

**Proposed Elevation**

 JOIN **CHASE**
**HAND & STONE**  
 MASSAGE AND FACIAL SPA

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

 RENT/SF  
 Upon Request

 +/- \$5SF  
 NNN

**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

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 SCAN FOR  
 WEB SITE  
 LPRE.COM

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

196 Main Street | Harleysville, PA 19438 | Montgomery County

LEGEND

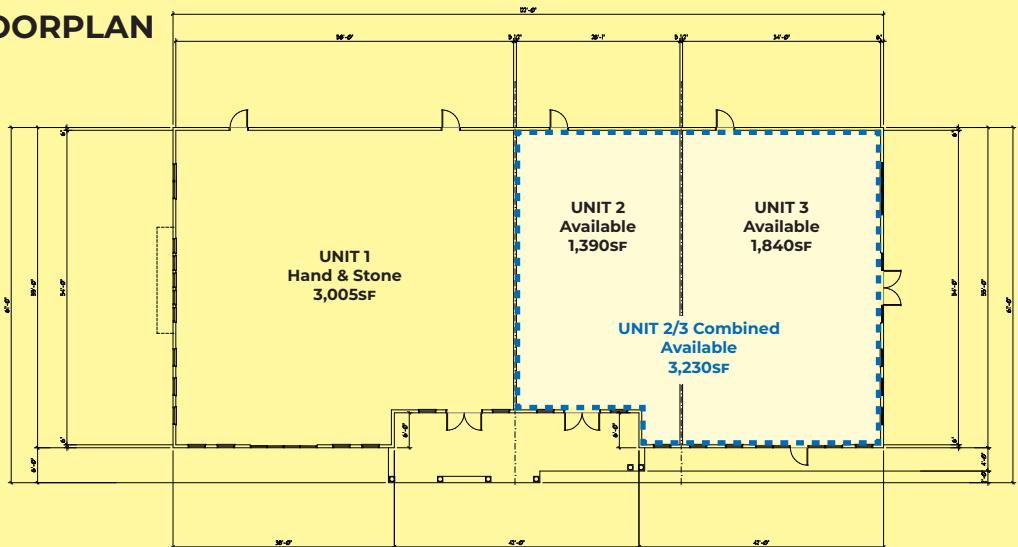
PROPERTIES INC.

COMMERCIAL REAL ESTATE

SITE AERIAL



FLOORPLAN



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## REGIONAL AERIAL

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

**DUNKIN'**

**Henning's**   
**GVH** **GRAND VIEW HEALTH** 

**SITE**

196 Main

**221 Main**

**Wawa**   
(ACROSS THE STREET)  
  
(OPENING SOON)

**AutoZone** **Lowe's**   
**Freddy's STEAKBURGERS**   


**Wendy's** 

Ralph's Corner

**KOHL'S**   
   


**PENNSYLVANIA 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

