

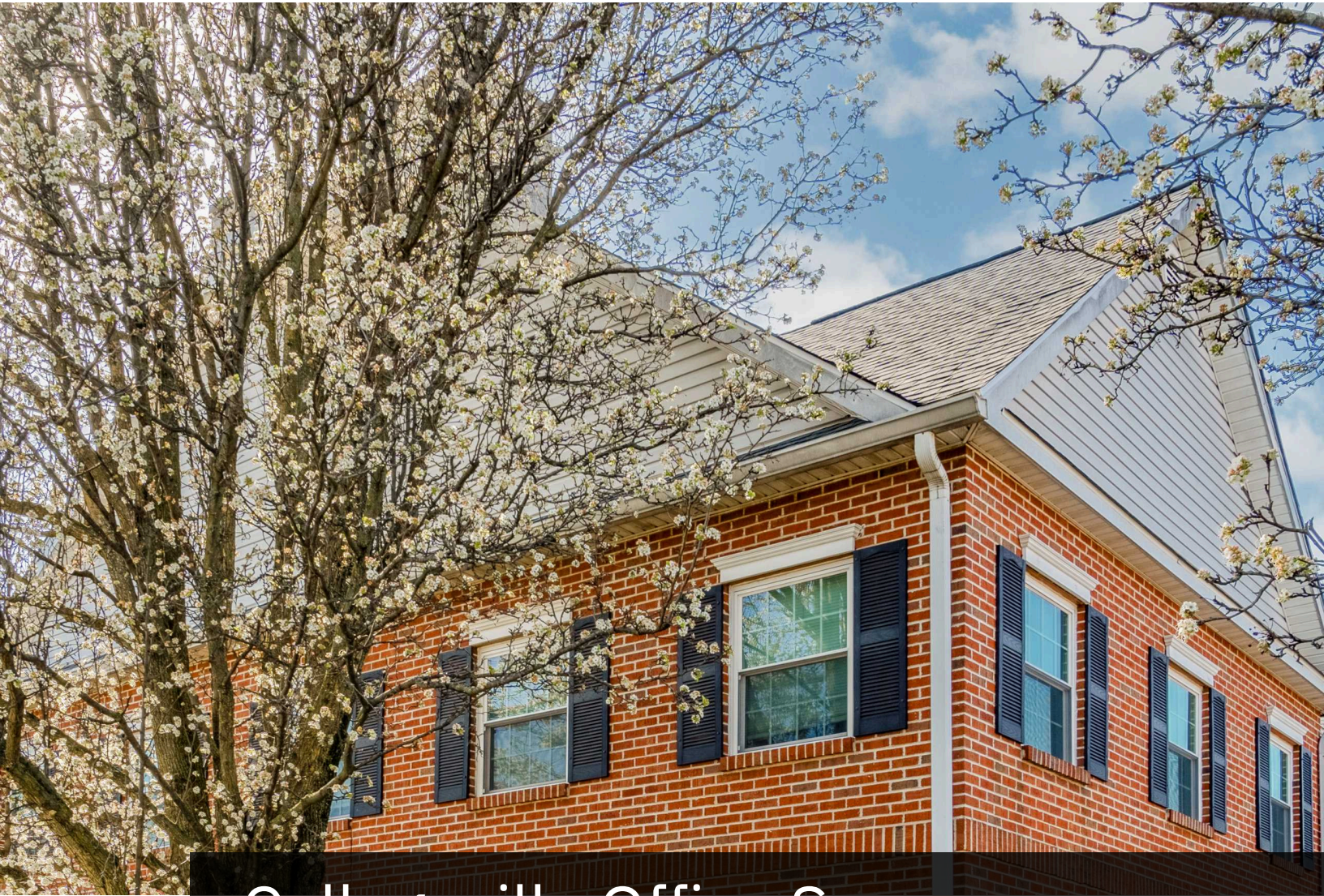
PROFESSIONAL OFFICES

555 PA-29. Bldg. D COLLEGEVILLE

2ND FLOOR, COLLEGEVILLE, PA 19426



M Walter Properties



Collegeville Office Space

Collegeville Office Space Available.

- ✓ Highly desirable location in Collegeville.
- ✓ Only 2 minutes from Providence Town Center, at half the cost.
- ✓ Highly visible on S. Collegeville Rd / 2nd Ave.
- ✓ Monument sign available at entrance.
- ✓ Plenty of parking!



M Walter Properties

MATTHEW STRAUSS

Commercial Agent

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KIM CHADWICK

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RS331658

980 Harvest Drive Suite 200
Blue Bell, PA 19422



COMMERCIALSM

Each Office Independently
Owned and Operated

The calculations and data presented are deemed to be accurate, but not guaranteed. They are intended for the purpose of illustrative projections and analysis. The information provided is not intended to replace or serve as substitute for any legal, accounting, investment, real estate, tax or other professional advice, consultation or service. The user of this software should consult with a professional in the respective legal, accounting, tax or other professional area before making any decisions.

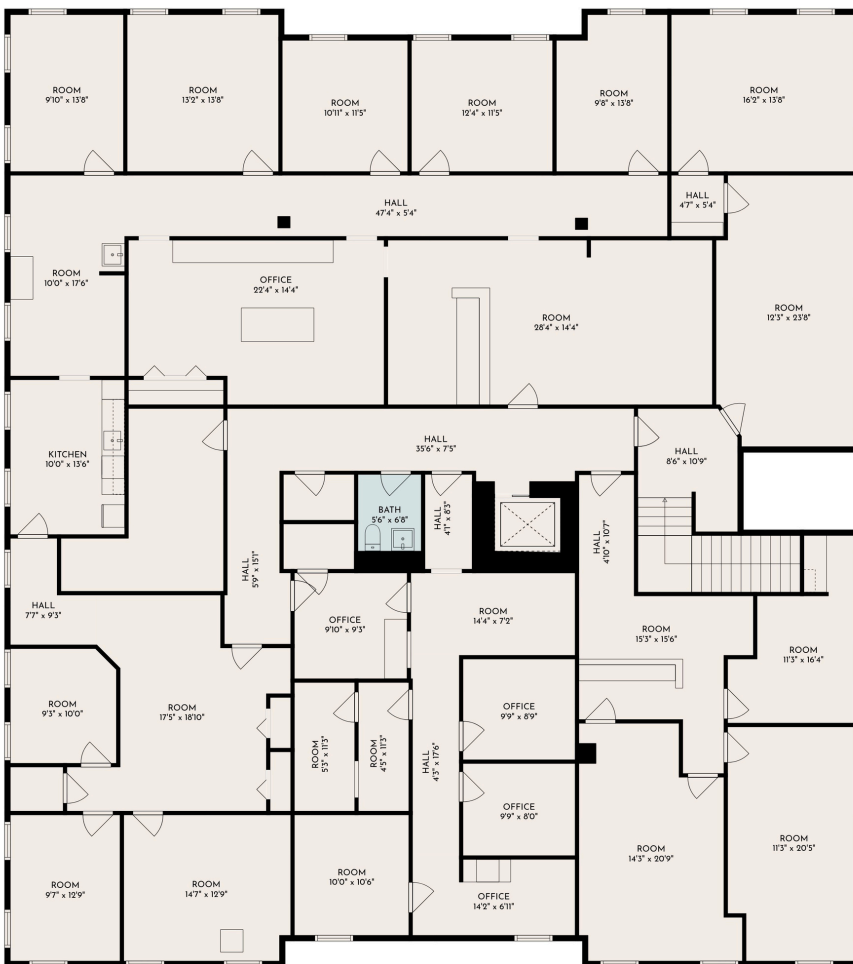
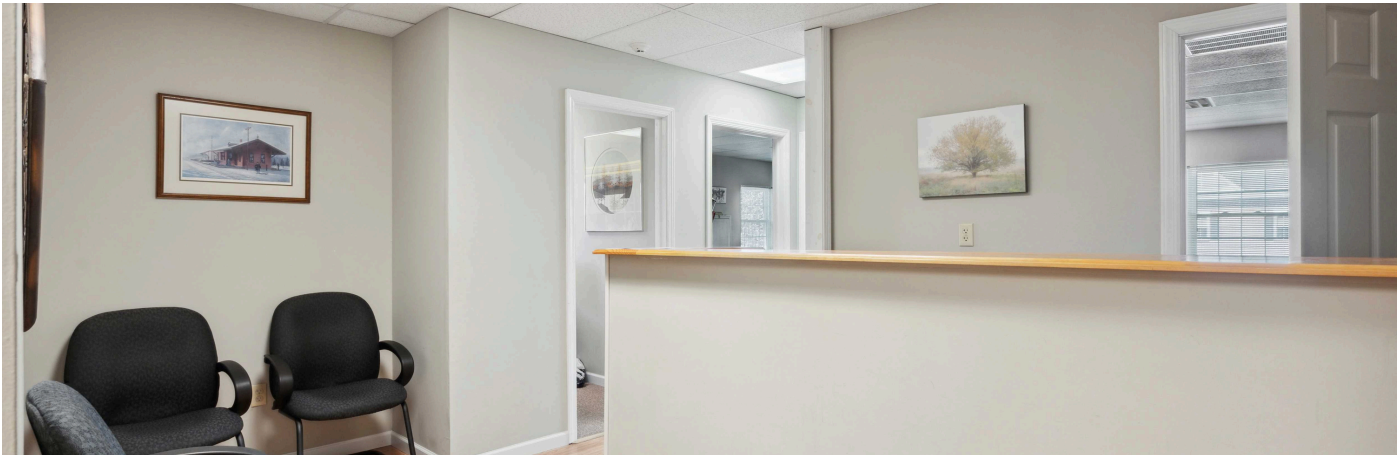
OFFICE / MEDICAL LEASE

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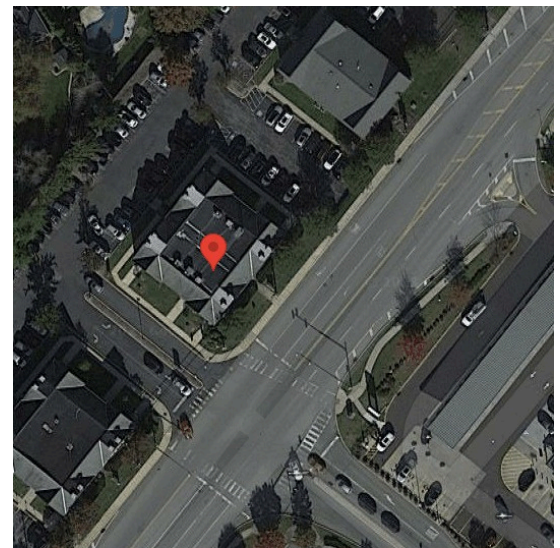


M Walter Properties



OFFERING SUMMARY

ASKING	\$1,250,000
TOTAL SQ FT	2,835
\$ / SF	\$208
OCCUPANCY	MULTI-TENANT
NOI	At Request
LOT DESC	2 ND FLOOR (OFFICE CONDO)
PARKING	SHARED (50+)



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PICTURES

555 PA-29 Collegeville, PA



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Why Choose Collegeville?

The Borough of Collegeville is a great place to live and do business. Consider some of the reasons to locate your business or family in the borough.

Access to an Educated and Affluent Population*

The population of both Collegeville Borough and the Collegeville region is educated and affluent.

- Approximately 5,200 people live in Collegeville Borough and 40,000 in the Collegeville region (the 19426 zip code). Close to 100,000 people live within a 5-mile radius.
- About 56% of adults in the borough and 50% in the region have college and advanced degrees.
- The median household income is approximately twice the State median at \$105,761 and \$113,713 per household for the borough and the region respectively.

Local Government Support

The borough and the council are supportive of businesses moving into the borough.

- The Borough's Business Development Committee actively pursues business and advocates for council, county and resident support and zoning and planning changes.
- There are no additional taxes on businesses or forms to be completed other than those required by law.

Home to Ursinus College

The Borough of Collegeville is home to Ursinus College, a private, Liberal Arts College with 1,600 undergraduate students and 500 staff.

- Ursinus College is highly invested in the community. The administration supports the efforts of the Borough and the CEDC to attract new businesses into town.
- In a late 2010 survey conducted by the CEDC, the students indicated their strong support for businesses and events in Collegeville that provided vigor to both the community and to their college experience.
- Student discretionary spending in the Borough and region is estimated to be \$2.2 to \$5.1 million.

Low in Crime

Collegeville is one of the safest communities in Montgomery County and the state.

The Borough maintains its own police department within the borough. The Collegeville Police Department (CPD) serves the residents, businesses, and the Ursinus College Campus. They provide assistance to departments in local municipalities who in turn provide assistance to them.

In the Collegeville region, compared to the state and national averages respectively:

- Overall crime rate is 54% and 67% lower
- Violent crime rate is 70% and 76% lower
- Property crime rate is 52% and 66% lower

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Why Choose Collegeville?

Regional Growth

Since the opening of the Collegeville exit of the 422 expressway in 1984, the Collegeville region has experienced rapid growth and affluence.

High tech industries continue to bring well-paying jobs to the area. Located within a few miles of the borough are:

- Dow Chemical Company's Northeast Dow Center,
- Pfizer pharmaceuticals global campus,
- GlaxoSmithKline's research and development facility,
- Quest Diagnostics' administrative facility, and
- SEI Investment Company's Oaks campus.

High Traffic Counts

- Daily traffic on the borough's portion of PA Route 29—a direct connection to Route 422—averages more than 42,000 cars a day. The thoroughfare includes 2 shopping centers, and several multi-tenant professional office buildings.
- Daily traffic on the Main Street / Ridge Pike thoroughfare averages more than 14,000 cars a day. The thoroughfare includes Ursinus College and its Residential Village. It is also home to professional offices, restaurants and village commercial businesses. There are also business opportunities adjacent to Main Street on East and West 3rd Avenue.

Small Town Charm

The Borough of Collegeville retains the charm and hospitality of a small town. Together with the region we offer numerous amenities for families and businesses:

- Annual Memorial Day and Halloween Parades
- Multiple community park events and activities
- Town and gown events on the Ursinus campus
- Highly walkable community. Look for 5K running and car show fundraisers on borough streets
- County parks, trails and historical sites
- Valley Forge National Park
- Evansburg State Park
- Multiple libraries within a few miles

The Perkiomen Trail

The scenic Perkiomen Trail runs directly through the Borough with a trailhead at Main Street and 3rd Avenue. Main Street and Community Park events are available from the trail.

- More than 63,000 people use the trail through the region annually, primarily for cycling and walking
- Most spend one to two hours on the trail
- Multiple opportunities for trail users to interact with businesses for soft goods (snacks, drinks, ice cream, meals) **

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Market Data

The CEDC conducted a market survey in late 2010 of over 2,000 regional residents and Ursinus College students. The survey:

- Indicated a large consumer demand for new stores and restaurants to open in and near the borough. Demand was high for casual and upscale dining, gifts, stationery and cards, groceries, books, clothing, bakeries, specialty foods and hardware.
- Determined the needs of the business districts and how to best develop them. This information supports strategic planning for future improvements and provides potential businesses with local market and customer data. The data is available for review.

A borough focused business survey was conducted in January 2019. See the [Collegeville Borough 2019 Business Survey](#) results.

Long Term Planning & Promotion

- The Borough's Business Development Committee is working with the Borough, Ursinus College and the CEDC to develop and manage a long-term visionary plan for business development.
- The CEDC supports businesses through promotion and community events.

* Census Reporter – [The Borough](#), the [region \(19426 zip code\)](#).

** [Perkiomen Trail 2008 User Survey and Economic Impact Analysis](#)

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