

RETAIL FOR LEASE

**117 GARDEN GOLF BLVD.
MONTGOMERYVILLE, PA**

RARE LEASING OPPORTUNITY

FOR INFORMATION CONTACT:

JEROME JAY REALTY, LLC

GARY LINDER

917-734-6865



Highlights:

- Mint Condition 8,587 SF free standing building – Turn Key Restaurant Buildout
 - Situated near major Intersection of Bethlehem Pike (Rte. 309) & Rte. 202
 - Shopping Center Location near Montgomery Regional Mall
 - Surrounded by many National Retail Tenants
 - Abundant Parking & Exposure on all sides

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Property Description:

- Well situated within the Costco/General Hancock Shopping Center and adjacent to LA Fitness, Texas Roadhouse, and 2 hotels - Hampton Inn & Staybridge Suites.
- Opportunity for abundant outdoor seating
- Excellent demographics including substantial daytime population



Location: 117 Garden Golf Blvd.
Montgomeryville, PA

SF Available: 8,587 sf

Lease Price: Call for more information

Occupancy: Available for immediate
Occupancy

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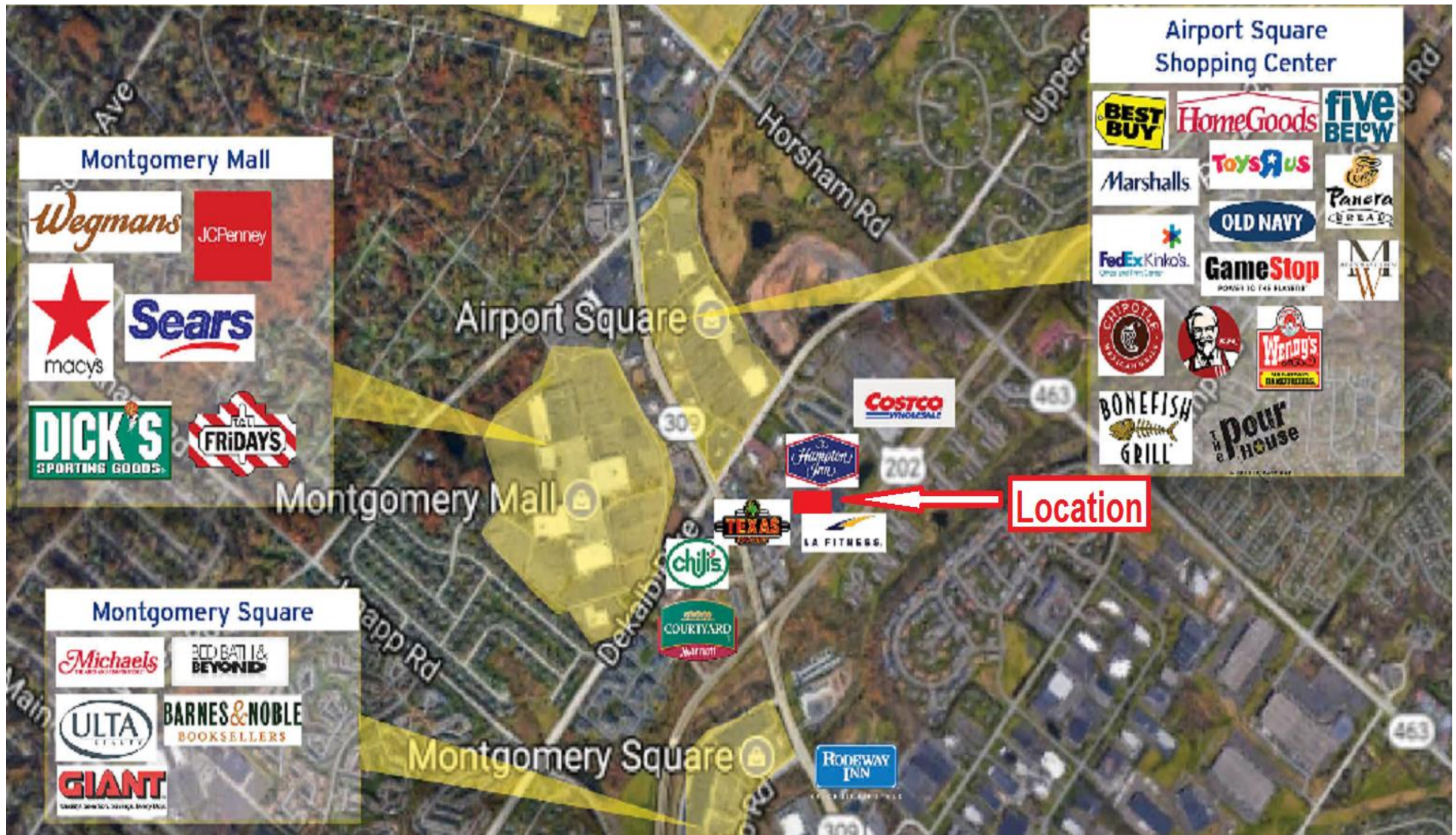
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Area Retail Map



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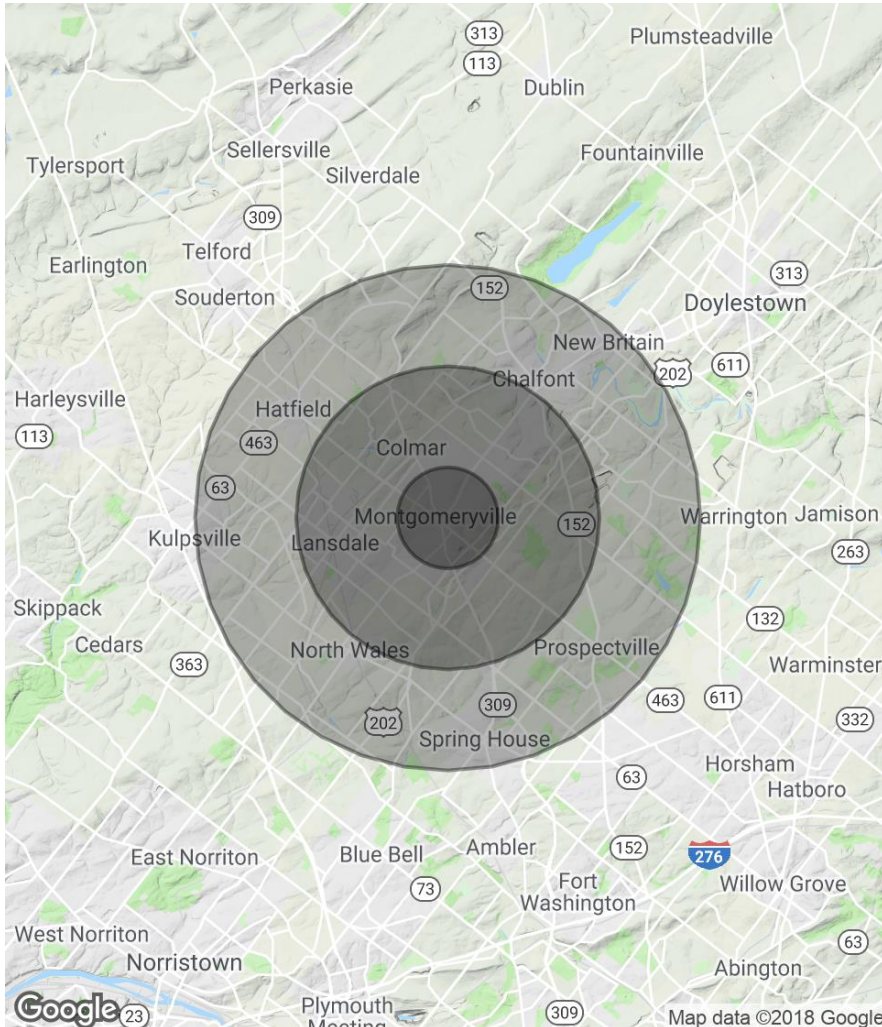
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DEMOGRAPHICS MAP



POPULATION

	<u>1 MILE</u>	<u>3 MILES</u>	<u>5 MILES</u>
Total population	8,992	68,308	144,613
Median age	39.2	40.6	40.6
Median age (male)	37.7	39.1	39.2
Median age (Female)	41.0	41.9	41.7

HOUSEHOLDS & INCOME

	<u>1 MILE</u>	<u>3 MILES</u>	<u>5 MILES</u>
Total households	3,263	26,277	54,793
# of persons per HH	2.8	2.6	2.6
Average HH income	\$129,864	\$108,558	\$114,486
Average house value	\$365,387	\$337,260	\$352

TRAFFIC COUNT ON BETHLEHEM PIKE - Rte 309

(Entrance to Shopping Center):

Average daily traffic - 30,000 cars per day

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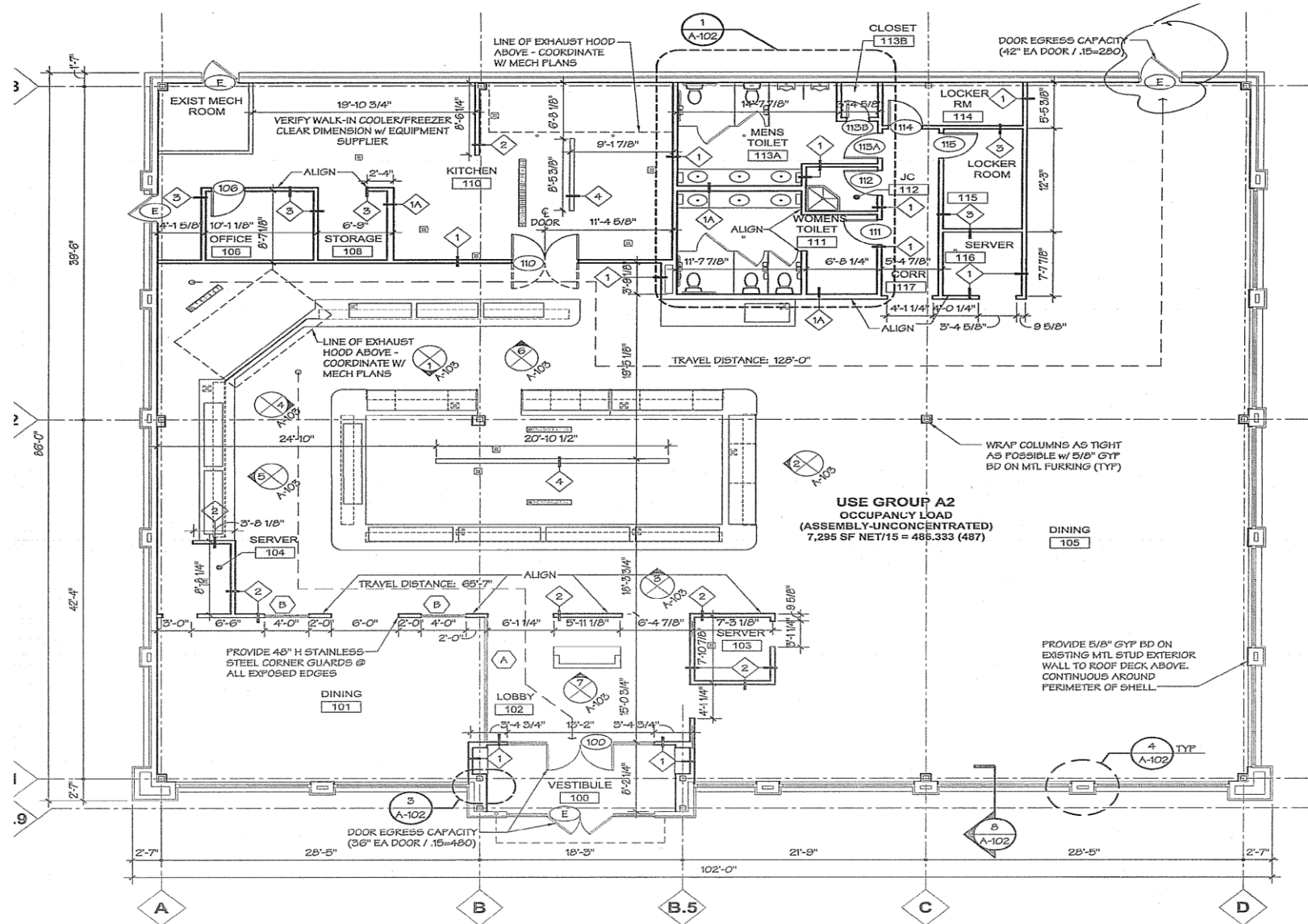
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FLOOR PLAN

SCALE: 1/8"=1'-0"

