

RETAIL/INDUSTRIAL BUILDINGS FOR LEASE

252 Bethlehem Pike Rt 309
Colmar, Hatfield Township, PA 18915



The Property: • 54,000 SF on 2.819 Acres • Multi-Tenant Building,
..... including *Cigar, Cigars, Eastern Auto Parts, Pro Elite Gym, and Yia Yia Baklava*

Property Features

• Excellent visibility in a high-traffic area – approximately 31,000 vehicles daily
Broad, Commercial Zoning • 90 Car parking across three saved lots • 200' on Bethlehem Pike (Rt. 309)

Alan Apt

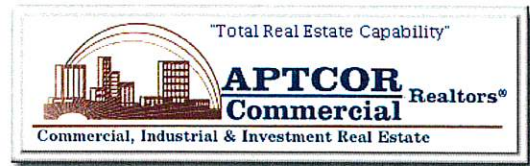
414 W. Main Street
Lansdale, PA 19446
alan@aptdor.com
215-855-9600



Multiple Spaces Available for Lease:

A105.....	3,800 SF.....	RETAIL
A105 + A109.....	8,200 SF.....	RETAIL/OFFICE
A105 + A109 + 5,000 SF of Warehouse.....	13,200 SF.....	RETAIL/OFFICE/WAREHOUSE
A109 + A110.....	15,400 SF.....	OFFICE/WAREHOUSE/FLEX
A109 + A110 (Full).....	19,400 SF.....	OFFICE/WAREHOUSE/FLEX
A109 + A110	19,400 SF.....	OFFICE/WAREHOUSE/FLEX
A105 + A109 + A110	23,200 SF.....	RETAIL/OFFICE/WAREHOUSE
B137.....	5,000 SF.....	FLEX/OFFICE/WAREHOUSE

\$8.00 - \$15.00
Per SF
(NNN) "As Is"



COMMERCIAL PROPERTY DESCRIPTION

NAME OF FACILITY:	Comflex @ Colmar
STREET ADDRESS:	252 Bethlehem Pike – Route 309
TOWNSHIP/BOROUGH:	Hatfield Township
CITY, STATE, ZIP:	Colmar, PA 18915

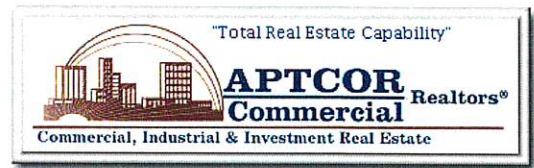
SITE:

AVAILABLE	: 27,312 SF (Including Warehouse Space)
BUILDING TYPE	: 2 ONE-STORY, MULTI-TENANT BUILDINGS TALLING 53,550 SF
NEAREST MAJOR INTERSECTION	: ROUTE 309 & BROAD STREET
ACREAGE	: 2.819 ACRES
FRONTAGE	: 200' on ROUTE 309
FLOOR PLAN	: SEE ATTACHED
TYPOGRAPHY	: LEVEL
TRAFFIC COUNT	: APPROX. 31,000 CARS DAILY
SANITARY SEWER	: HATFIELD TWP. MUNICIPAL AUTHORITY
WATER	: NORTH PENN WATER AUTHORITY
ELECTRIC	: PECO
PAVED PARKING	: MACADAM PARKING APPROX. 90 CARS

IMPROVEMENT DESCRIPTION:

OVERALL BLDG. DIMEN.	: <u>FRONT</u> : 250' X 150' & 15' X 70'
	<u>REAR</u> : 150' X 100'
SQ. FOOTAGE by FLOOR	: <u>FRONT</u> : 38,550 SF
	<u>REAR</u> : 15,000 SF

*ALL INFORMATION FURNISHED REGARDING PROPERTY FOR SALE, RENTAL, OR FINANCING IS FROM SOURCES DEEMED RELIABLE BUT NO WARRANTY OR REPRESENTATION IS MADE AS TO THE ACCURACY THEREOF AND SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, PRIOR TO SALE, LEASE OR FINANCING OR WITHDRAW WITHOUT NOTICE, NO LIABILITY OF ANY KIND IS TO BE IMPOSED ON THE BROKER HEREIN.



LAVATORIES	: <u>SHOWROOM</u> : 2 (1 ADA)
	<u>STORES</u> : 15,000 SF
	<u>WAREHOUSE</u> : 1 (with 2 STALLS & 1 URINAL)
AGE	: <u>FRONT BUILDING</u> : 1973
	<u>REAR BUILDING</u> : 1978
CONDITION	: VERY GOOD
FOUNDATION	: CONCRETE
EXTERIOR WALLS	: CONCRETE BLOCK
CURRENT OR LAST USE	: DOGTOWN/LIGHTNG/FURNITURE/SHOWROOM/ WAREHOUSE
EXTERIO WALLS	: CONCRETE BLOCK
ZONING	: COMMERCIAL
PRICE & TERMS	: LEASE: VARIOUS SPACES - \$8.00 - \$15.00 PER SF (NNN) "As Is"



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252 Bethlehem Pike, Colmar, PA
Complex @ Colmar

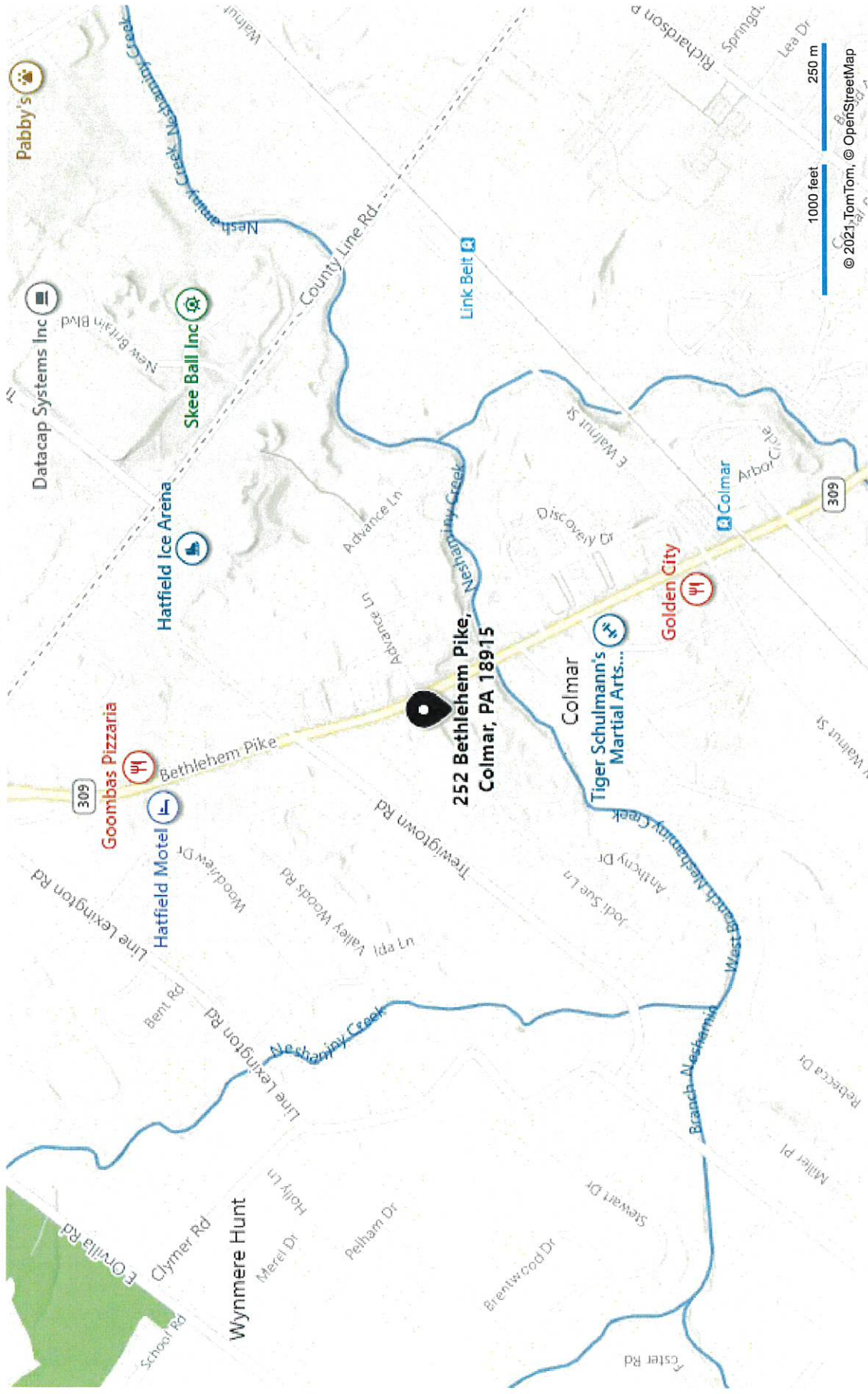


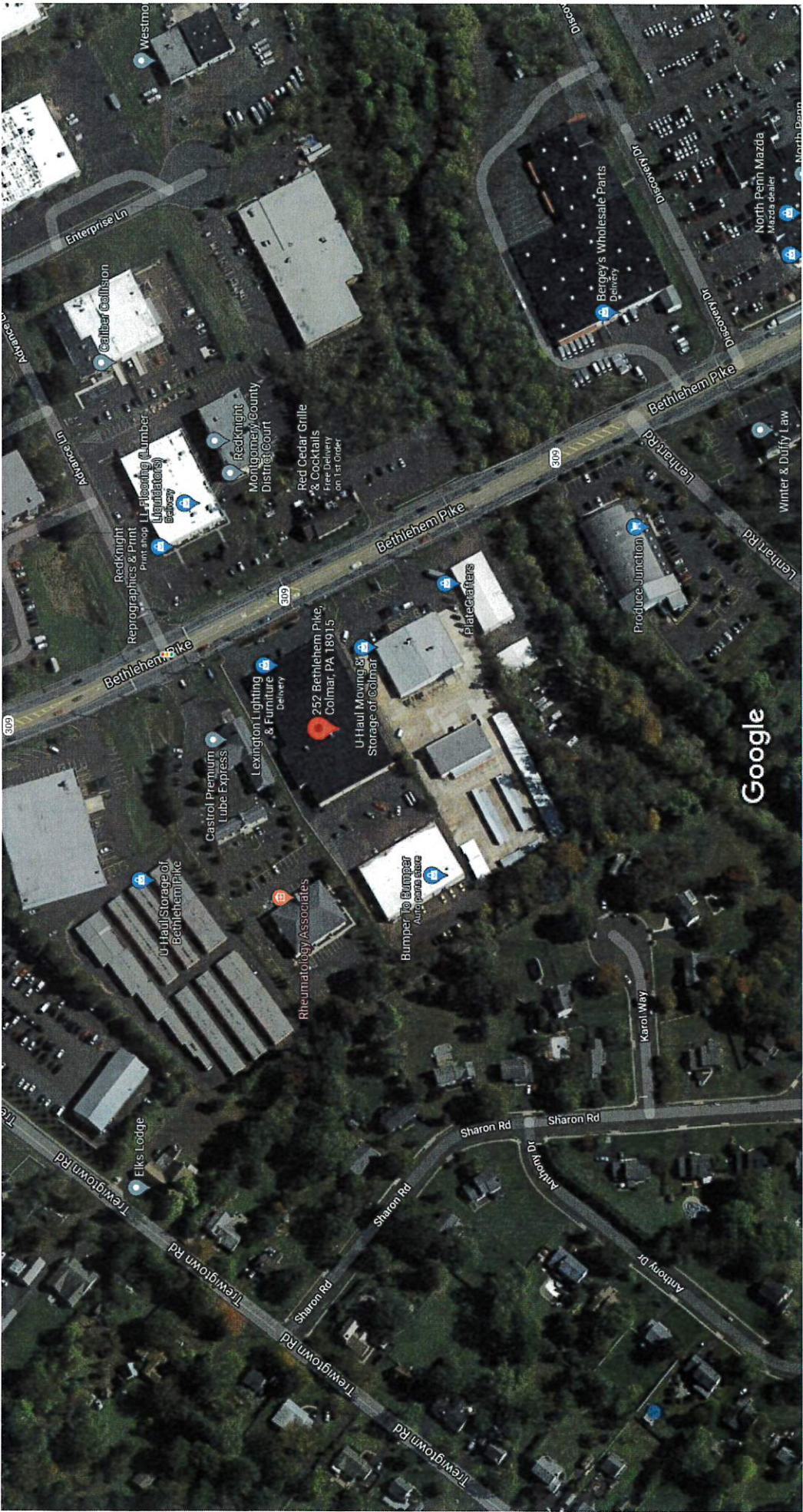
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Comflex @ Colmar



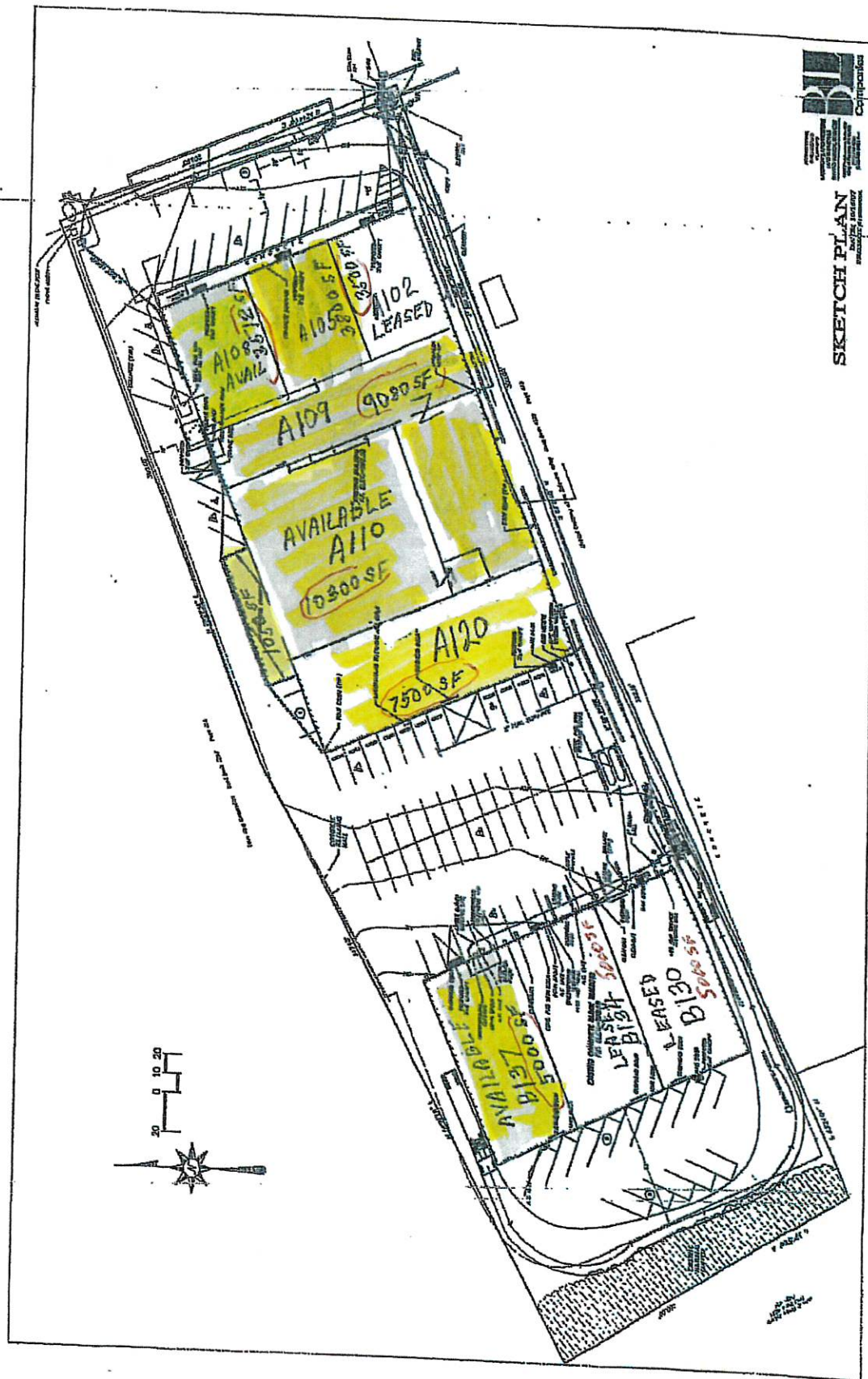
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SKETCH PLAN
 PREPARED BY
 BLD Construction Corporation

Daytime Employment Report

1 Mile Radius

ComFlex @ Colmar

252 Bethlehem Pike, Colmar, PA 18915

Building Type: **General Retail** Total Available: **53,550 SF**
 Secondary: **Storefront Retail/Office** % Leased: **30.47%**
 GLA: **53,550 SF** Rent/SF/Yr: **\$9.37**
 Year Built: **1973**



Business Employment by Type	# of Businesses	# Employees	#Emp/Bus
Total Businesses	428	4,674	11
Retail & Wholesale Trade	66	1,896	29
Hospitality & Food Service	17	184	11
Real Estate, Renting, Leasing	18	91	5
Finance & Insurance	27	117	4
Information	7	61	9
Scientific & Technology Services	59	662	11
Management of Companies	2	6	3
Health Care & Social Assistance	132	721	5
Educational Services	4	23	6
Public Administration & Sales	5	101	20
Arts, Entertainment, Recreation	7	45	6
Utilities & Waste Management	6	28	5
Construction	35	325	9
Manufacturing	17	263	15
Agriculture, Mining, Fishing	0	0	0
Other Services	26	151	6

Demographic Summary Report

ComFlex @ Colmar

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Radius	1 Mile	3 Mile	5 Mile
Population			
2026 Projection	5,001	67,259	148,365
2021 Estimate	4,888	65,621	145,392
2010 Census	4,573	60,458	137,281
Growth 2021 - 2026	2.31%	2.50%	2.04%
Growth 2010 - 2021	6.89%	8.54%	5.91%
2021 Population by Hispanic Origin	173	3,147	6,826
2021 Population	4,888	65,621	145,392
White	3,764 77.00%	50,254 76.58%	115,154 79.20%
Black	189 3.87%	3,335 5.08%	6,854 4.71%
Am. Indian & Alaskan	18 0.37%	176 0.27%	321 0.22%
Asian	834 17.06%	10,280 15.67%	19,858 13.66%
Hawaiian & Pacific Island	3 0.06%	62 0.09%	103 0.07%
Other	81 1.66%	1,513 2.31%	3,102 2.13%
U.S. Armed Forces	0	9	12
Households			
2026 Projection	1,769	25,439	56,595
2021 Estimate	1,731	24,847	55,510
2010 Census	1,630	23,047	52,722
Growth 2021 - 2026	2.20%	2.38%	1.95%
Growth 2010 - 2021	6.20%	7.81%	5.29%
Owner Occupied	1,428 82.50%	17,725 71.34%	40,277 72.56%
Renter Occupied	302 17.45%	7,122 28.66%	15,233 27.44%
2021 Households by HH Income	1,729	24,846	55,510
Income: <\$25,000	200 11.57%	2,734 11.00%	6,111 11.01%
Income: \$25,000 - \$50,000	177 10.24%	3,656 14.71%	7,935 14.29%
Income: \$50,000 - \$75,000	282 16.31%	4,047 16.29%	8,324 15.00%
Income: \$75,000 - \$100,000	259 14.98%	3,796 15.28%	8,352 15.05%
Income: \$100,000 - \$125,000	205 11.86%	2,716 10.93%	5,884 10.60%
Income: \$125,000 - \$150,000	134 7.75%	1,936 7.79%	4,350 7.84%
Income: \$150,000 - \$200,000	214 12.38%	2,754 11.08%	6,199 11.17%
Income: \$200,000+	258 14.92%	3,207 12.91%	8,355 15.05%
2021 Avg Household Income	\$121,056	\$113,114	\$118,421
2021 Med Household Income	\$94,835	\$88,079	\$91,118

Demographic Detail Report

ComFlex @ Colmar

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Population						
2026 Projection	5,001		67,259		148,365	
2021 Estimate	4,888		65,621		145,392	
2010 Census	4,573		60,458		137,281	
Growth 2021 - 2026	2.31%		2.50%		2.04%	
Growth 2010 - 2021	6.89%		8.54%		5.91%	
2021 Population by Age	4,888		65,621		145,392	
Age 0 - 4	251	5.14%	3,607	5.50%	7,676	5.28%
Age 5 - 9	274	5.61%	3,940	6.00%	8,508	5.85%
Age 10 - 14	297	6.08%	4,144	6.32%	9,237	6.35%
Age 15 - 19	300	6.14%	4,004	6.10%	9,051	6.23%
Age 20 - 24	272	5.56%	3,657	5.57%	8,123	5.59%
Age 25 - 29	271	5.54%	3,888	5.92%	8,339	5.74%
Age 30 - 34	286	5.85%	4,285	6.53%	8,939	6.15%
Age 35 - 39	303	6.20%	4,479	6.83%	9,345	6.43%
Age 40 - 44	286	5.85%	4,135	6.30%	8,867	6.10%
Age 45 - 49	313	6.40%	4,345	6.62%	9,589	6.60%
Age 50 - 54	355	7.26%	4,659	7.10%	10,322	7.10%
Age 55 - 59	397	8.12%	4,944	7.53%	10,885	7.49%
Age 60 - 64	380	7.77%	4,569	6.96%	10,030	6.90%
Age 65 - 69	310	6.34%	3,613	5.51%	8,016	5.51%
Age 70 - 74	243	4.97%	2,796	4.26%	6,387	4.39%
Age 75 - 79	161	3.29%	1,890	2.88%	4,556	3.13%
Age 80 - 84	99	2.03%	1,238	1.89%	3,232	2.22%
Age 85+	91	1.86%	1,428	2.18%	4,288	2.95%
Age 65+	904	18.49%	10,965	16.71%	26,479	18.21%
Median Age	43.30		41.00		42.00	
Average Age	41.50		40.30		41.10	

Demographic Detail Report

ComFlex @ Colmar

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Radius	1 Mile	3 Mile	5 Mile
2021 Population By Race	4,888	65,621	145,392
White	3,764 77.00%	50,254 76.58%	115,154 79.20%
Black	189 3.87%	3,335 5.08%	6,854 4.71%
Am. Indian & Alaskan	18 0.37%	176 0.27%	321 0.22%
Asian	834 17.06%	10,280 15.67%	19,858 13.66%
Hawaiian & Pacific Island	3 0.06%	62 0.09%	103 0.07%
Other	81 1.66%	1,513 2.31%	3,102 2.13%
Population by Hispanic Origin	4,888	65,621	145,392
Non-Hispanic Origin	4,715 96.46%	62,474 95.20%	138,567 95.31%
Hispanic Origin	174 3.56%	3,147 4.80%	6,825 4.69%
2021 Median Age, Male	42.40	39.60	40.20
2021 Average Age, Male	40.90	39.20	39.70
2021 Median Age, Female	44.20	42.40	43.60
2021 Average Age, Female	42.10	41.40	42.30
2021 Population by Occupation Classification	4,008	53,124	118,157
Civilian Employed	2,489 62.10%	35,220 66.30%	76,025 64.34%
Civilian Unemployed	161 4.02%	2,104 3.96%	4,784 4.05%
Civilian Non-Labor Force	1,358 33.88%	15,791 29.72%	37,336 31.60%
Armed Forces	0 0.00%	9 0.02%	12 0.01%
Households by Marital Status			
Married	1,196	13,974	31,789
Married No Children	684	7,611	17,483
Married w/Children	512	6,364	14,306
2021 Population by Education	3,671	48,763	108,287
Some High School, No Diploma	246 6.70%	3,322 6.81%	6,615 6.11%
High School Grad (Incl Equivalency)	947 25.80%	11,880 24.36%	26,318 24.30%
Some College, No Degree	808 22.01%	10,894 22.34%	23,002 21.24%
Associate Degree	176 4.79%	2,495 5.12%	5,489 5.07%
Bachelor Degree	976 26.59%	12,879 26.41%	28,534 26.35%
Advanced Degree	518 14.11%	7,293 14.96%	18,329 16.93%

Demographic Detail Report

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Radius	1 Mile	3 Mile	5 Mile
2021 Population by Occupation	4,737	67,229	145,149
Real Estate & Finance	287 6.06%	2,798 4.16%	6,060 4.18%
Professional & Management	1,551 32.74%	20,658 30.73%	47,292 32.58%
Public Administration	36 0.76%	743 1.11%	1,486 1.02%
Education & Health	526 11.10%	7,846 11.67%	16,894 11.64%
Services	294 6.21%	4,673 6.95%	9,882 6.81%
Information	27 0.57%	727 1.08%	1,643 1.13%
Sales	514 10.85%	8,204 12.20%	16,830 11.59%
Transportation	60 1.27%	1,138 1.69%	2,538 1.75%
Retail	291 6.14%	4,358 6.48%	9,038 6.23%
Wholesale	71 1.50%	1,245 1.85%	2,603 1.79%
Manufacturing	370 7.81%	5,671 8.44%	11,570 7.97%
Production	289 6.10%	4,118 6.13%	8,252 5.69%
Construction	153 3.23%	2,231 3.32%	4,871 3.36%
Utilities	82 1.73%	1,207 1.80%	2,369 1.63%
Agriculture & Mining	21 0.44%	167 0.25%	485 0.33%
Farming, Fishing, Forestry	20 0.42%	54 0.08%	193 0.13%
Other Services	145 3.06%	1,391 2.07%	3,143 2.17%
2021 Worker Travel Time to Job	2,341	33,231	71,416
<30 Minutes	1,397 59.68%	19,092 57.45%	40,843 57.19%
30-60 Minutes	617 26.36%	9,758 29.36%	21,849 30.59%
60+ Minutes	327 13.97%	4,381 13.18%	8,724 12.22%
2010 Households by HH Size	1,631	23,047	52,722
1-Person Households	256 15.70%	5,818 25.24%	13,583 25.76%
2-Person Households	558 34.21%	7,312 31.73%	17,123 32.48%
3-Person Households	345 21.15%	3,941 17.10%	8,623 16.36%
4-Person Households	290 17.78%	3,630 15.75%	8,150 15.46%
5-Person Households	124 7.60%	1,571 6.82%	3,569 6.77%
6-Person Households	40 2.45%	494 2.14%	1,109 2.10%
7 or more Person Households	18 1.10%	281 1.22%	565 1.07%
2021 Average Household Size	2.80	2.60	2.60
Households			
2026 Projection	1,769	25,439	56,595
2021 Estimate	1,731	24,847	55,510
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Growth 2021 - 2026	2.20%	2.38%	1.95%
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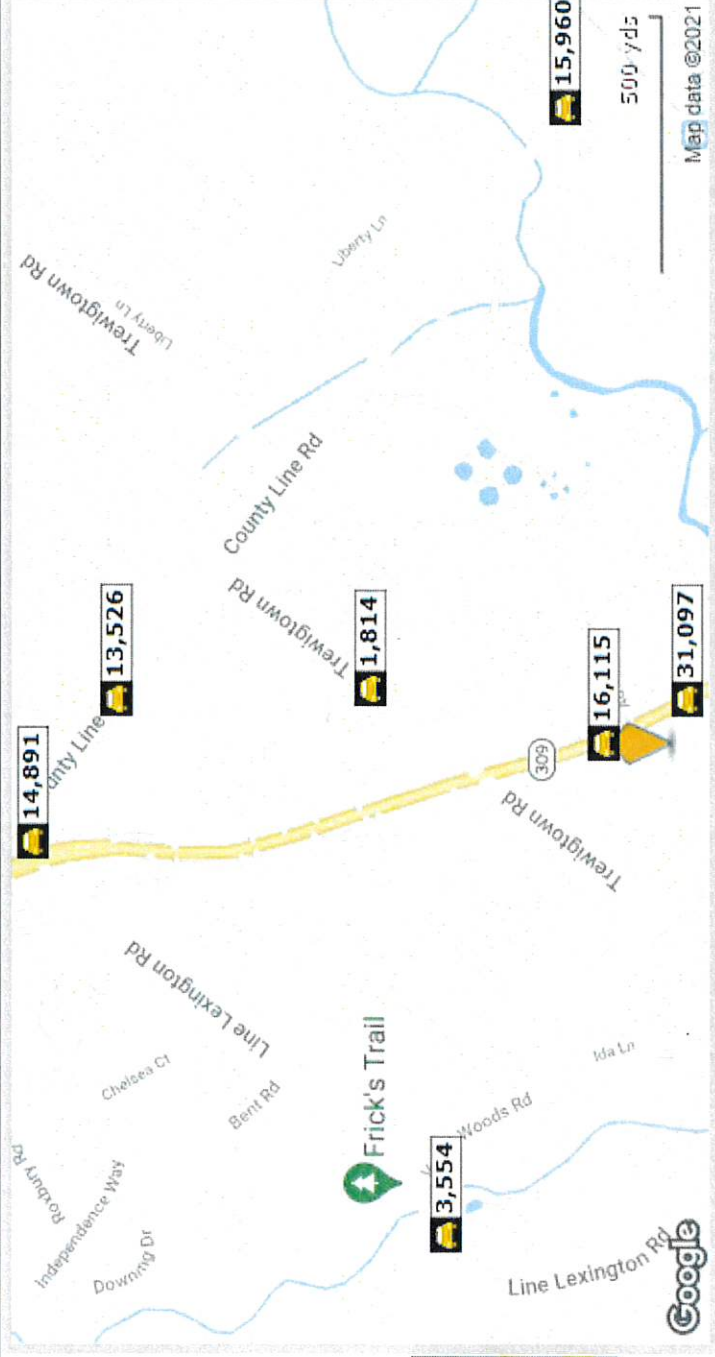
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\$50,000 - \$75,000	282 16.31%	4,047 16.29%	8,324 15.00%
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\$200,000+	258 14.92%	3,207 12.91%	8,355 15.05%
2021 Avg Household Income	\$121,056	\$113,114	\$118,421
2021 Med Household Income	\$94,835	\$88,079	\$91,118
2021 Occupied Housing	1,730	24,847	55,510
Owner Occupied	1,428 82.54%	17,725 71.34%	40,277 72.56%
Renter Occupied	302 17.46%	7,122 28.66%	15,233 27.44%
2010 Housing Units	1,760	25,528	56,475
1 Unit	1,511 85.85%	18,876 73.94%	42,371 75.03%
2 - 4 Units	43 2.44%	1,706 6.68%	3,796 6.72%
5 - 19 Units	168 9.55%	2,905 11.38%	5,847 10.35%
20+ Units	38 2.16%	2,041 8.00%	4,461 7.90%
2021 Housing Value	1,428	17,724	40,277
<\$100,000	42 2.94%	709 4.00%	1,857 4.61%
\$100,000 - \$200,000	41 2.87%	1,598 9.02%	3,692 9.17%
\$200,000 - \$300,000	392 27.45%	5,147 29.04%	10,633 26.40%
\$300,000 - \$400,000	562 39.36%	5,498 31.02%	10,999 27.31%
\$400,000 - \$500,000	295 20.66%	3,242 18.29%	7,031 17.46%
\$500,000 - \$1,000,000	96 6.72%	1,492 8.42%	5,731 14.23%
\$1,000,000+	0 0.00%	38 0.21%	334 0.83%
2021 Median Home Value	\$342,526	\$325,609	\$335,971
2021 Housing Units by Yr Built	1,760	26,128	58,143
Built 2010+	80 4.55%	2,100 8.04%	3,736 6.43%
Built 2000 - 2010	140 7.95%	1,783 6.82%	5,733 9.86%
Built 1990 - 1999	158 8.98%	3,815 14.60%	10,469 18.01%
Built 1980 - 1989	320 18.18%	3,833 14.67%	8,509 14.63%
Built 1970 - 1979	410 23.30%	4,108 15.72%	8,850 15.22%
Built 1960 - 1969	337 19.15%	3,524 13.49%	6,776 11.65%
Built 1950 - 1959	139 7.90%	2,717 10.40%	5,648 9.71%
Built <1949	176 10.00%	4,248 16.26%	8,422 14.48%
2021 Median Year Built	1975	1975	1978

Traffic Count Report

ComFlex @ Colmar

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Building Type: General Retail
 Secondary: Storefront Retail/Office
 GLA: 53,550 SF
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Street	Cross Street	Cross Str Dist	Count Year	Avg Daily Volume	Volume Type	Miles from Subject Prop
1 Bethlehem Pike	Advance Ln	0.07 NW	2018	32,914	MPSI	.05
2 Bethlehem Pike	Advance Ln	0.07 NW	2020	31,097	MPSI	.05
3 Bethlehem Pike	Advance Ln	0.04 SE	2020	16,115	MPSI	.08
4 Trewigton Rd	Bethlehem Pike	0.16 SW	2018	1,613	MPSI	.35
5 Trewigton Rd	Bethlehem Pike	0.16 SW	2020	1,814	MPSI	.35
6 Line Lexington Rd	Valley Woods Rd	0.07 NE	2020	3,554	MPSI	.61
7 County Line Rd	Trewigton Rd	0.18 SE	2015	13,673	MPSI	.64
8 County Line Rd	S Bent Rd	0.18 NW	2020	13,526	MPSI	.64
9 County Line Rd	Walnut St	0.08 SE	2020	15,960	MPSI	.73
10 Line Lexington Road	Delaware St	0.02 SW	2020	14,891	MPSI	.74