



PROPERTY DESCRIPTION

Exceptional professional building situated on easily accessible Trooper Road in Montgomery County. This two story building features highly visible property signage, ample parking, and beautiful main lobby. Located on a very busy stretch of North Trooper Road, the building benefits from high traffic counts and direct access to other major commuting routes.

PROPERTY HIGHLIGHTS

- Located on North Trooper Road
- Flex / Office / Professional building
- Well maintained by its original owner
- Exceptionally maintained complex
- Full service suites are available
- Affordable price point
- Great signage and parking

OFFERING SUMMARY

Lease Rate:	\$900.00 - 1,488.00 per month (Full Service)
Available SF:	600 - 1,116 SF
Building Size:	24,272 SF

DEMOGRAPHICS	0.5 MILES	1 MILE	1.5 MILES
Total Households	616	2,360	5,091
Total Population	1,554	6,027	13,113
Average HH Income	\$120,955	\$117,453	\$112,865

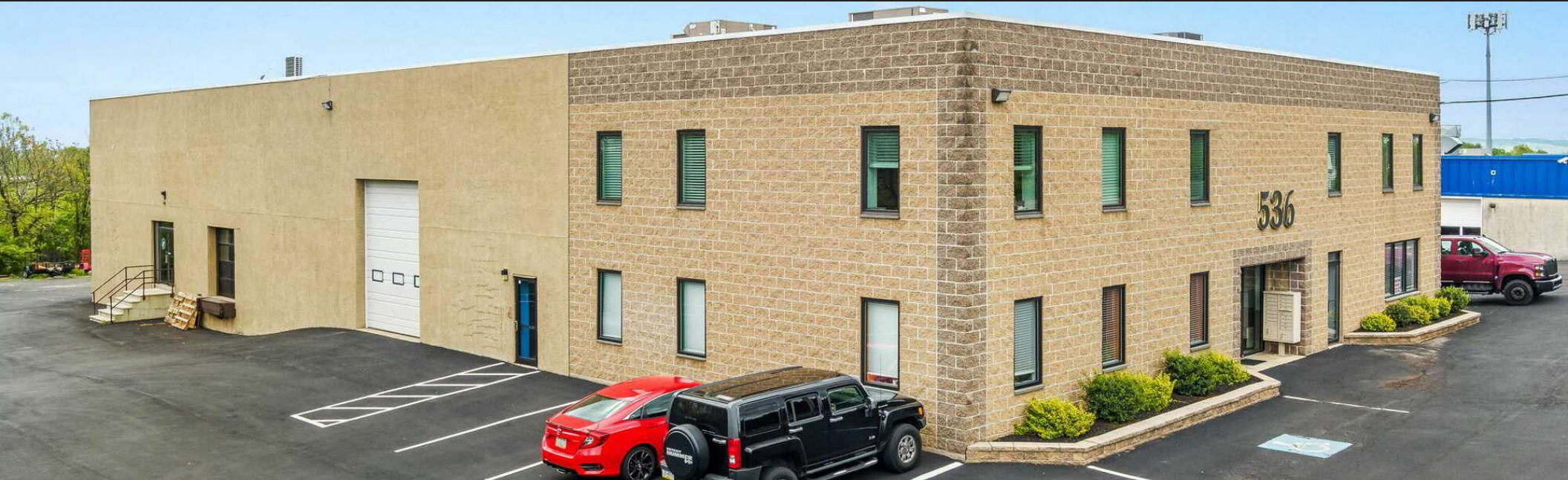
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LEASE INFORMATION

Lease Type:	Full Service	Lease Term:	Negotiable
Total Space:	600 - 1,116 SF	Lease Rate:	\$900.00 - \$1,488.00 per month

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
Suite #4	Available	1,116 SF	Full Service	\$1,488 per month	Ideal 1st floor professional / office space consisting of reception/waiting room, 3 private offices, kitchenette, and large open area. Ideal for a physical therapist, medical user, accounting, law firm, engineering, contractor's office, or other professional user.
Suite #3	Available	600 SF	Full Service	\$900 per month	Excellent 2nd floor professional / office space consisting of large open work areas in a private corner suite. Ideal for any professional or service-oriented user.
Suite #5	-	2,100 SF	NN	Inquire with broker	Great flex space available with 18' high ceilings for lease, consisting of 3 private offices and a small office space.



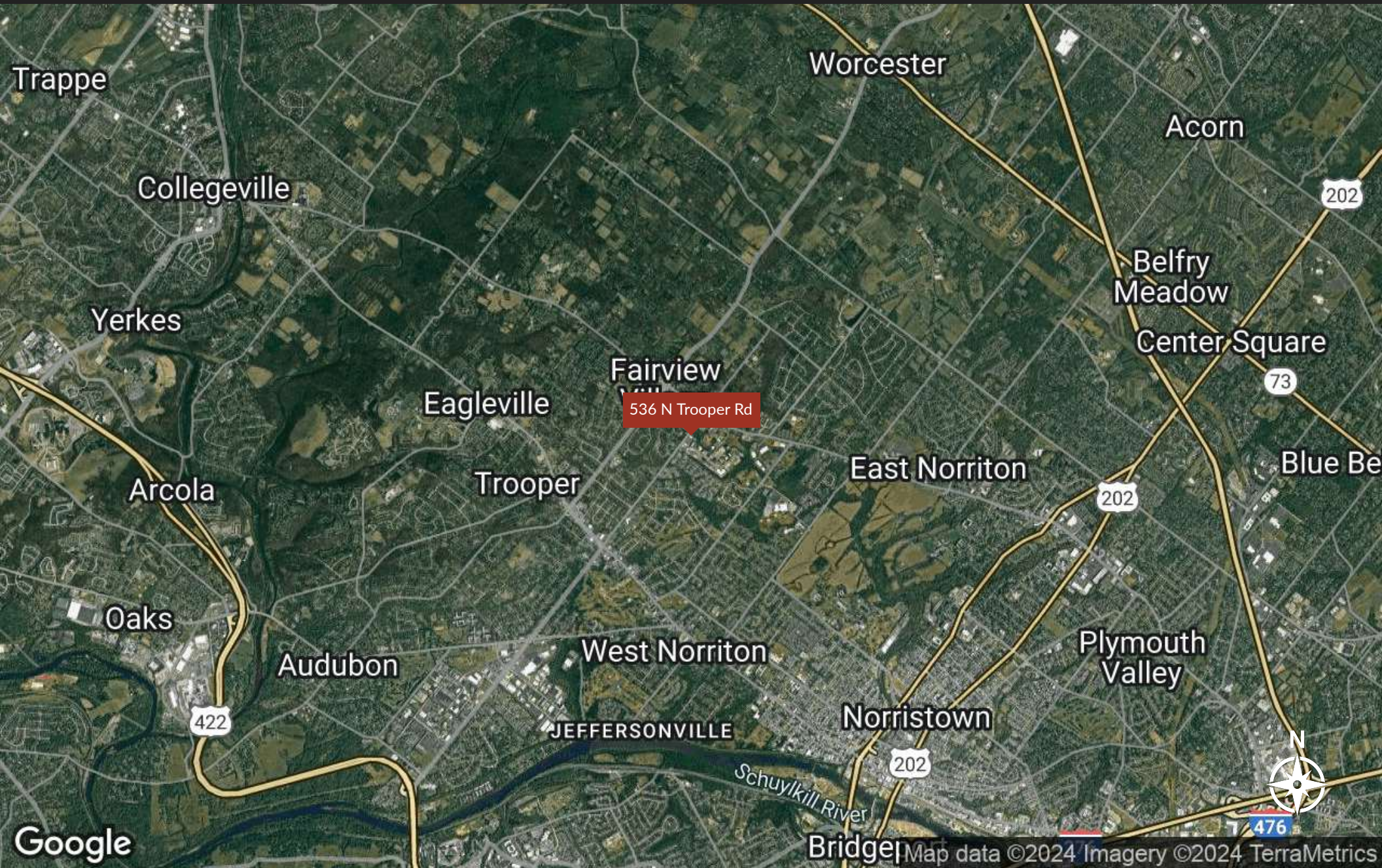
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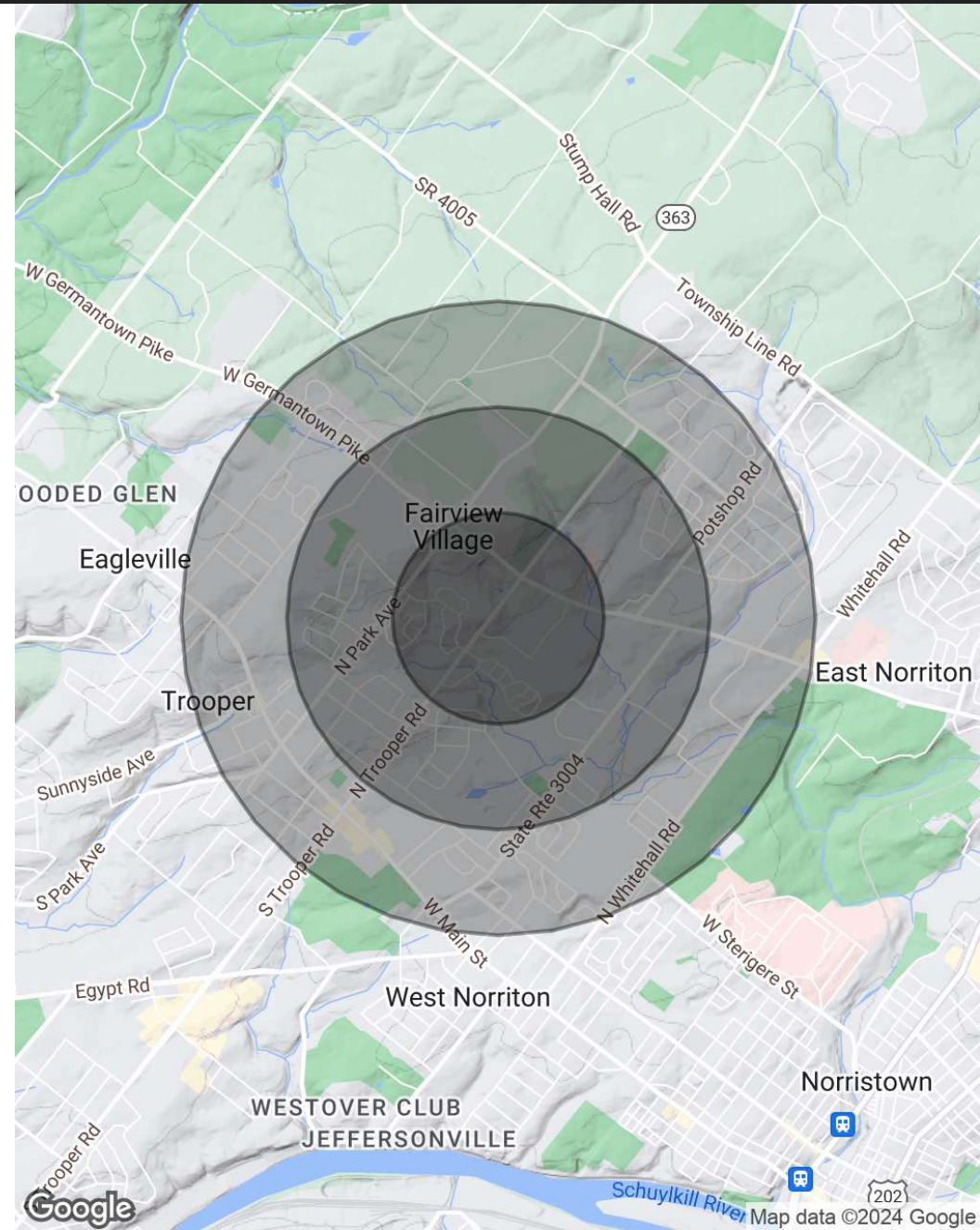
Demographics

536 N Trooper Rd East Norriton, PA 19403

POPULATION	0.5 MILES	1 MILE	1.5 MILES
Total Population	1,554	6,027	13,113
Average Age	48.7	47.7	46.5
Average Age (Male)	44.0	43.7	43.8
Average Age (Female)	51.2	50.0	48.4

HOUSEHOLDS & INCOME	0.5 MILES	1 MILE	1.5 MILES
Total Households	616	2,360	5,091
# of Persons per HH	2.5	2.6	2.6
Average HH Income	\$120,955	\$117,453	\$112,865
Average House Value	\$314,944	\$309,950	\$301,561

2020 American Community Survey (ACS)



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