

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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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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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



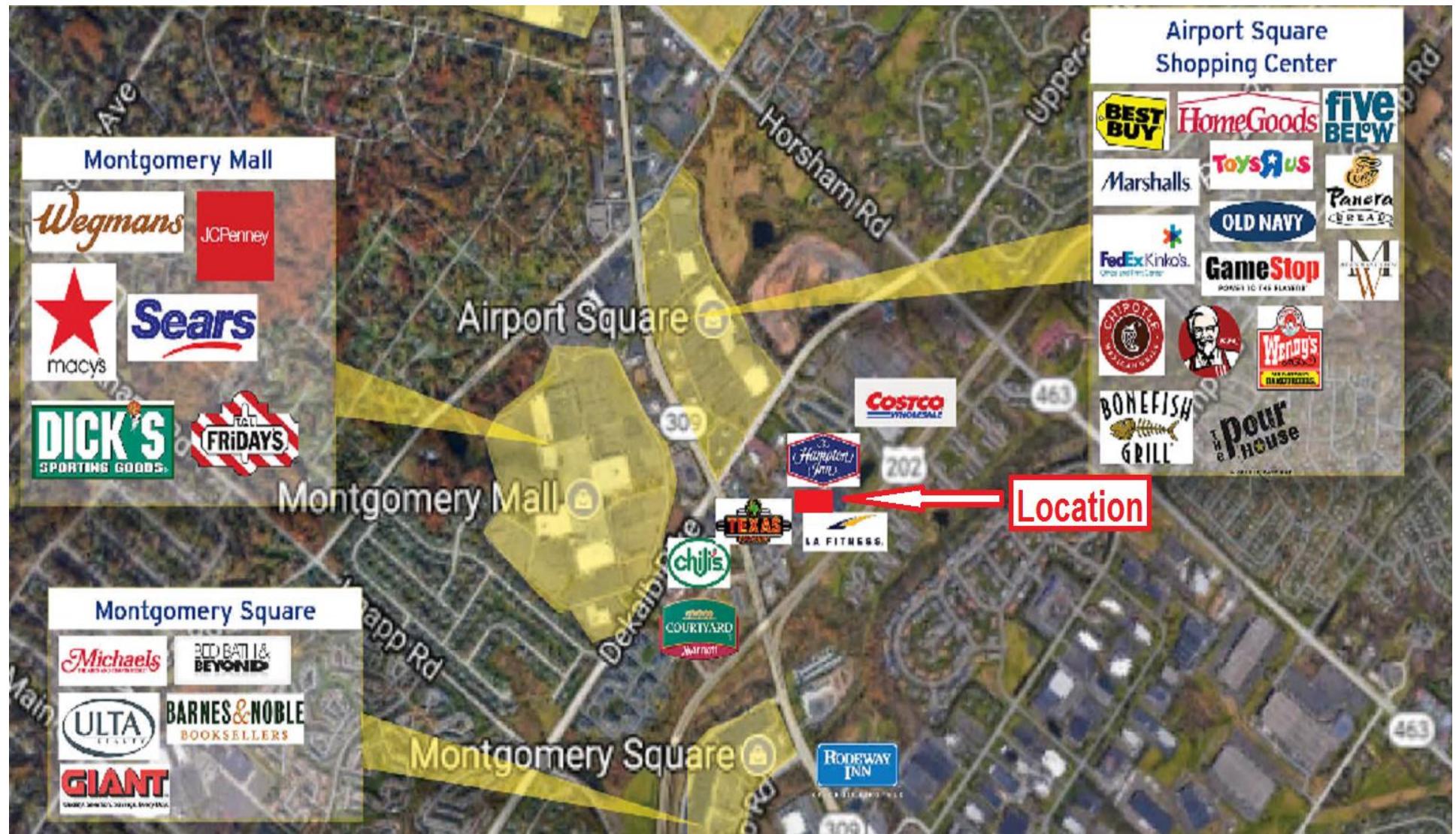
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Area Retail Map



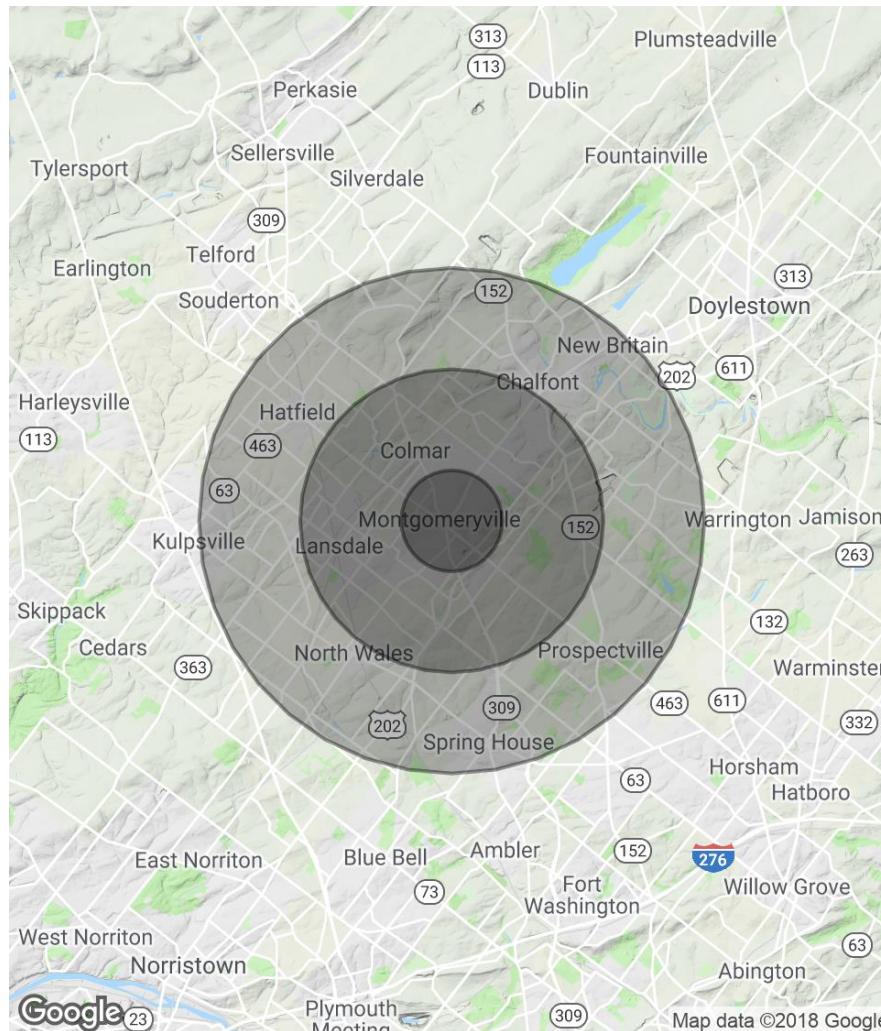
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DEMOGRAPHICS MAP



| POPULATION | 1 MILE | 3 MILES | 5 MILES |
|---------------------|--------|---------|---------|
| 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 | 1 MILE | 3 MILES | 5 MILES |
|---------------------|-----------|-----------|-----------|
| 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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