

1,390-3,230SF RETAIL SPACE ON RT 63 (MAIN ST.) HARLEYSVILLE PA | FOR LEASE

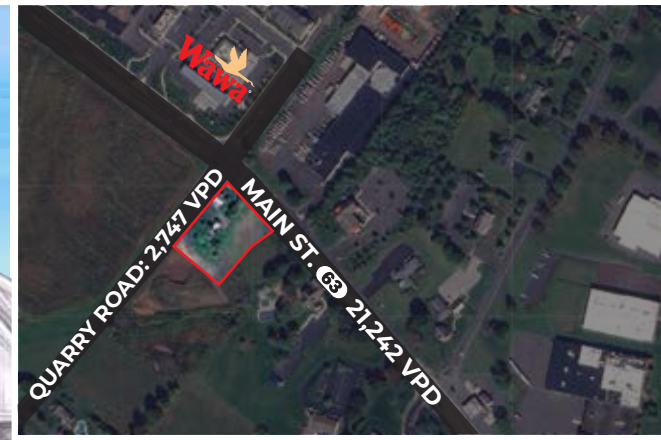
196 Main Street | Harleysville, PA 19438 | Montgomery County

LEGEND

PROPERTIES INC.

COMMERCIAL REAL ESTATE

Proposed Elevation



JOIN



PROPERTY INFORMATION

- Prime Retail Space for Lease • Delivery anticipated 1st Quarter of 2026
- Great visibility on heavily traveled Main Street (Route 63) with over 21,242 VPD and Nearby Quarry Road: 2,747 VPD
- Nearby Retailers include: Super Wawa, Taco Bell, McDonalds, Popeyes (coming soon) and Chase Bank (coming soon)
- High Growth Market minutes from the PA Turnpike Interchange
- Ideal for Food & Take Out Restaurants, Hair & Nail Salons, Postal Service Optical Store, Dental, Urgent Care and other Medical & Retail Uses

Demographics	1 Mile	3 Miles	5 Miles
Population	6,302	34,930	114,218
Average HH Income	\$174,351	\$177,276	\$157,427
Total Businesses	215	1,089	3,340
Number of Employees	2,771	18,456	41,890
Traffic Counts	Main Street (Route 63) : 21,242 VPD Nearby Quarry Road: 2,747 VPD		

*Data Source: Sites USA REGIS™ 2024

1,390SF &
1,840SF
Unit Size(s)

RENT/SF
Upon Request

+/- \$5SF
NNN

FOR MORE INFORMATION DAVID DEPETRIS 610-941-4034 x107
PLEASE CONTACT: DDEPETRIS@LPRE.COM 856-912-1165 CELL



LEGEND PROPERTIES | 1000 Fayette Street | Conshohocken, PA 19428 | 610-941-4034 | LPRE.COM

Information contained herein has been obtained from owner of the property or from sources deemed reliable. We have no reason to doubt it's accuracy but make no warranty or representation. All information is submitted subject to errors, omissions, changes, withdrawal without notice and any special listing conditions of the owner. 021725

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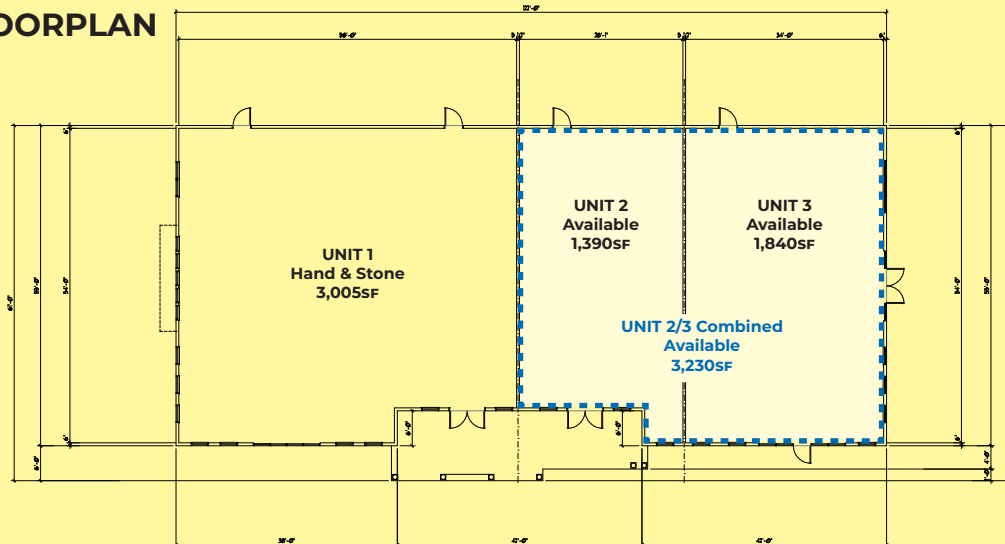
COMMERCIAL REAL ESTATE

SITE AERIAL



196 Main Street

FLOORPLAN



Quarry Road

LEASE SIGNED



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REGIONAL AERIAL

The Shops of Harleysville
GIANT **Walmart**
MATTRESS FACTORY

DUNKIN'

Henning's
GVH GRAND VIEW HEALTH
McDonald's
KeyBank

221 Main
Wawa
(ACROSS THE STREET)
TACO BELL
POPEYES
(OPENING SOON)

SITE

196 Main

Auto Zone
Lowe's
Wawa
Freddy's
Shogun
UNIVEST

Wendy's
Planet Fitness

Ralph's Corner
KOHL'S
McDonald's
ALDI
Applebee's
ROSS
DRESS FOR LESS

PENNA TURN-PIKE
Lansdale Exit

COURTYARD
Marriott

Holiday Inn
HOTELS • RESORTS

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DEMOGRAPHICS

Population	1 Mile	3 Miles	5 Miles
Population (Est. 2023)	6,302	34,930	114,218
Projected Population (2028)	6,545	36,582	116,386
Projected Annual Growth (2023 to 2028)	0.8%	0.9%	0.4%

Daytime Population

Total Businesses (2023)	215	1,098	3,340
Number of Employees (2023)	2,771	18,456	41,890

Income

Average HH Income (Est. 2023)	\$174,351	\$177,276	\$157,427
Median HH Income (2023)	\$143,737	\$140,598	\$121,179

Households & Growth

Households	2,369	13,539	43,700
Projected HH (2028)	2,434	14,141	44,314
HH Growth with Children (2023 to 2028)	52.3%	41.5%	30.7%

Education

High School Graduate	25.9%	21.1%	24.8%
Some College	11.6%	12.6%	13.4%
Bachelor Degree	31.5%	32.5%	28.6%
Graduate	18.8%	21.7%	18.7%

Traffic Counts: Main Street (ROUTE 63): 21,242 VPD Nearby Quarry Road: 2,747 VPD

Data Source: Sites USA REGIS™ 2024

KEY DEMO DATA & MAP

