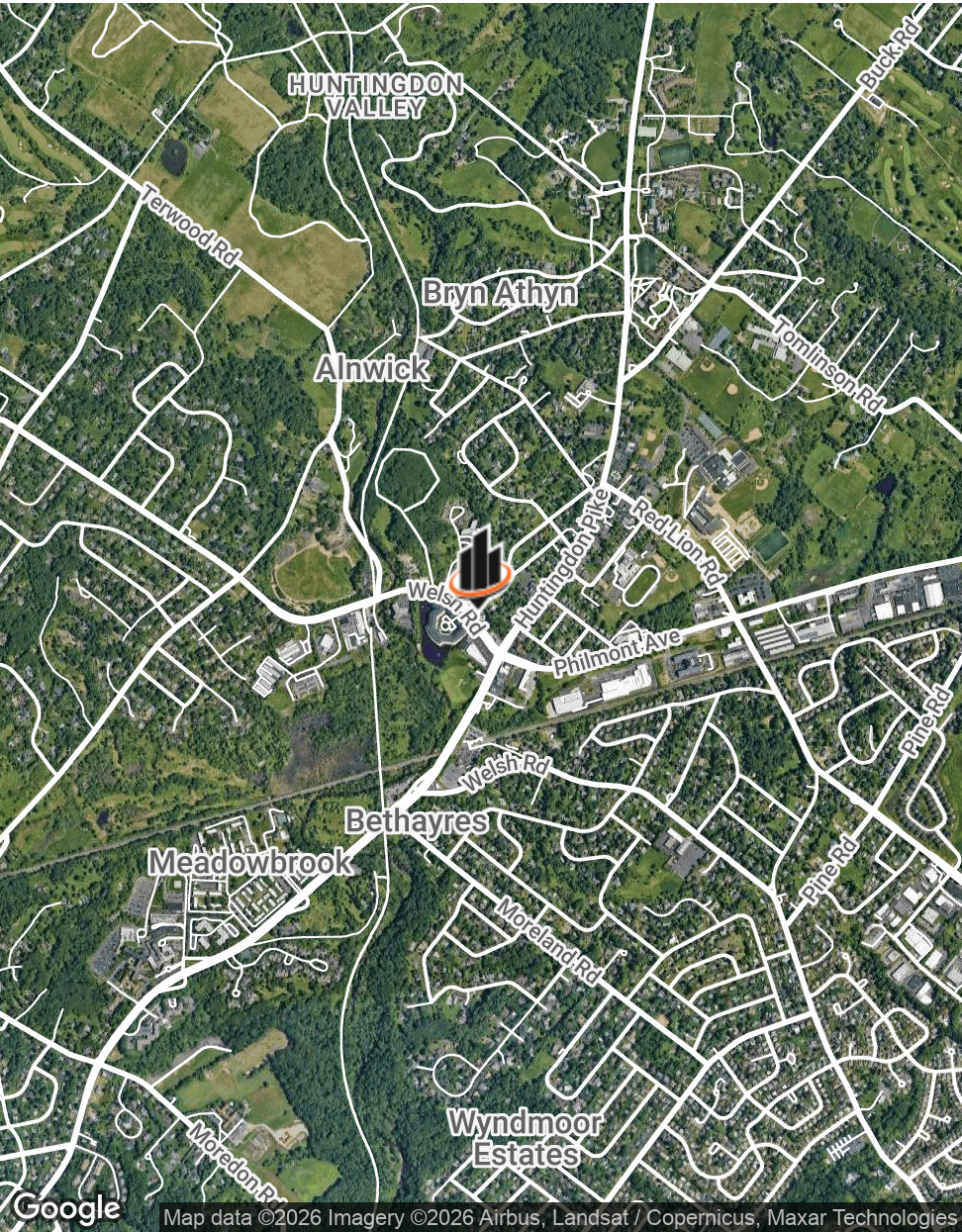
SECTION 2

The Location



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LOCATION MAP



SECTION 3

The Demographics

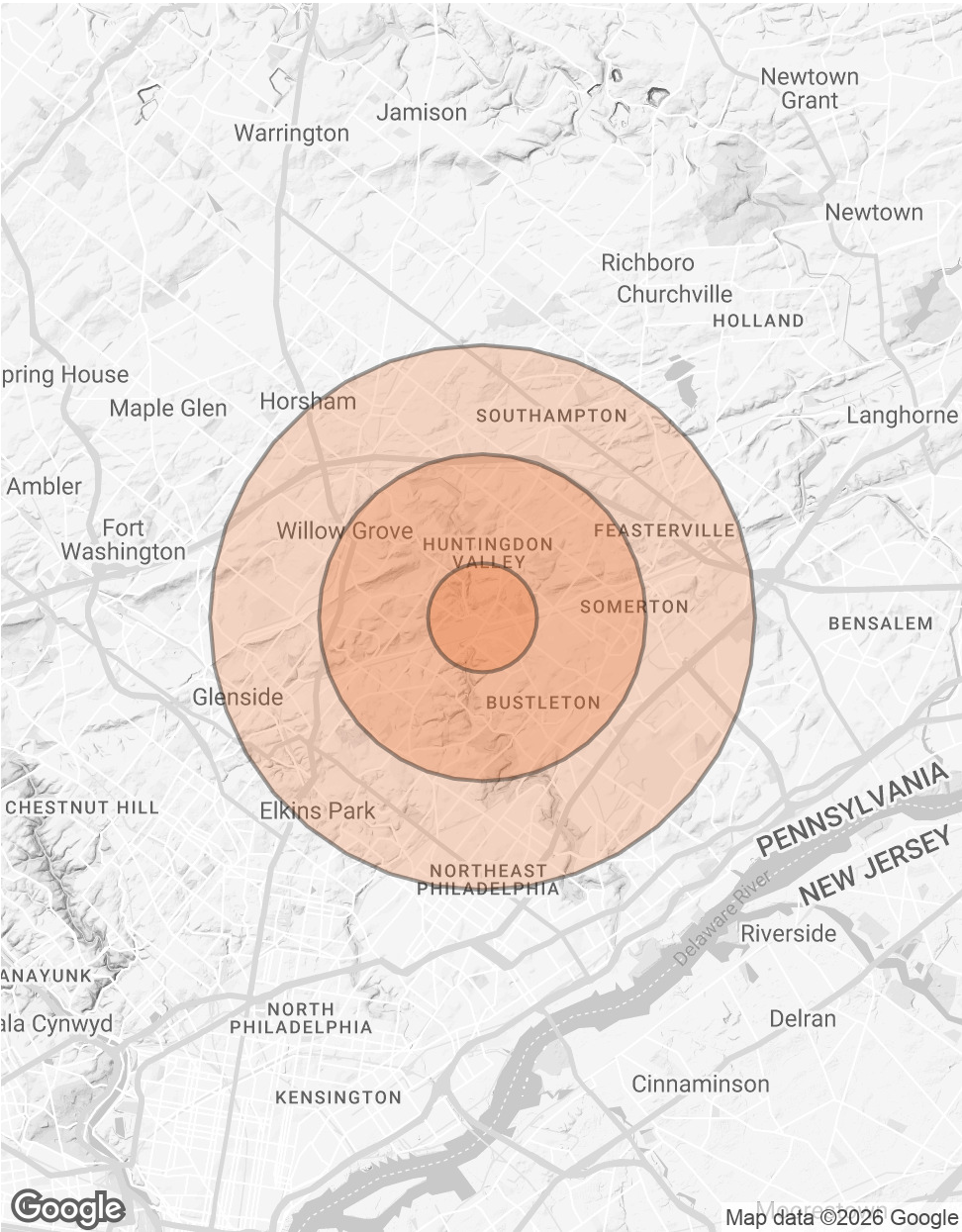


DEMOGRAPHICS MAP & REPORT

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

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

Demographics data derived from AlphaMap





125 Pheasant Run, Ste. 102
Newtown, PA 18940
215.757.2500
SVNAhia.com