

RESTAURANT,  
RETAIL AND OFFICE  
OPPORTUNITY WITH  
OUTDOOR SPACE

# THE VAULT TOWN CENTER AT HARLEYSVILLE

483 MAIN STREET & 480 SCHOOL LANE  
HARLEYSVILLE, PA 19438



*Retail & Office Space for Lease*

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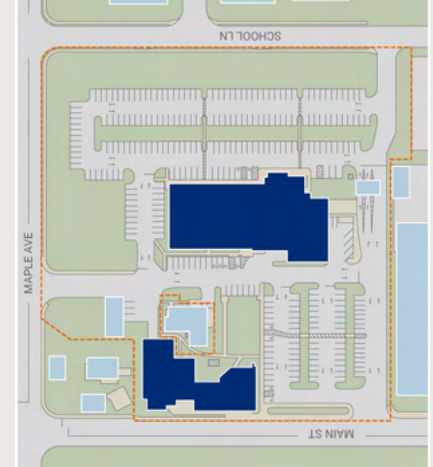
The  
Flynn  
Company

## UNIQUE 7 ACRE CAMPUS WITH OUTDOOR COLLABORATIVE SPACE

This modern food and drink opportunity offers relaxed outdoor community spaces as well as an attractive venue for retail, event and office areas spanning two buildings. The Main building, formerly the Harleysville National Bank, retains features from the original vault to the graceful stone and timeless columns fronting Main Street.



## CAMPUS OVERVIEW



## FEATURES

- 82,000 total SF across two detached buildings
- 480 School Lane is a two-story, elevator served 56,000 SF multi-tenant building
- 483 Main Street, formerly the Harleysville National Bank, is a two-story, 26,112 SF elevator served mixed-use, retail and office building
- 7 acre, walkable campus Includes shared common exterior areas
- Entrances from Main St, School Ln and Maple Ave, with ample parking
- Potential uses include Restaurant, Retail, Office, Conference spaces and Event space.

## NOTABLE TENANTS



The Vault Town Center at Harleysville is the new home of **Neshaminy Creek Brewing Company!** Now up and running, the brewery is enjoying tremendous success at their newest location, and consistently packs in patrons from the surrounding areas for refreshment and entertainment. Check them out at [neshaminycreekbrewing.com](http://neshaminycreekbrewing.com) and follow [@neshaminycreek\\_harleysville](https://www.instagram.com/neshaminycreek_harleysville) on Instagram.

Patrons can enjoy a well-deserved beer after a workout at Burn Boot Camp, located in the rear building at 480 School Lane.

In addition, other tenants include Saha Yoga studio, Elevated Eats, an artisan sandwich/cheesesteak shop, Meat Wagon BBQ, a MedSpa and Birdie Bays golf simulator!

We are seeking other food, entertainment and retail operators to join the Brewery and these other standout tenants.





## OUTDOOR SPACE



### The Patio

Includes a dining area accessible to the Main building and parking lot, with entrances from Maple Ave. and Schoolhouse Lane. It is accessed from the main building via overhead doors. In design and engineering near completion with construction starting soon.

### The Sidewalk

Facing Main Street, this area will provide additional seating adjacent to the front entrance of the main building.



CONSTRUCTION COMING SOON

### The Yard

Future open-air collaborative space adjoining the patio area, with potential for green space, hardscaping, and fire pit area.



## 483 MAIN STREET



Suites available from 1,062 SF and up. See following page for floor plans



## BUILDING FEATURES

- 26,112 SF on two floors plus bonus basement space for food service operation and storage.
- Elevator served on all floors.
- Fronts to Main Street with ample parking.
- Onsite ownership and management.
- Collaborative indoor/outdoor spaces with overhead garage doors to The Patio..

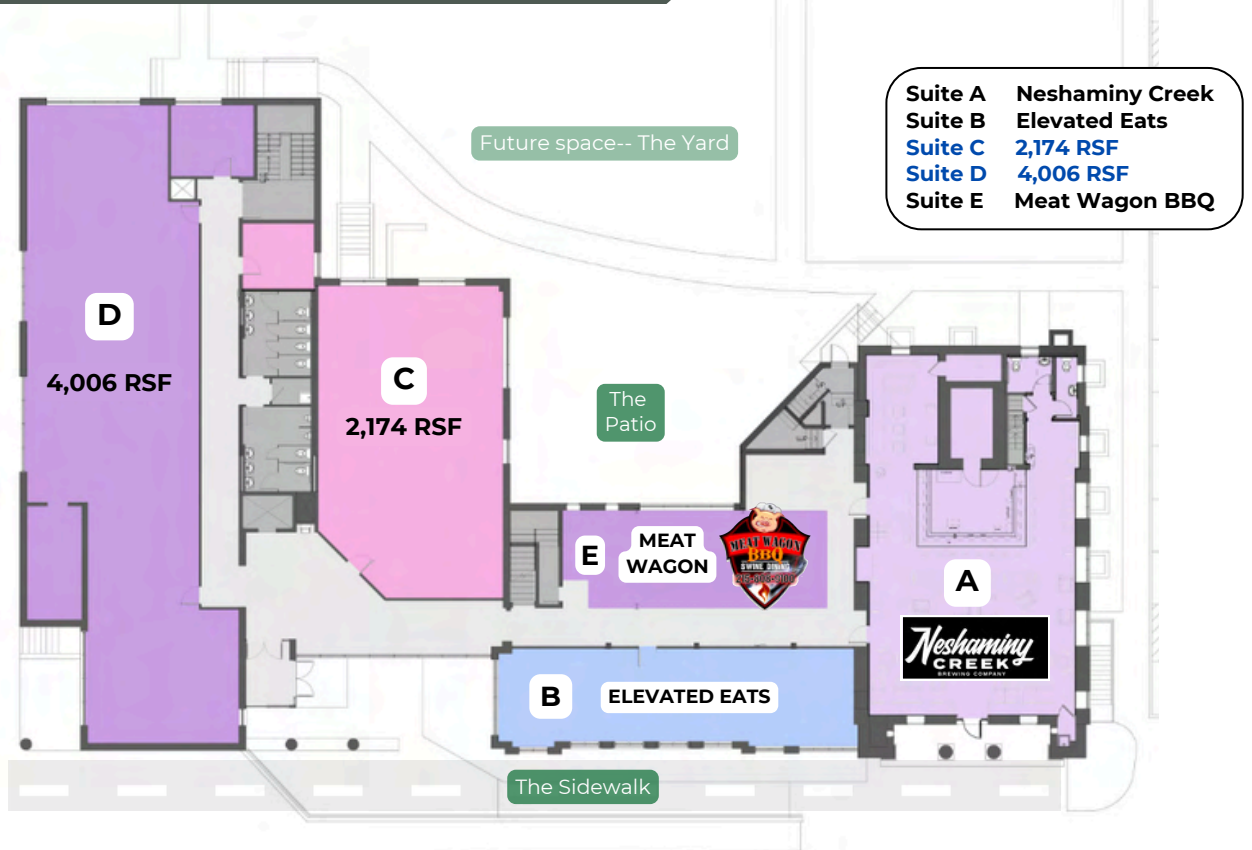
## POTENTIAL USES

- Restaurant
- Retail
- Coffee Shop/Bakery
- Health/Wellness
- Office/conference
- Leisure/entertainment

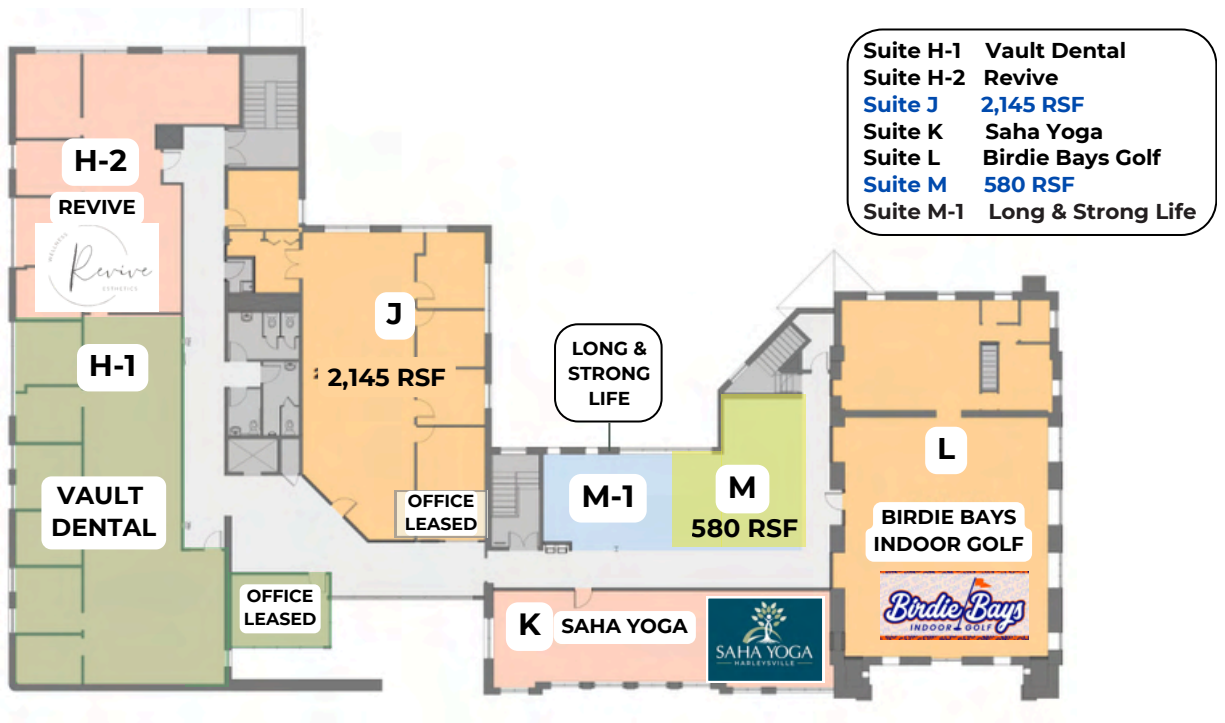


## 483 MAIN STREET FLOOR PLANS

### First Floor



### Second Floor



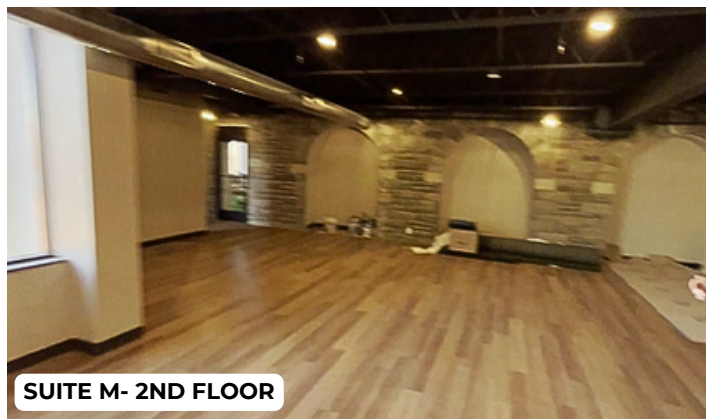
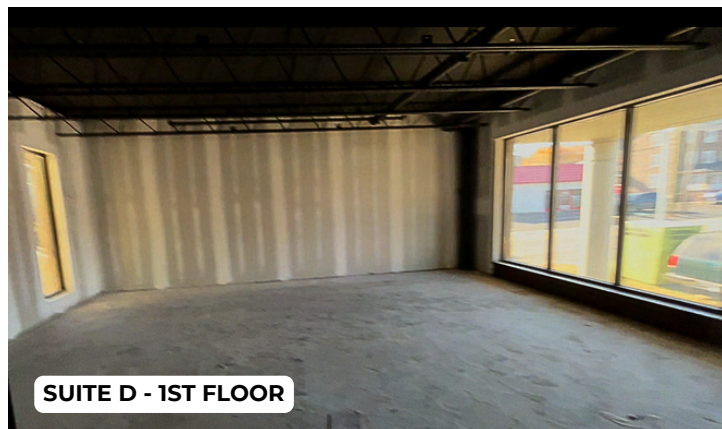
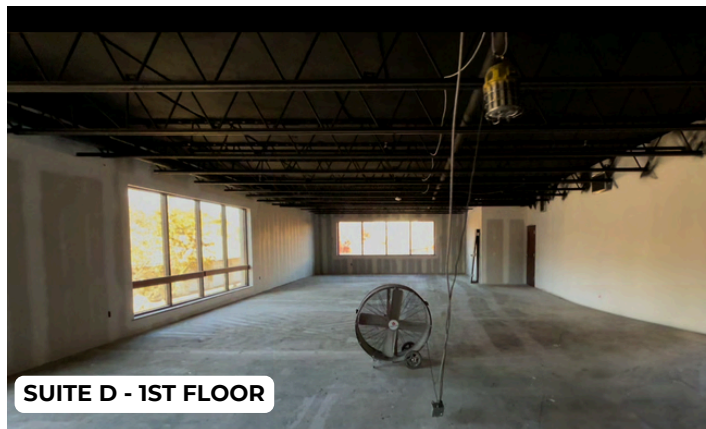
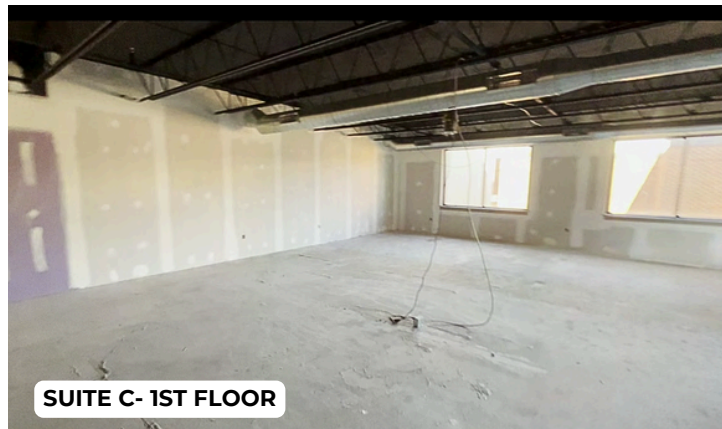
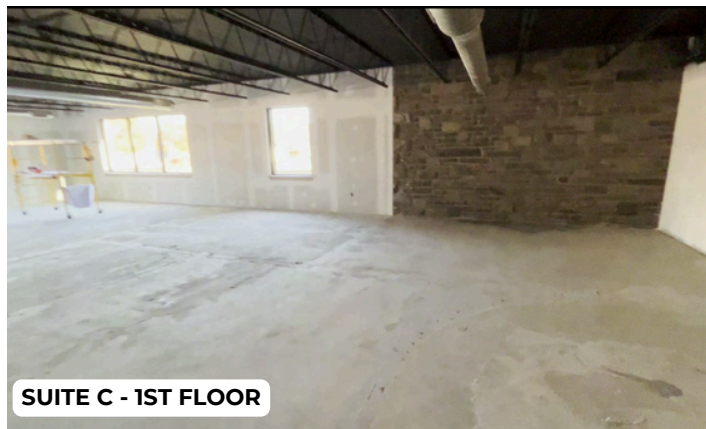
Plans are conceptual for illustrative purposes only. Suite sizes are flexible and landlord will custom design in order to meet tenants' specifications.

## 483 MAIN STREET PHOTOS





## 483 MAIN STREET PHOTOS



## 480 SCHOOL LANE



## BUILDING FEATURES

Two suites available at 5,989 and 2,513 SF, or combined at 8,502 SF with direct access from the exterior. Each suite has private bathrooms and parking directly in front. The campus also features onsite ownership and management.



- |         |                |
|---------|----------------|
| Space 1 | Burn Boot Camp |
| Space 2 | ~2,000 RSF     |
| Space 3 | ~2,000 RSF     |
| Space 4 | Altus Massage  |
| Space 5 | Excel          |

*Spaces 2 & 3 can be combined or separate*

The Patio and Main Building

THE FLYNN COMPANY

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## BUILDING SPECS

### 483 MAIN STREET

<b>GBA (SF)</b>	26,112 SF
<b>Floors</b>	Two floors plus basement
<b>Suites</b>	First floor: 1,290 SF and up Second floor: 1,062 SF and up Basement: Flexible sizes to support 1st and 2nd floor tenants Elevator served
<b>Year Built/Renovated</b>	1929/1987/2023
<b>Zoning</b>	Commercial
<b>Land Area</b>	7.15 acres
<b>Township</b>	Lower Salford Township
<b>Parcel Number</b>	50-00-01846-003

### 480 SCHOOL LANE

<b>GBA (SF)</b>	56,082 SF
<b>Floors</b>	Two floors
<b>Suites</b>	First floor: 2,513 & 5,989 SF, or combined at 8,502 SF
<b>Year Built/Renovated</b>	1990/2023
<b>Zoning</b>	Commercial
<b>Land Area</b>	7.15 acres
<b>Township</b>	Lower Salford Township
<b>Parcel Number</b>	50-00-01846-003

## LOCATION & DEMOGRAPHICS



### POPULATION

1 Mile: 9,253  
3 Miles: 23,979  
5 Miles: 93,596



### HOUSEHOLDS

1 Mile: 3,442  
3 Miles: 8,734  
5 Miles: 35,037



### AVG HOUSEHOLD INCOME

1 Mile: \$140,277  
3 Miles: \$153,340  
5 Miles: \$129,888



### TRAFFIC VOLUME

11,076 Cars Annually  
Cross Roads:  
Harleysville Pike & Groffs Mill Rd  
(.22 Miles from property)



Nearby amenities include Wawa, McDonald's, Walmart, Giant, DQ, coffee shops, wine & spirits, and more!



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