



PROPERTY DESCRIPTION

Ascend to success in the heart of Lansdale with elevator-serviced office space at 1101 South Broad Street. Enjoy the convenience of ample parking with a generous ratio of 7.56/1,000 SF, ensuring easy accessibility for tenants and visitors alike. Nestled on S. Broad Street between Sumneytown Pike and Allentown Roads, the property boasts a prime location that offers visibility and accessibility. Elevate your business in a premier office space that combines convenience, comfort, and connectivity, providing an ideal environment for productivity and growth in the thriving Lansdale area.

PROPERTY HIGHLIGHTS

- Elevator serviced office space
- Parking ratio of 7.56/1,000 SF
- Prime location on S. Broad Street
- Convenient access to major roads
- Professional and welcoming environment
- Modern and well-maintained facilities
- Flexible floor plans for customizable layout

OFFERING SUMMARY

Lease Rate:	Variable, See Below
Number of Units:	4
Available SF:	1,492 - 1,696 SF
Building Size:	21,884 SF

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	336	1,352	4,408
Total Population	909	3,356	10,338
Average HH Income	\$150,432	\$140,423	\$129,194

Presented By
Glenn Gaines
 215.995.0191 x102
 glenn@suburbancitygroup.com

Michelle Christian
 215.995.0191 x105
 michelle@suburbancitygroup.com

<http://commercial.suburbancitygr.com>
 1120 Welsh Rd
 North Wales, PA 19454
 215.995.0191



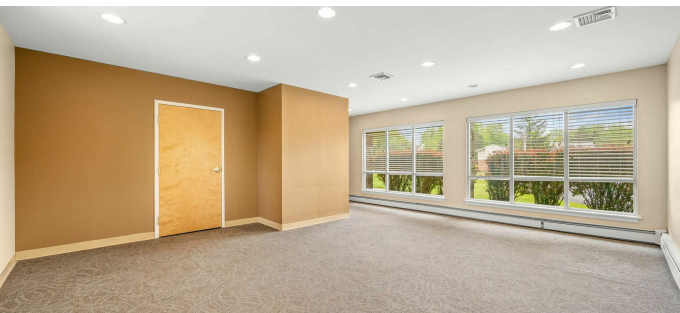
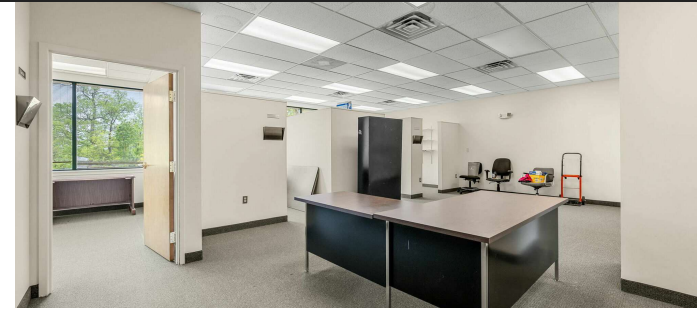


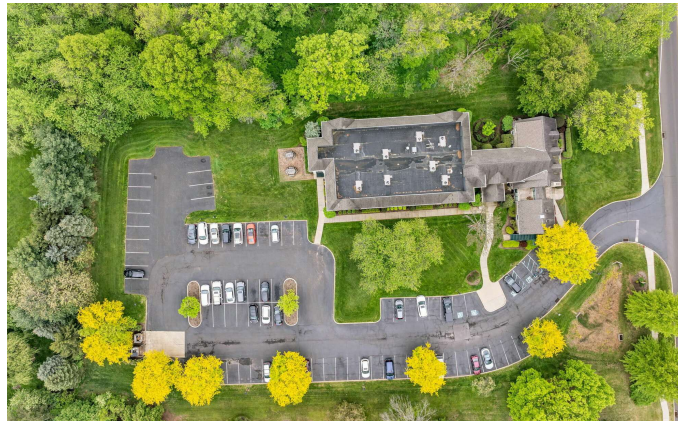
LEASE INFORMATION

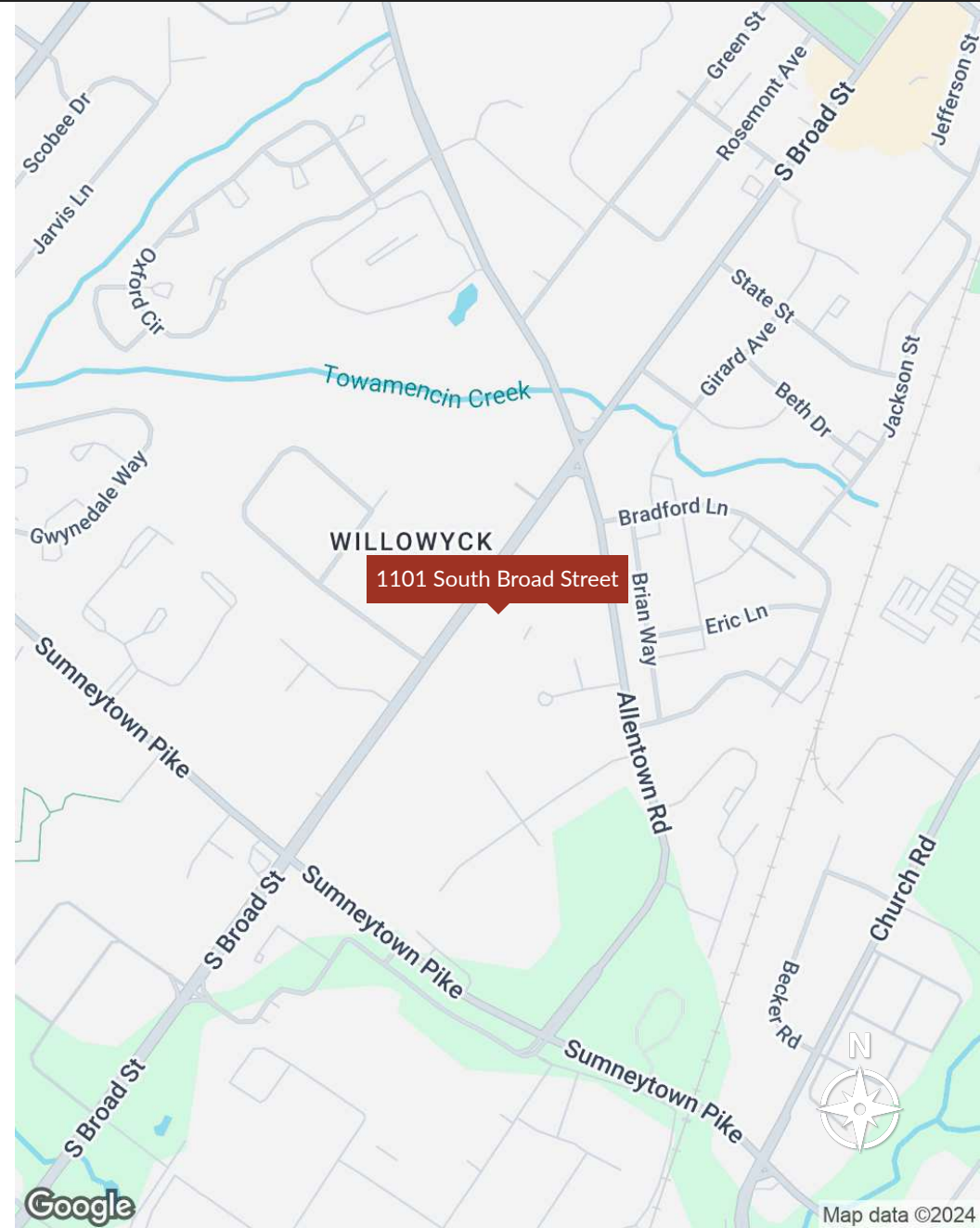
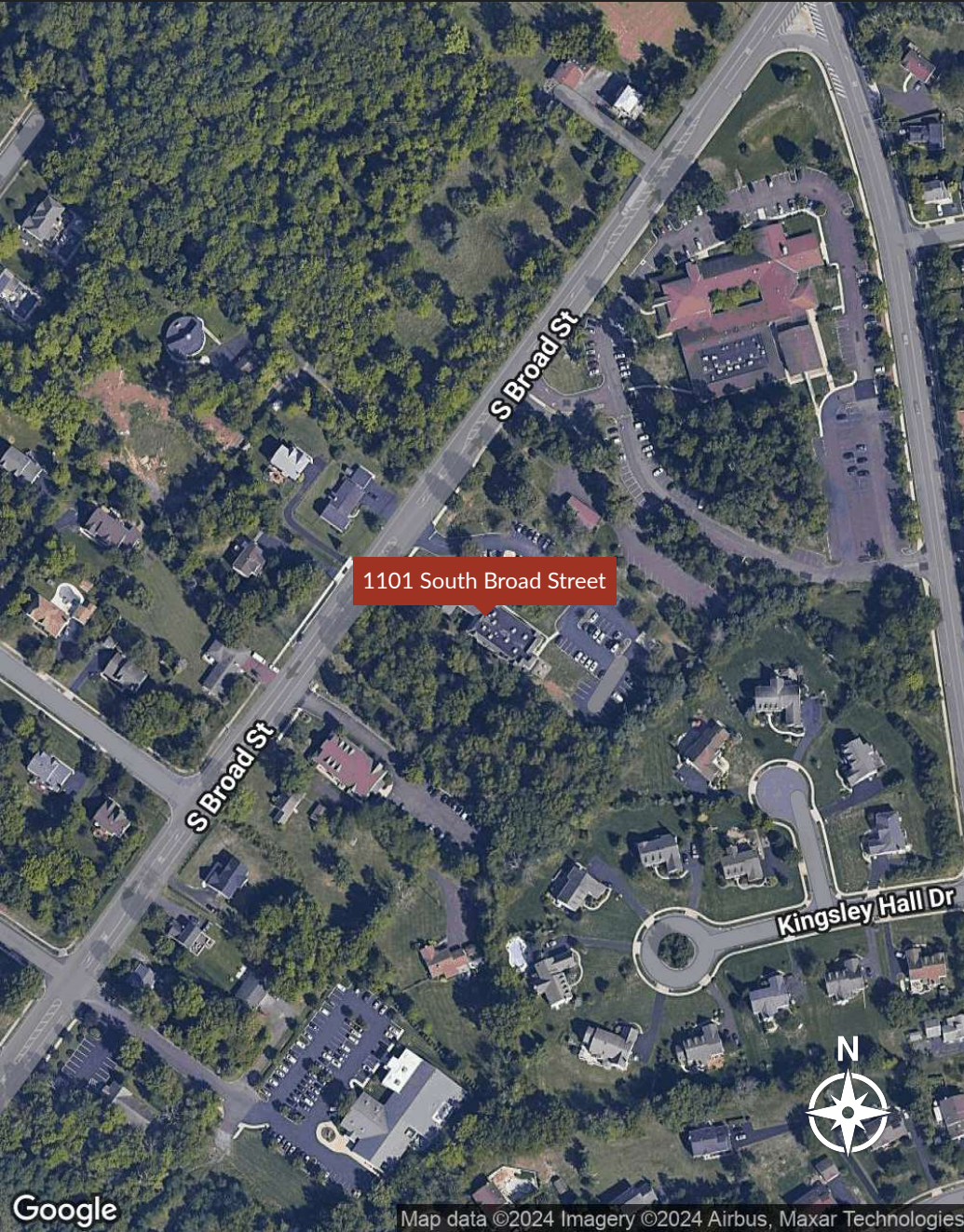
Lease Type:	MG	Lease Term:	Negotiable
Total Space:	1,492 - 1,696 SF	Lease Rate:	Variable, See Below

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE
The Stone Building - 2nd Floor	Available	1,696 SF	Modified Gross	\$14/SF/year plus utilities
Main Building - 2nd Floor	Available	1,492 SF	Modified Gross	\$16/SF/year plus utilities







Google

Map data ©2024 Imagery ©2024 Airbus, Maxar Technologies

Google

Map data ©2024

Presented By

Glenn Gaines
 215.995.0191 x102
 glenn@suburbancitygroup.com

Michelle Christian
 215.995.0191 x105
 michelle@suburbancitygroup.com

<http://commercial.suburbancitygr.com>
 1120 Welsh Rd
 North Wales, PA 19454
 215.995.0191



POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	909	3,356	10,338
Average Age	44	47	47
Average Age (Male)	0	0	0
Average Age (Female)	0	0	0

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	336	1,352	4,408
# of Persons per HH	2.7	2.5	2.3
Average HH Income	\$150,432	\$140,423	\$129,194
Average House Value	\$482,526	\$475,965	\$445,308

Demographics data derived from AlphaMap

