



**OFFERING MEMORANDUM**

# Walton Point Office Center

**486 NORRISTOWN ROAD**

Blue Bell, PA 19422

**PRESENTED BY:**

**EVAN SEGAL**

O: 215.757.2500 x2216

evan.segal@svn.com

PA #RS351021

**CHICHI E. AHIA, SIOR**

O: 215.757.2500 x2202

chichi.ahia@svn.com

PA #RM423727

## MEET THE TEAM



### EVAN SEGAL

Advisor

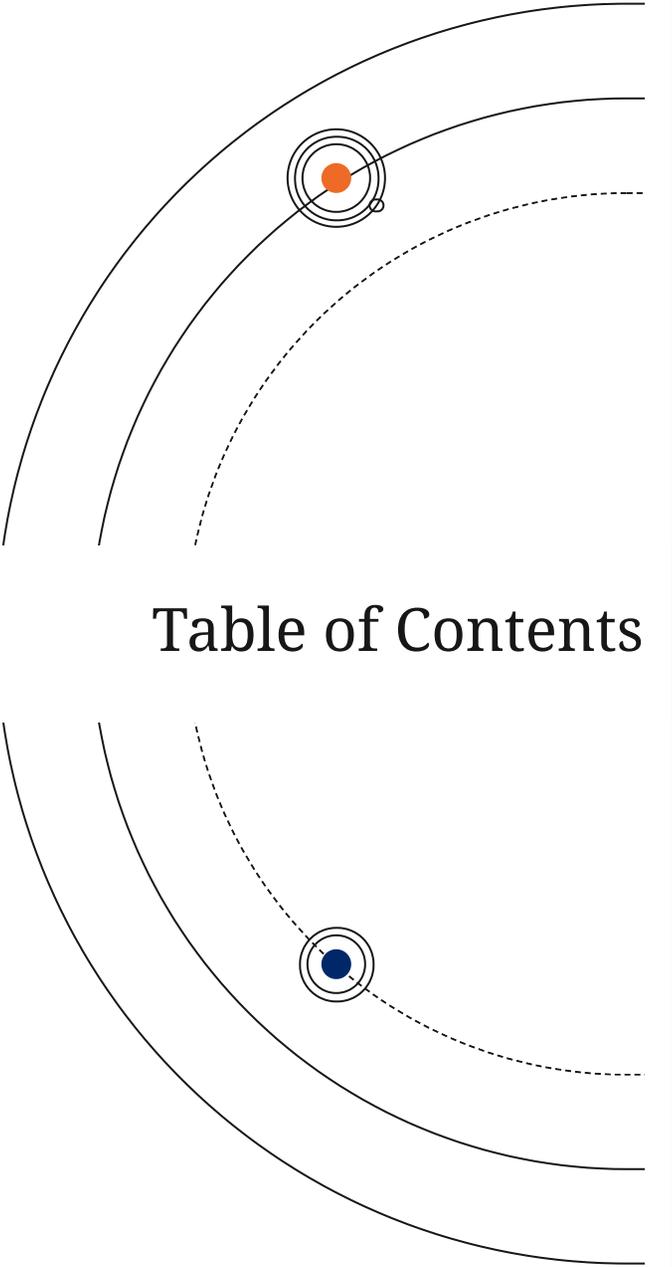
**Direct:** 215.757.2500 x2216 **Cell:** 215.704.2080  
evan.segal@svn.com  
PA #RS351021



### CHICHI E. AHIA, SIOR

Executive Director/ Principal

**Direct:** 215.757.2500 x2202 **Cell:** 267.981.9110  
chichi.ahia@svn.com  
PA #RM423727 // NJ #1110096 NY #10491207587 MD #5000920 DE #RB-0020719 MA #1000245



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To the extent Owner or any agent of Owner corresponds with any prospective purchaser, any prospective purchaser should not rely on any such correspondence or statements as binding Owner. Only a fully executed Real Estate Purchase Agreement shall bind the property and each prospective purchaser proceeds at its own risk.

486

FIDELITY  
NATIONAL  
TITLE

**WALTON POINT**

BUILDING 482	BUILDING 488
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**SECTION 1**  
**The Property**

## PROPERTY SUMMARY



### OFFERING SUMMARY

<b>LEASE RATE:</b>	Negotiable
<b>BUILDING SIZE:</b>	9,530 SF±
<b>AVAILABLE SF:</b>	1,690 - 6,610 SF±
<b>ZONING:</b>	Office
<b>MARKET:</b>	Eastern Montgomery County
<b>SUBMARKET:</b>	Blue Bell/Plymouth Meeting

### PROPERTY OVERVIEW

SVN is pleased to offer 1,690 - 6,610 SF± (divisible) of professional office space for lease in a multi-tenant building located in the heart of Eastern Montgomery County. This well-maintained property provides tenants with excellent accessibility and visibility. The building features a modern brick exterior, expansive windows that fill the space with natural light, and serene views. Tenants will also enjoy ample free on-site parking. Located just minutes from shopping, dining, and local amenities, this is an ideal opportunity for businesses seeking a professional and well-connected suburban office environment.

### LOCATION OVERVIEW

Nestled in Eastern Montgomery County, this property presents an ideal setting for an office headquarters. Positioned in Blue Bell, PA, the area is renowned for its dynamic business community and close proximity to prominent businesses, dining, recreation, and retail hubs. Offering convenient access to the PA Turnpike (I-276) and the Blue Route (I-476), employees will appreciate the ease of commute. Nearby attractions include the historic Blue Bell Inn, Bluestone Country Club, Wentz Run Park, and the Plymouth Meeting Mall, further enriching the appeal of the location. This prime locale provides an attractive opportunity for businesses seeking a strategically located and amenity-rich environment.

## PROPERTY DETAILS

LEASE RATE

NEGOTIABLE

### LOCATION INFORMATION

BUILDING NAME	Walton Point Office Center
STREET ADDRESS	486 Norristown Road
CITY, STATE, ZIP	Blue Bell, PA 19422
COUNTY	Montgomery
MARKET	Eastern Montgomery County
SUB-MARKET	Blue Bell/Plymouth Meeting
CROSS-STREETS	Norristown Road/Township Line/Walton Road

### PROPERTY INFORMATION

PROPERTY TYPE	Office
PROPERTY SUBTYPE	Office Building
ZONING	Office
AMENITIES	Condo Association/Fee covers landscaping, snow removal, garbage collection.

### BUILDING INFORMATION

BUILDING SIZE	9,530 SF
BUILDING CLASS	B
TENANCY	Multiple
NUMBER OF FLOORS	2
AVERAGE FLOOR SIZE	4,675 SF±
ROOF	New 2012

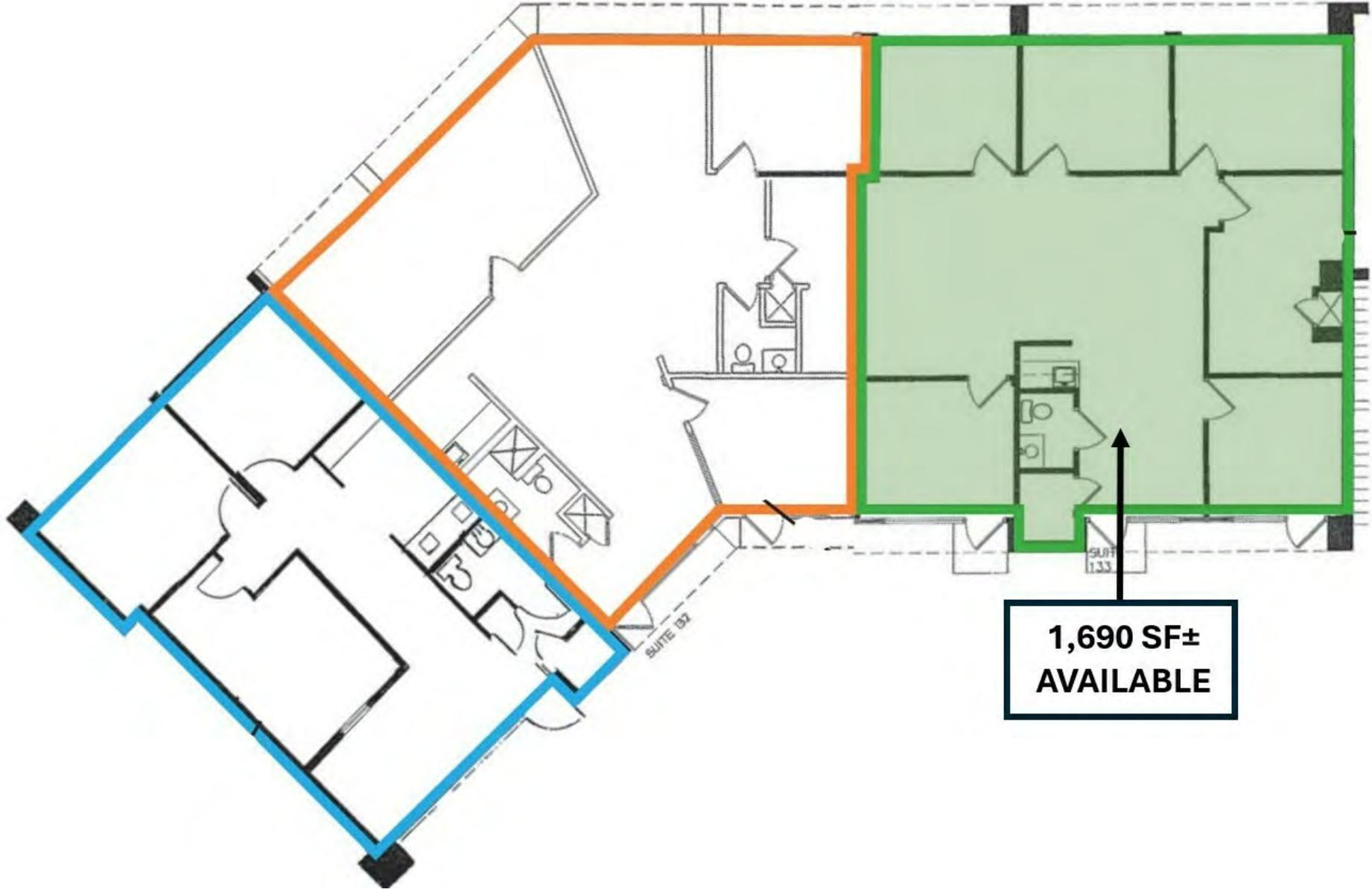
## PROPERTY HIGHLIGHTS

### PROPERTY HIGHLIGHTS

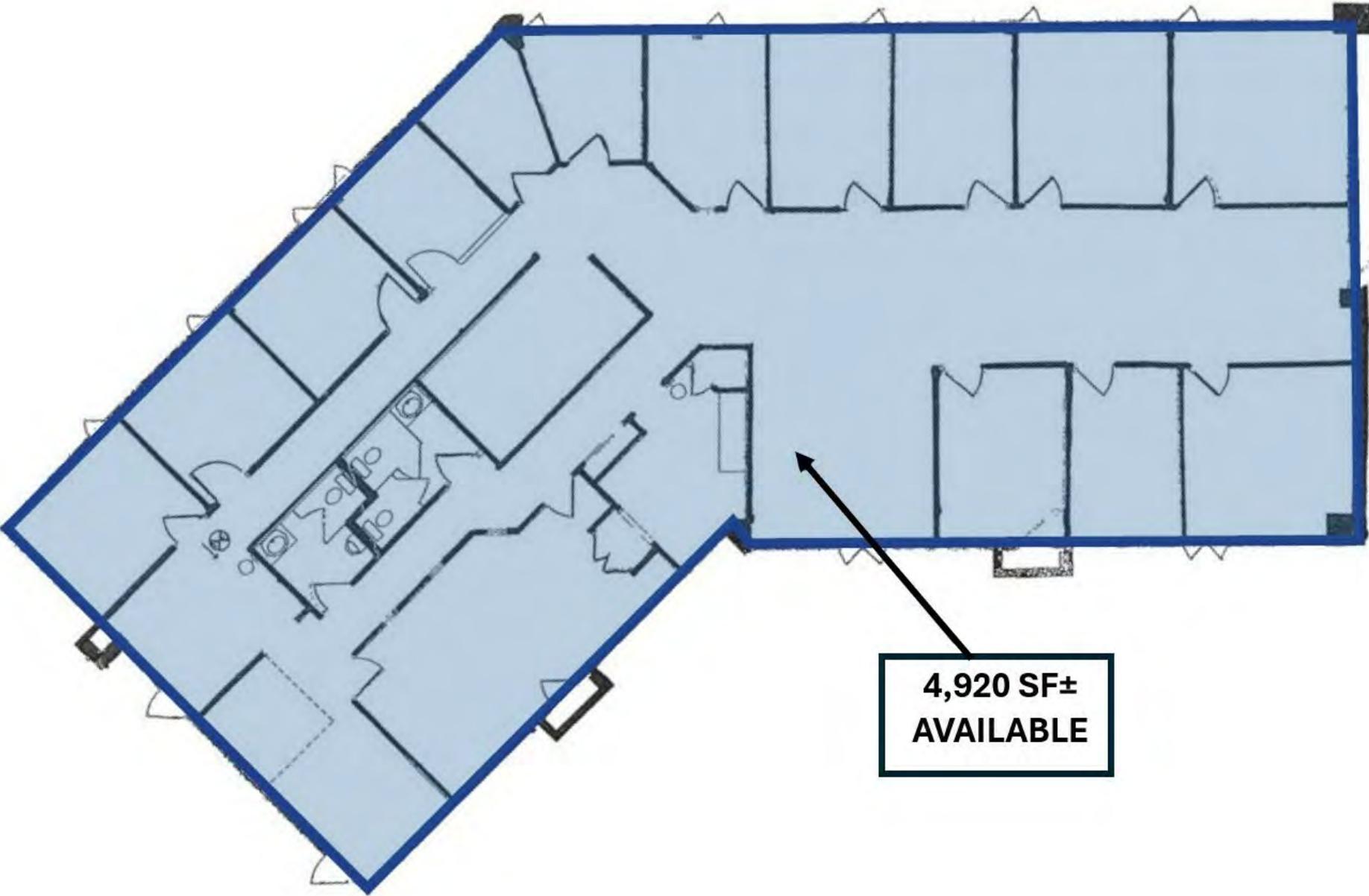
- Contemporary construction with manicured landscaping
- Attractive brick exterior
- Oversized windows allowing abundant natural light
- Large windows offering scenic views from exterior offices
- Generous on-site parking available
- Second-floor suite includes kitchenette with butler window connecting to conference room
- Close proximity to Blue Bell Inn and Bluestone Country Club for client entertainment
- Minutes from Plymouth Meeting Mall, dining, and daily conveniences
- Prime location with excellent access to the Blue Route (I-476) and PA Turnpike



FLOOR PLANS - 1ST FLOOR



**FLOOR PLANS - 2ND FLOOR**



**ADDITIONAL PHOTOS**



**INTERIOR PHOTOS**





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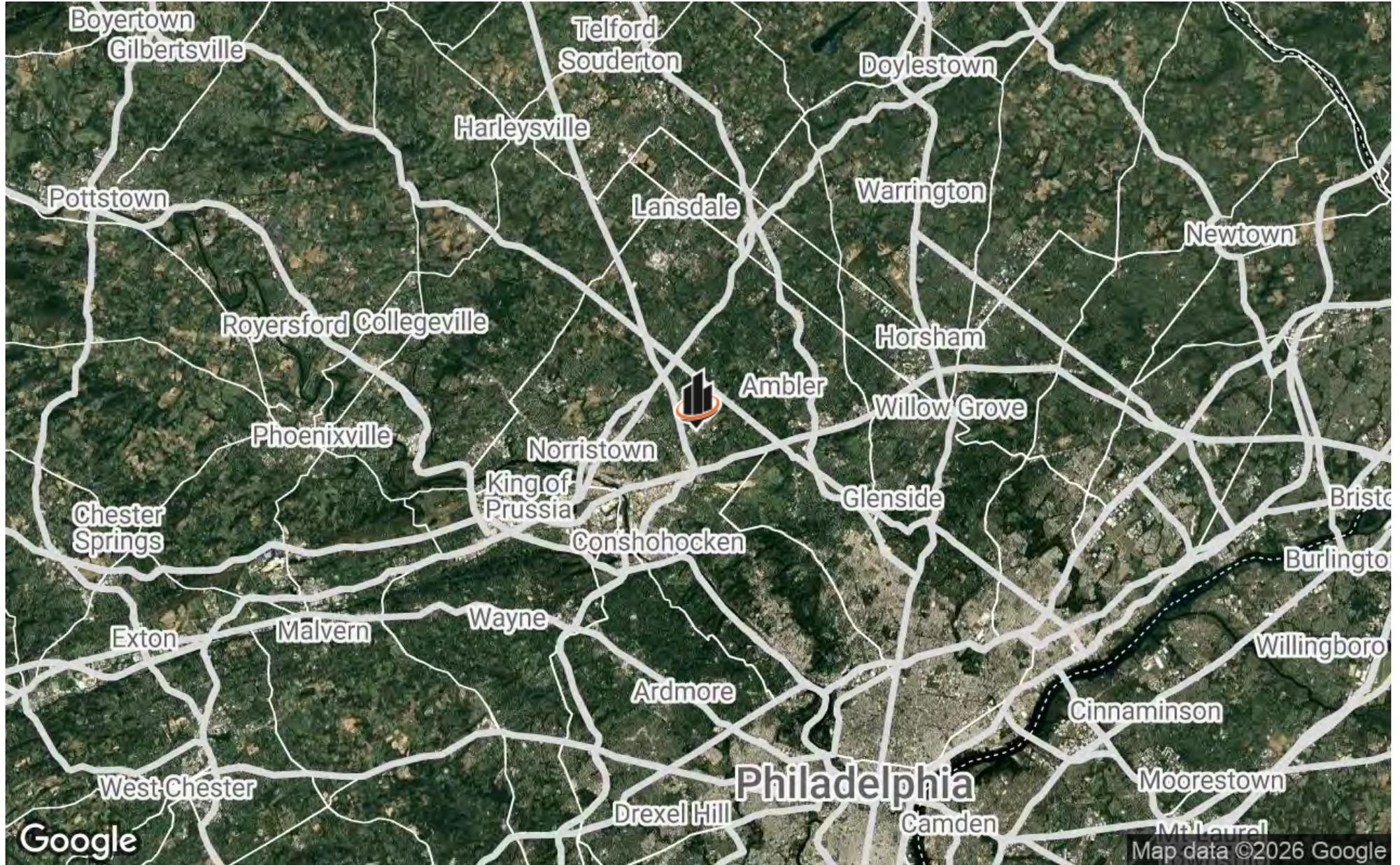
WALTON POINT

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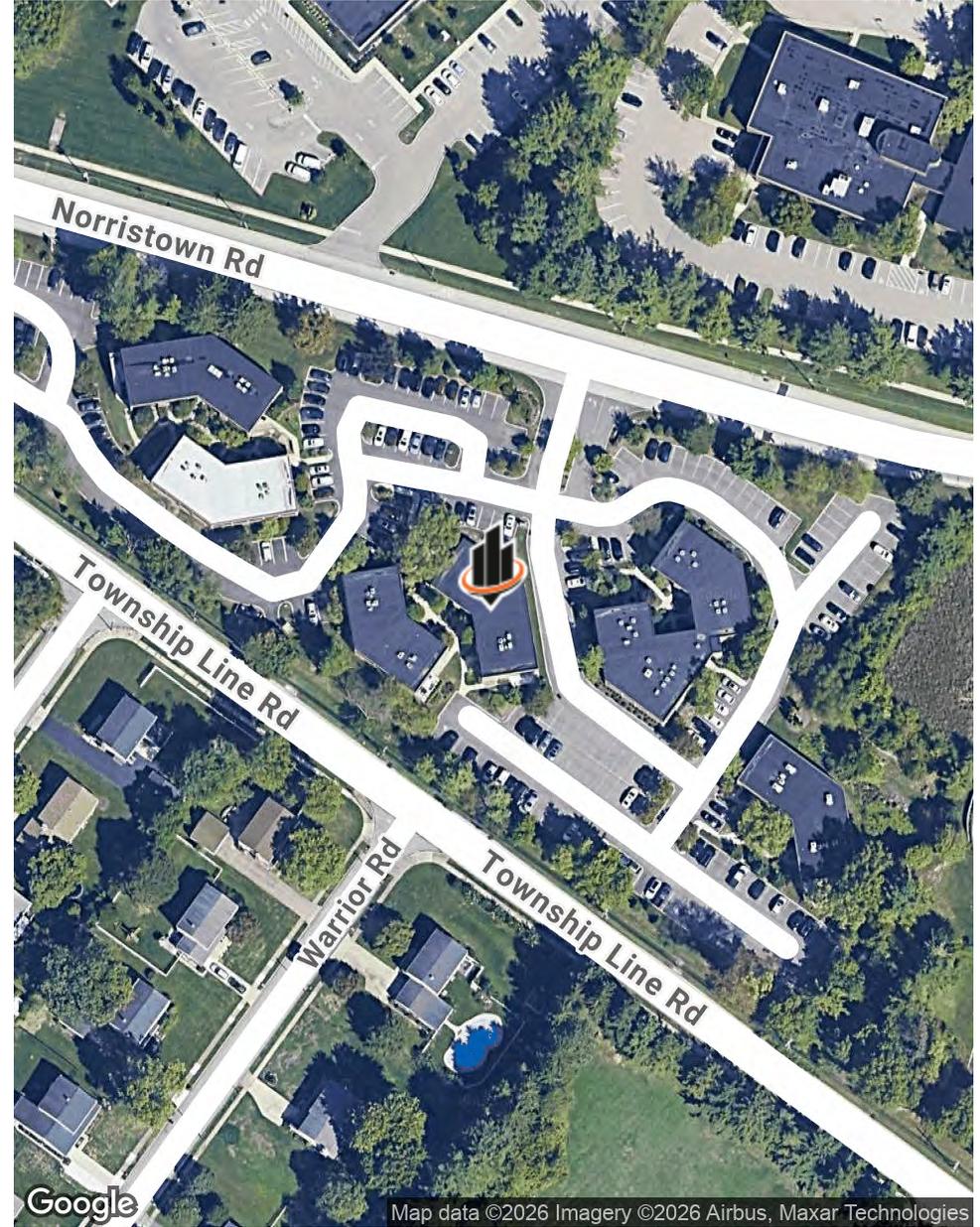
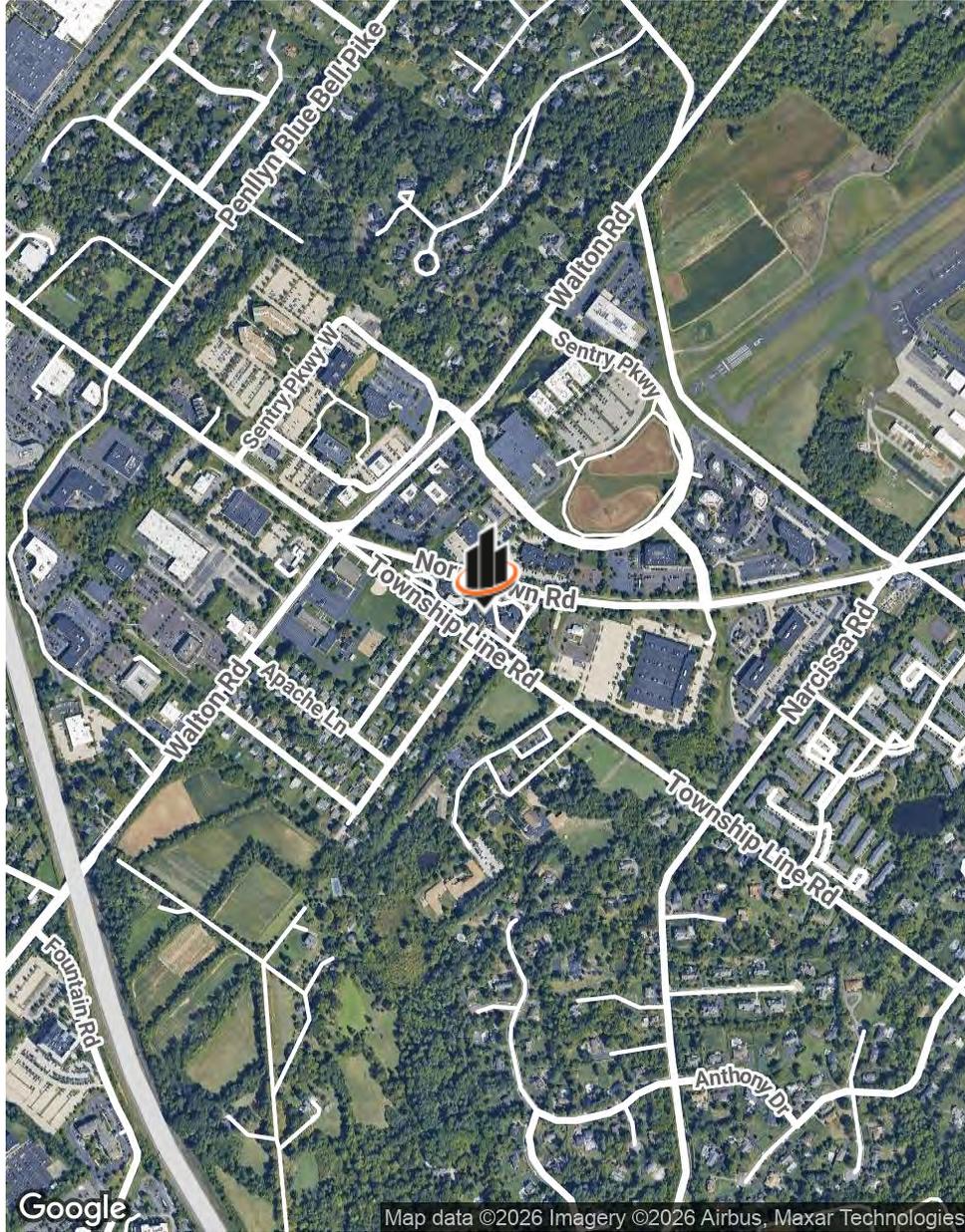
SECTION 2

The Location

# REGIONAL MAP



# LOCATION MAP



486

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WALTON POINT

BUILDING 482	BUILDING 488
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SECTION 3  
The  
Demographics

# DEMOGRAPHICS MAP & REPORT

## POPULATION

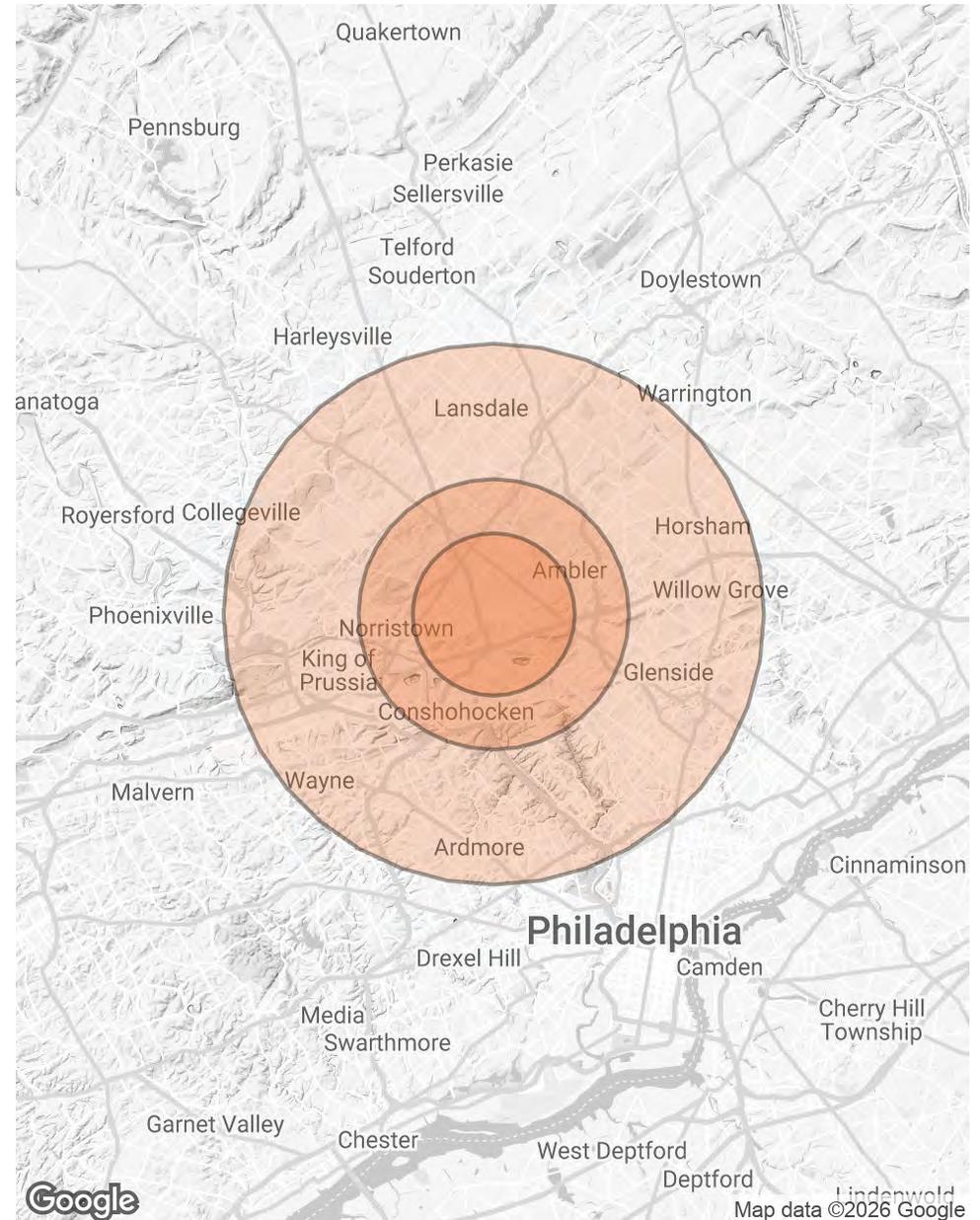
**3 MILES 5 MILES 10 MILES**

	3 MILES	5 MILES	10 MILES
<b>TOTAL POPULATION</b>	54,519	182,719	955,217
<b>AVERAGE AGE</b>	43	42	42
<b>AVERAGE AGE (MALE)</b>	41	40	41
<b>AVERAGE AGE (FEMALE)</b>	44	43	43

## HOUSEHOLDS & INCOME 3 MILES 5 MILES 10 MILES

	3 MILES	5 MILES	10 MILES
<b>TOTAL HOUSEHOLDS</b>	21,450	72,102	377,400
<b># OF PERSONS PER HH</b>	2.5	2.5	2.5
<b>AVERAGE HH INCOME</b>	\$157,153	\$144,839	\$146,952
<b>AVERAGE HOUSE VALUE</b>	\$503,027	\$470,005	\$495,909

Demographics data derived from AlphaMap





125 Pheasant Run, Ste 102  
Newtown, PA 18940  
215.757.2500  
SVNAhia.com