

30,000 SF RETAIL BLDG AND OUTPARCEL(S) | FOR LEASE

841 Gravel Pike (Rt. 29) | Schwenksville, PA 19426 | Montgomery County

LEGEND

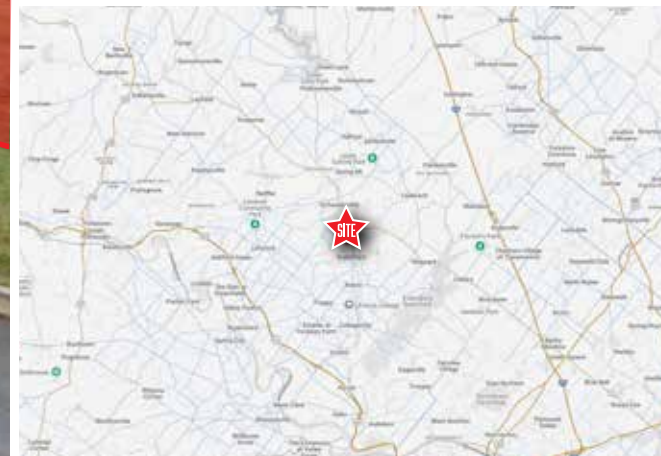
PROPERTIES INC.

COMMERCIAL REAL ESTATE

Building can be sub-divided or expanded



Planned 55+ Community (pending approvals)



FOR LEASE | 841 Gravel Pike (Rt. 29) | Schwenksville, PA 19426

+/- 30,000SF
Ground Floor

35 ACRES
Parcel Size

MAR. 2025
Availability

SALE/RENT
Upon Request

PROPERTY INFORMATION

- ① +/- 30k SF Building available for lease. Owner will subdivide or expand for qualified tenants
Ideal for retail, entertainment/recreation, medical, church, school or self storage
- ② 1 or 2 outparcel(s) - up to 10,000 SF available for lease
Ideal for fast food/coffee with drive-thru windows, retail, medical or daycare centers
- Existing supermarket will be vacating on February 28, 2025
- Public Sewer on site, Public Water and Gas can be made available
- High income market with great visibility and ample parking
- Located on RT 29, Over 24,960 population residing within 10 minute drive

Demographics	1 Mile	3 Miles	5 Miles
Population	4,651	31,786	83,304
Average HH Income	\$167,650	\$177,984	\$178,891
Total Businesses	98	775	2,463
Number of Employees	537	5,680	19,901
Traffic Counts	Gravel Pike (Rt. 23): 8,958 VPD		

*Data Source: Sites USA REGIS™ 2024

FOR MORE INFORMATION DAVID DEPETRIS
PLEASE CONTACT: 610-941-4034 X107
856-912-1165 CELL
DDEPETRIS@LPRE.COM



LEGEND PROPERTIES | 1000 Fayette Street | Conshohocken, PA 19428 | 610-941-4034 | LPRE.COM

Information contained herein has been obtained from owner of the property or from sources deemed reliable. We have no reason to doubt it's accuracy but make no warranty or representation. All information is submitted subject to errors, omissions, changes, withdrawal without notice and any special listing conditions of the owner. 102424