

**RETAIL SPACES FOR LEASE IN REDEVELOPED CENTER**  
**853 - 881 WEST BUTLER PIKE, AMBLER, PA 19002**

**BLUE BELL CORNER**

**LAST SPACE  
REMAINING!**



**EMILY STEIN**  
Managing Director  
Director of Healthcare Services  
T: 856.797.1919 x110  
C: 609.457.9816  
E: Emily.Stein@VantageRES.com

**VINCE CEROLI**  
Sr. Advisor  
T: 856.797.1919 x120  
C: 856.261.3000  
E: Vince.Ceroli@VantageRES.com

**DISCLAIMER**

The information contained herein has been obtained from sources deemed reliable. Vantage RES makes no representation, guarantee or warranty about its accuracy. Any projections, opinions, assumptions or estimates provided by Vantage RES are for discussion purposes only and do not represent the current or future performance, condition of a property, location or market and subject to errors, omissions, change of price, lease, prior sale or financing, or withdrawal without notice.

# RETAIL SPACES FOR LEASE IN REDEVELOPED CENTER

## 853 - 881 WEST BUTLER PIKE, AMBLER, PA 19002

BLUE BELL CORNER

### Offering Summary

**SF Available:** Suite 4: +/- 3,200 SF

**Lease Rate:** \$26.50 / SF (NNN ≈ \$4.50/ SF)

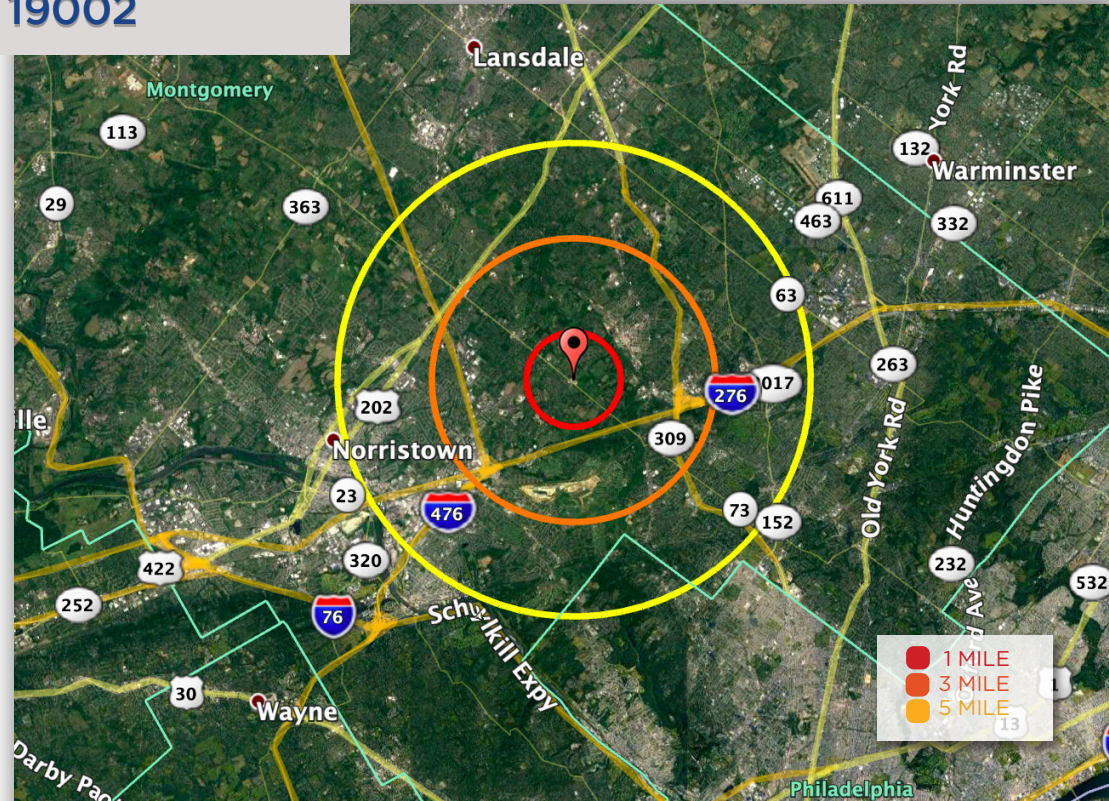
**Signage:** Façade and monument signage

**Parking:** +/- 60 spaces

**Occupancy:** Immediate

### Property/Area Highlights

- + Newly renovated center with beautiful facade and monument signage ensuring great visibility for your business
- + Surrounded by high-income demographics and in-line with three-parcel redevelopment project at Butler Pike/Skipack Pike
- + Located proximate to the Pennsylvania Expressway, Routes 476 and 309, minutes from Plymouth Meeting and Center Square
- + Area amenities include Karamoor Estate Winery, CVS Pharmacy, Citizen's Bank and Pediatric Dental Associates of Ambler



### 2022 DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
<b>EST. POPULATION:</b>	2,568	39,135	155,869
<b>EST. HOUSEHOLDS:</b>	1,090	15,342	61,329
<b>AVG. HOUSEHOLD INCOME:</b>	\$168,676	\$140,558	\$133,515

TRAFFIC COUNT: 13,072 VPD



**EMILY STEIN**  
 Managing Director  
 Director of Healthcare Services  
 T: 856.797.1919 x110  
 C: 609.457.9816  
 E: Emily.Stein@VantageRES.com

**VINCE CEROLI**  
 Sr. Advisor  
 T: 856.797.1919 x120  
 C: 856.261.3000  
 E: Vince.Ceroli@VantageRES.com

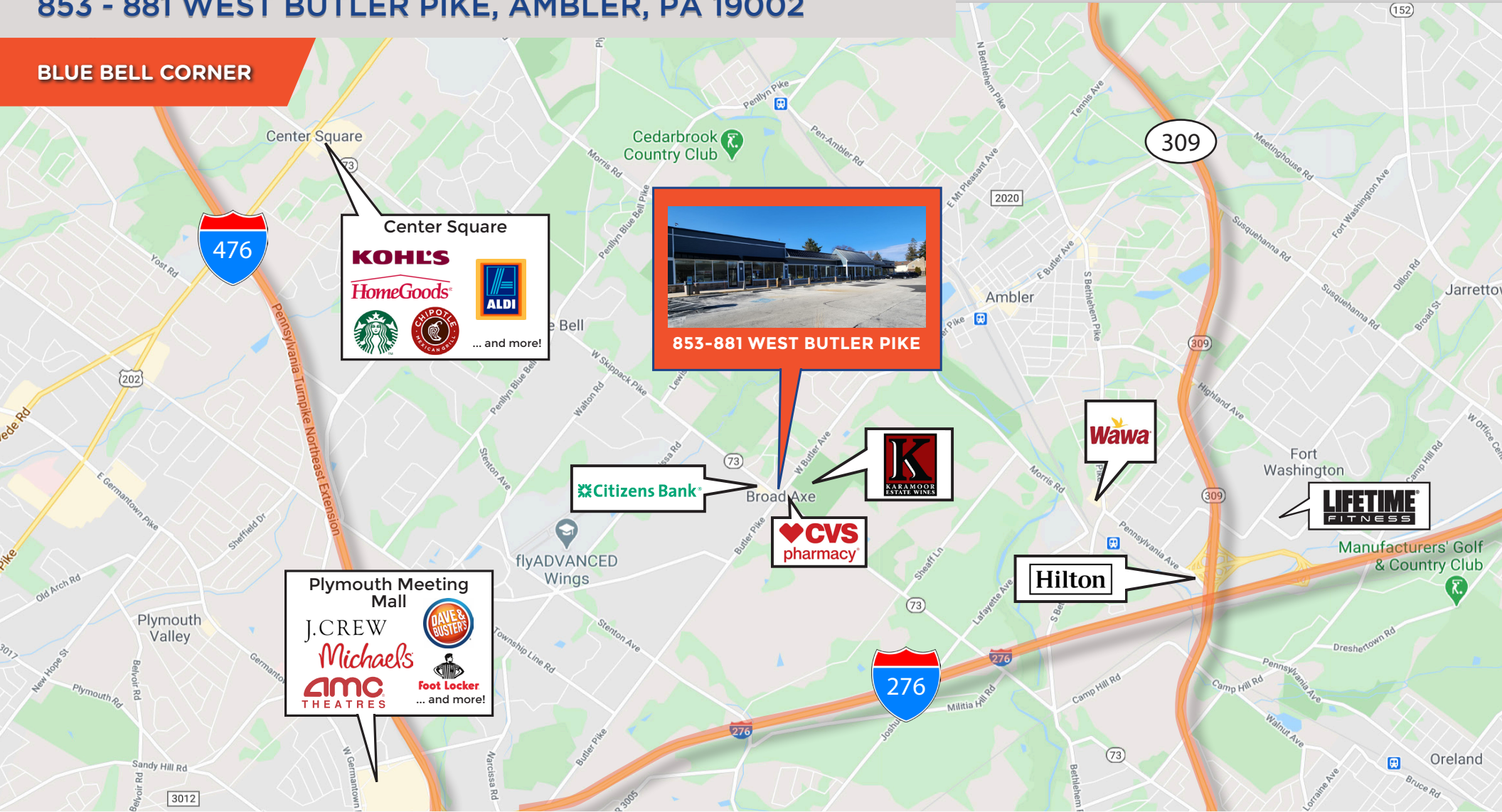
### DISCLAIMER

The information contained herein has been obtained from sources deemed reliable. Vantage RES makes no representation, guarantee or warranty about its accuracy. Any projections, opinions, assumptions or estimates provided by Vantage RES are for discussion purposes only and do not represent the current or future performance, condition of a property, location or market and subject to errors, omissions, change of price, lease, prior sale or financing, or withdrawal without notice.

# RETAIL SPACES FOR LEASE IN REDEVELOPED CENTER

## 853 - 881 WEST BUTLER PIKE, AMBLER, PA 19002

### BLUE BELL CORNER



**Center Square**

**KOHL'S**

**HomeGoods**

**ALDI**

Starbucks

CRIPPOLE

... and more!

**853-881 WEST BUTLER PIKE**

**Plymouth Meeting Mall**

J.CREW

**Michael's**

**AMC THEATRES**

DAVE & BUSTERS

Foot Locker

... and more!

**Citizens Bank**

**CVS pharmacy**

**KARAGOOR ESTATE WINES**

**Wawa**

**Hilton**

**LIFETIME FITNESS**



**EMILY STEIN**  
 Managing Director  
 Director of Healthcare Services  
 T: 856.797.1919 x110  
 C: 609.457.9816  
 E: Emily.Stein@VantageRES.com

**VINCE CEROLI**  
 Sr. Advisor  
 T: 856.797.1919 x120  
 C: 856.261.3000  
 E: Vince.Ceroli@VantageRES.com

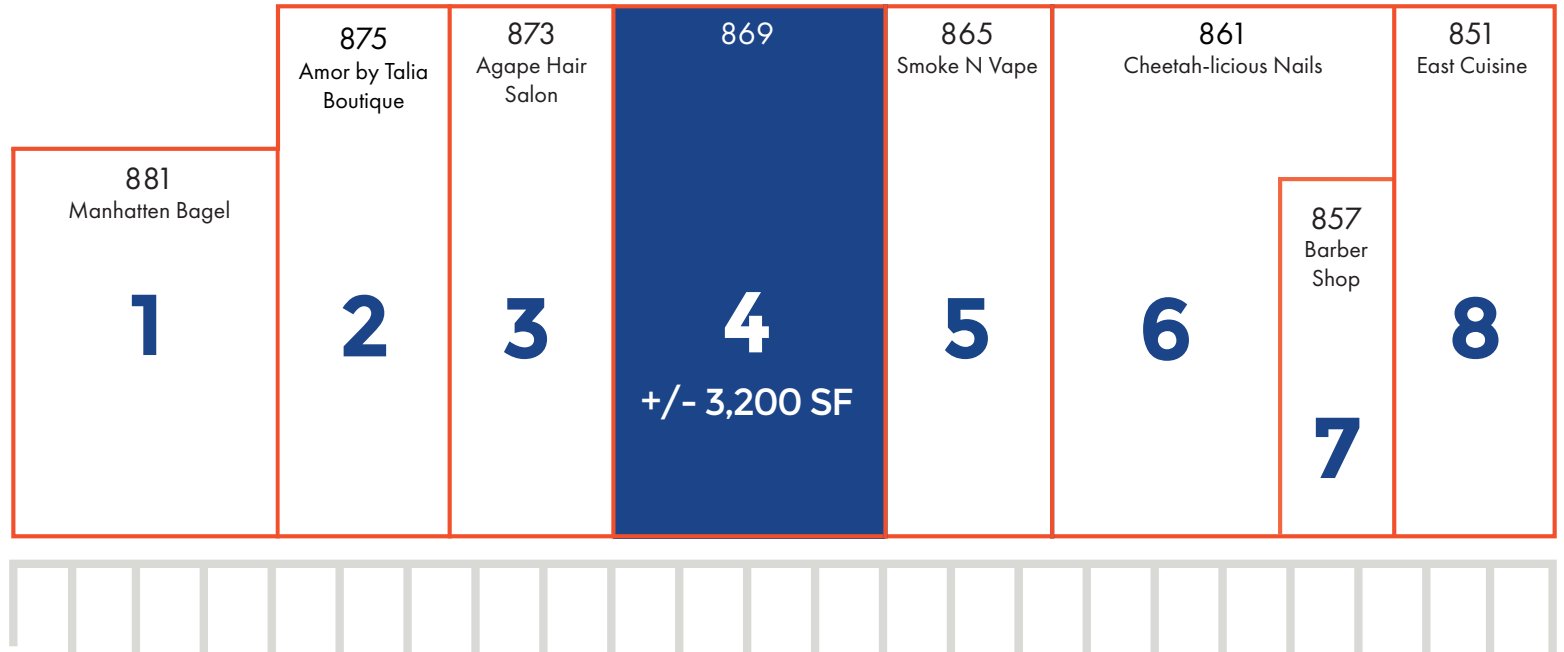
**DISCLAIMER**  
 The information contained herein has been obtained from sources deemed reliable. Vantage RES makes no representation, guarantee or warranty about its accuracy. Any projections, opinions, assumptions or estimates provided by Vantage RES are for discussion purposes only and do not represent the current or future performance, condition of a property, location or market and subject to errors, omissions, change of price, lease, prior sale or financing, or withdrawal without notice.

# RETAIL SPACES FOR LEASE IN REDEVELOPED CENTER

## 853 - 881 WEST BUTLER PIKE, AMBLER, PA 19002

BLUE BELL CORNER

### SITE PLAN



**EMILY STEIN**  
Managing Director  
Director of Healthcare Services  
T: 856.797.1919 x110  
C: 609.457.9816  
E: Emily.Stein@VantageRES.com

**VINCE CEROLI**  
Sr. Advisor  
T: 856.797.1919 x120  
C: 856.261.3000  
E: Vince.Ceroli@VantageRES.com

#### DISCLAIMER

The information contained herein has been obtained from sources deemed reliable. Vantage RES makes no representation, guarantee or warranty about its accuracy. Any projections, opinions, assumptions or estimates provided by Vantage RES are for discussion purposes only and do not represent the current or future performance, condition of a property, location or market and subject to errors, omissions, change of price, lease, prior sale or financing, or withdrawal without notice.

# RETAIL SPACES FOR LEASE IN REDEVELOPED CENTER

## 853 - 881 WEST BUTLER PIKE, AMBLER, PA 19002

BLUE BELL CORNER



**EMILY STEIN**  
Managing Director  
Director of Healthcare Services  
T: 856.797.1919 x110  
C: 609.457.9816  
E: Emily.Stein@VantageRES.com

**VINCE CEROLI**  
Sr. Advisor  
T: 856.797.1919 x120  
C: 856.261.3000  
E: Vince.Ceroli@VantageRES.com

### DISCLAIMER

The information contained herein has been obtained from sources deemed reliable. Vantage RES makes no representation, guarantee or warranty about its accuracy. Any projections, opinions, assumptions or estimates provided by Vantage RES are for discussion purposes only and do not represent the current or future performance, condition of a property, location or market and subject to errors, omissions, change of price, lease, prior sale or financing, or withdrawal without notice.

# RETAIL SPACES FOR LEASE IN REDEVELOPED CENTER

## 853 - 881 WEST BUTLER PIKE, AMBLER, PA 19002

### PHOTOGRAPHY

#### SIGNAGE



#### SPACE AVAILABLE



#### AMOR BY TALIA BOUTIQUE



#### AMOR BY TALIA BOUTIQUE



**EMILY STEIN**  
Managing Director  
Director of Healthcare Services  
T: 856.797.1919 x110  
C: 609.457.9816  
E: Emily.Stein@VantageRES.com

**VINCE CEROLI**  
Sr. Advisor  
T: 856.797.1919 x120  
C: 856.261.3000  
E: Vince.Ceroli@VantageRES.com

#### DISCLAIMER

The information contained herein has been obtained from sources deemed reliable. Vantage RES makes no representation, guarantee or warranty about its accuracy. Any projections, opinions, assumptions or estimates provided by Vantage RES are for discussion purposes only and do not represent the current or future performance, condition of a property, location or market and subject to errors, omissions, change of price, lease, prior sale or financing, or withdrawal without notice.