

OFFERING MEMORANDUM

Walton Point Value-Add Investment Opportunity

486 NORRISTOWN ROAD
Blue Bell, PA 19422

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Table of Contents

5

THE PROPERTY

Property Summary	6
Property Details	7
Property Highlights	8
Floor Plans - 1st Floor	9
Floor Plans - 2nd Floor	10
Additional Photos	11
Interior Photos	12

14

THE LOCATION

Regional Map	15
Location Map	16

17

THE DEMOGRAPHICS

Demographics Map & Report	18
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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.



SECTION 1

The Property

PROPERTY SUMMARY



OFFERING SUMMARY

SALE PRICE:	\$1,600,000
BUILDING SIZE:	9,530 SF±
AVAILABLE SF:	1,690 - 6,610 SF±
ZONING:	Office
MARKET:	Eastern Montgomery County
SUBMARKET:	Blue Bell/Plymouth Meeting

PROPERTY OVERVIEW

Introducing an exceptional investment opportunity in Eastern Montgomery County. This stunning 9,530 SF building is comprised of 4 units, offering a prime location for office and office building investors. Zoned for office use, the property presents a versatile opportunity for business growth and expansion. Currently at 30% occupancy, there is significant potential for increased tenancy and rental income. With a strategic location and ample space, this property is poised to provide a lucrative return on investment. Don't miss the chance to acquire a prominent asset in the thriving Eastern Montgomery County market.

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

SALE PRICE	\$1,600,000
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LEASE RATE	\$18.00 SF/YR (GROSS)
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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

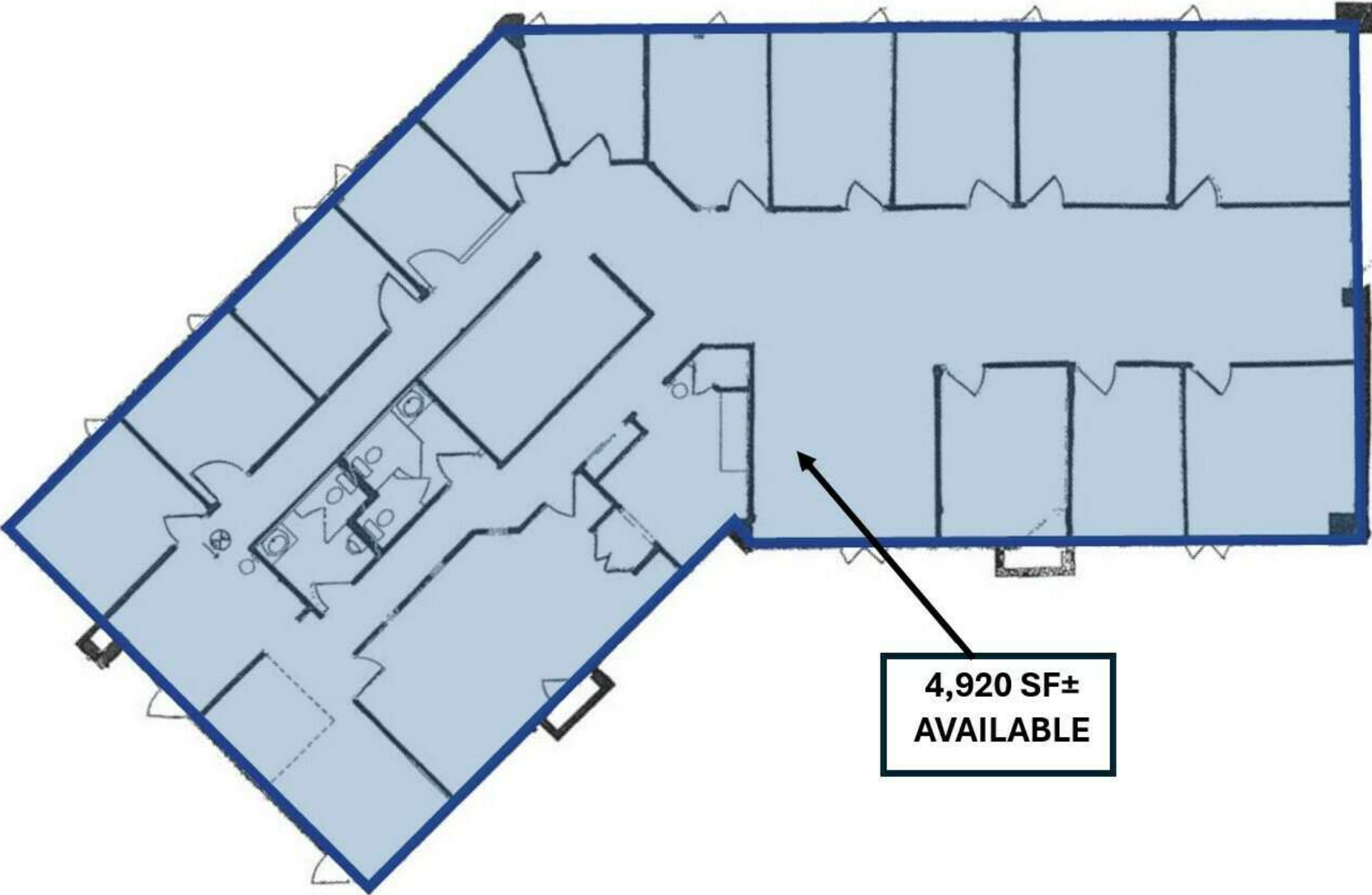


FLOOR PLANS - 1ST FLOOR



**1,690 SF±
AVAILABLE**

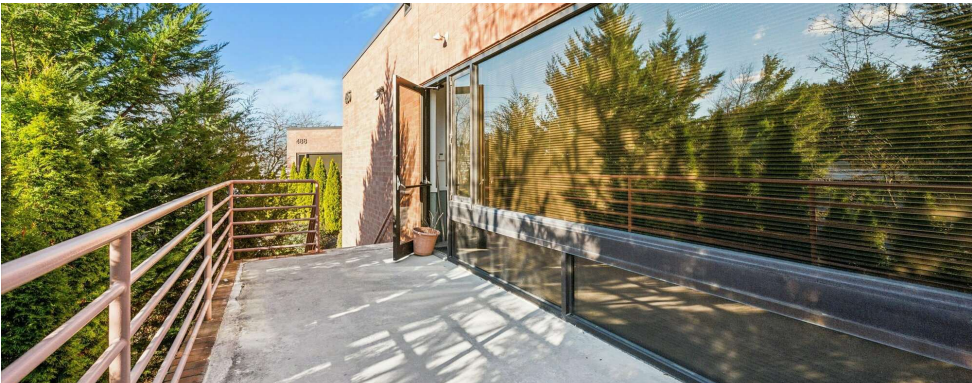
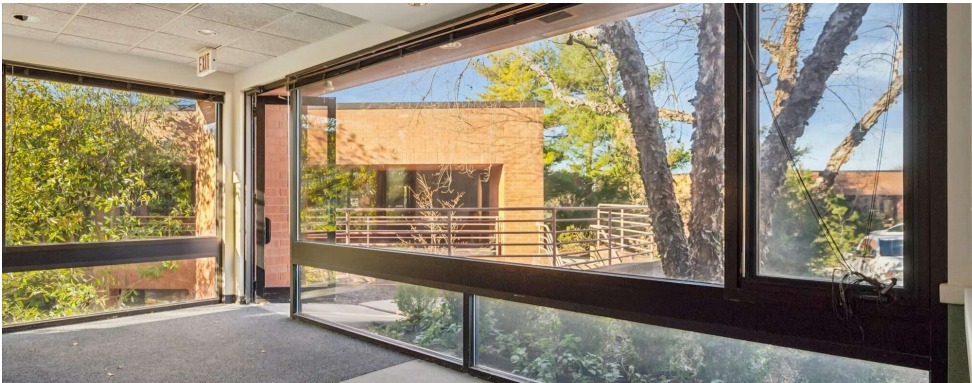
FLOOR PLANS - 2ND FLOOR



ADDITIONAL PHOTOS



INTERIOR PHOTOS





486

FIDELITY
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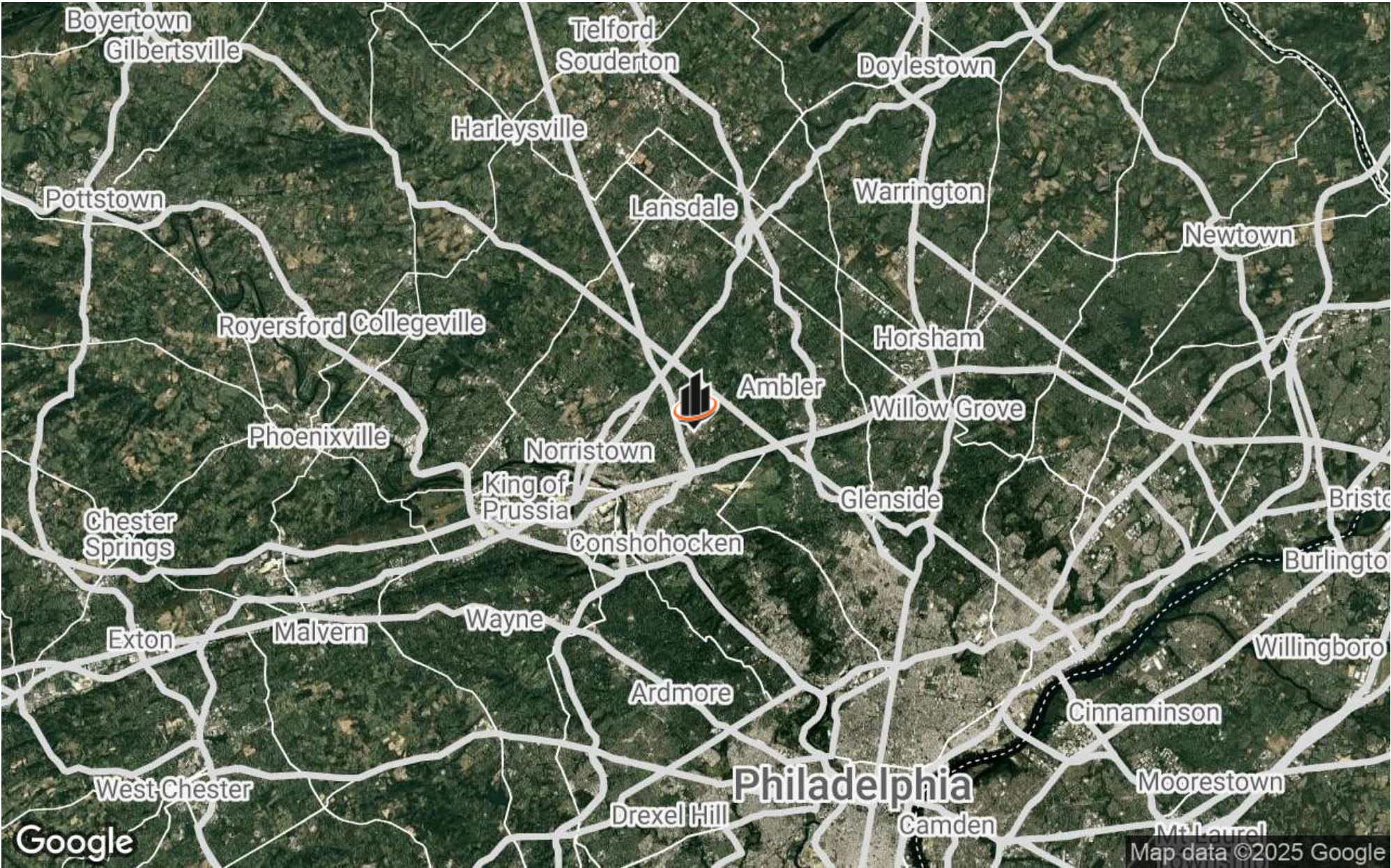
WALTON POINT

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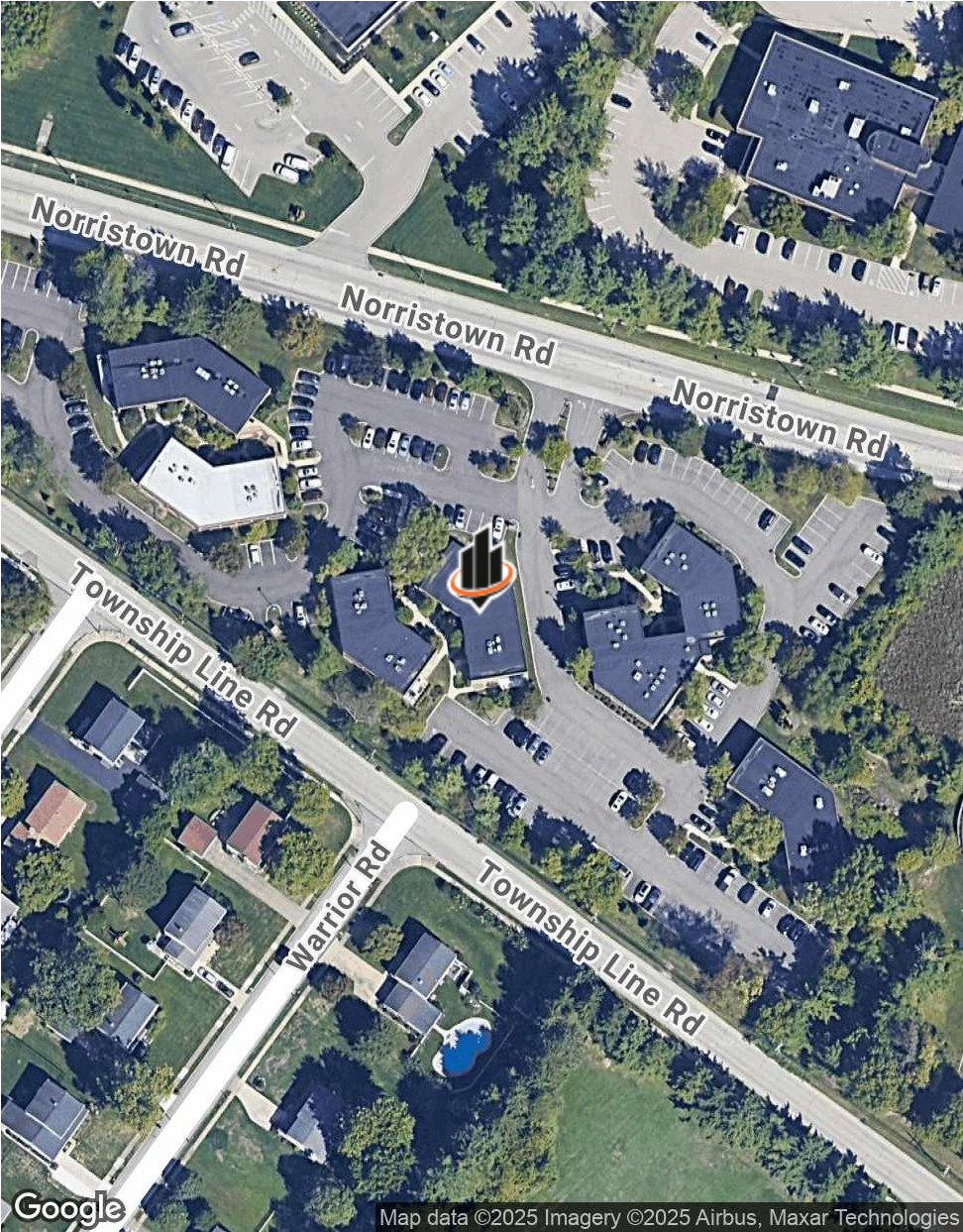
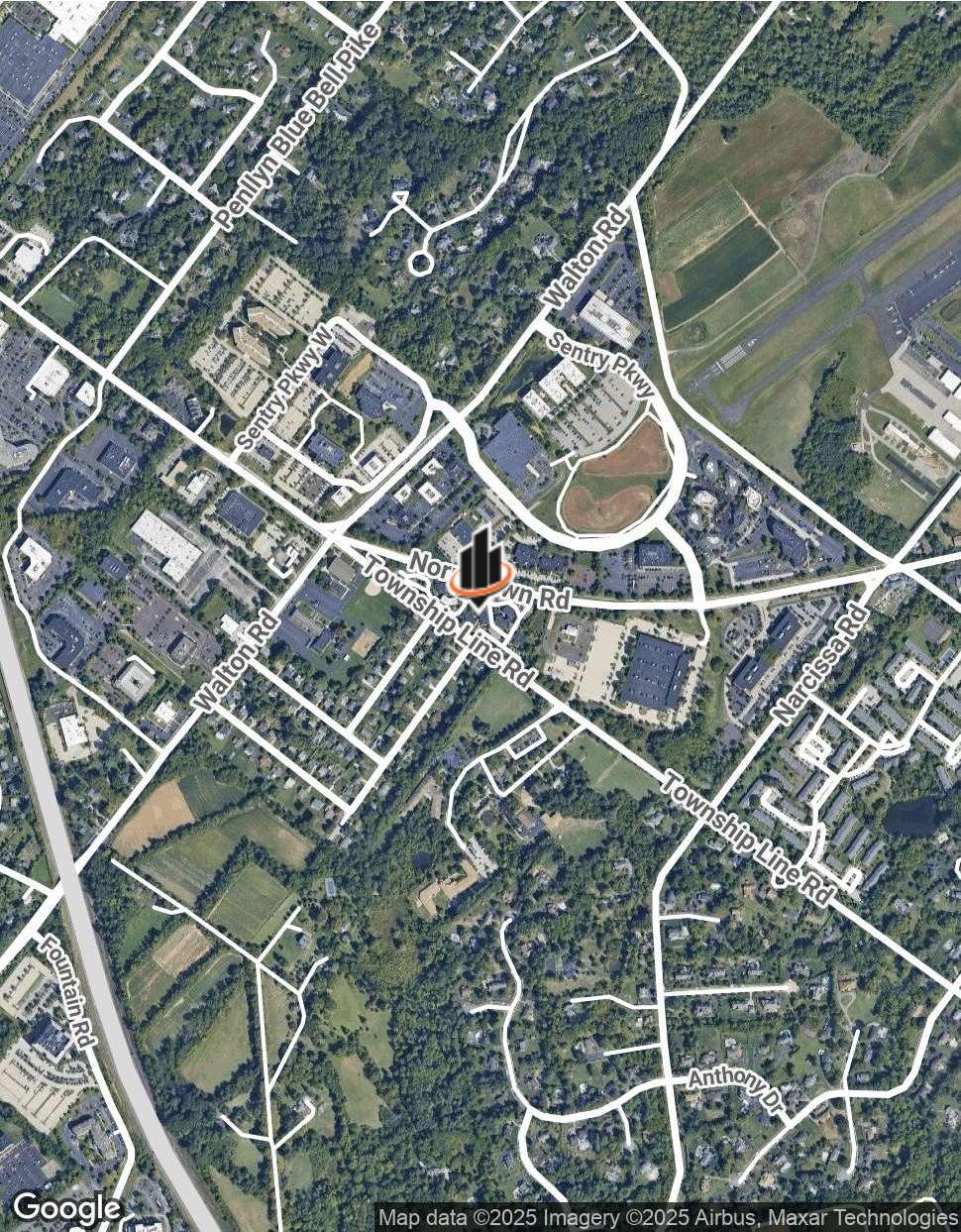
SECTION 2

The Location

REGIONAL MAP



LOCATION MAP



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FIDELITY
NATIONAL
TITLE

WALTON POINT

BUILDING 482	BUILDING 488
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SECTION 3

**The
Demographics**

DEMOGRAPHICS MAP & REPORT

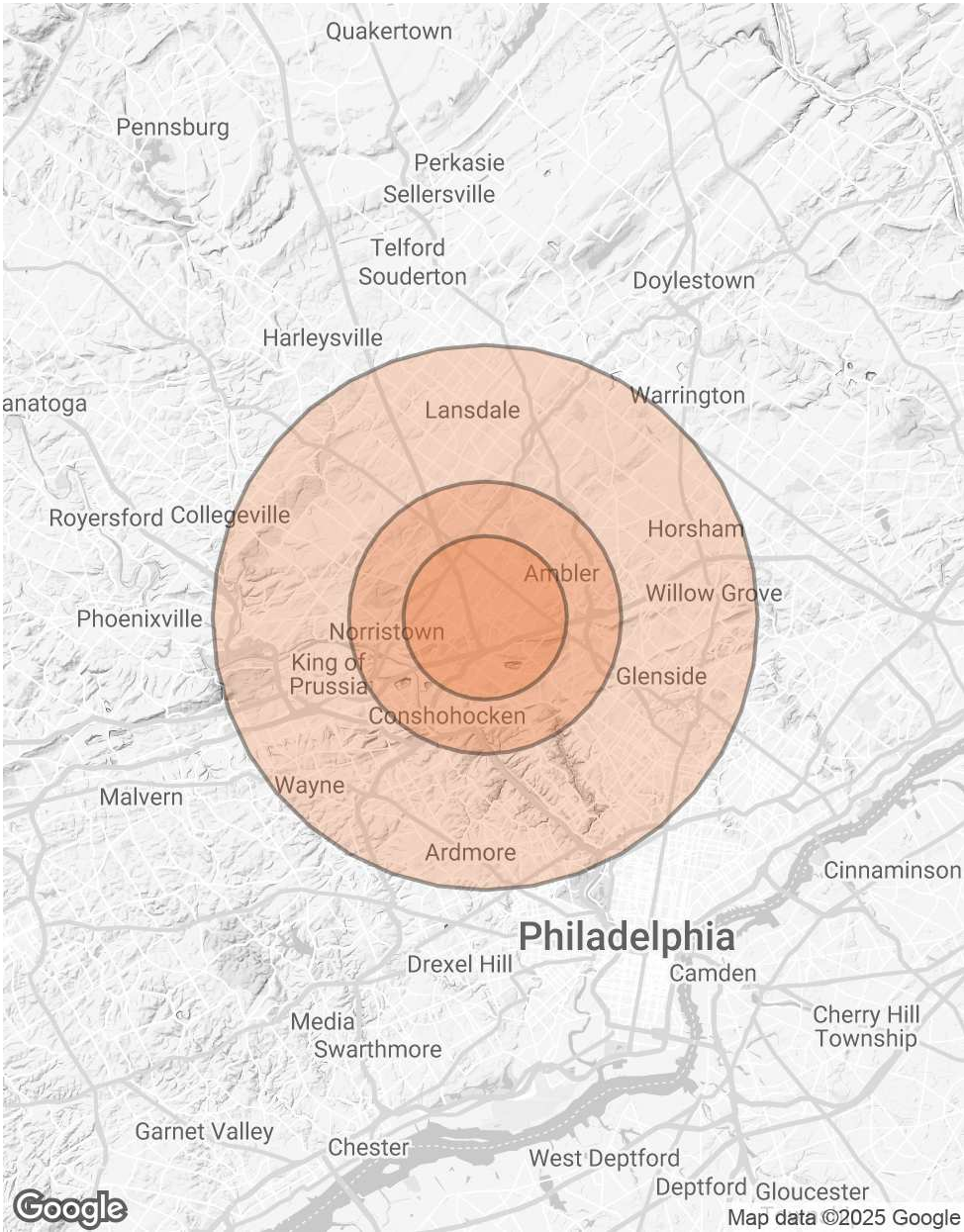
POPULATION 3 MILES 5 MILES 10 MILES

TOTAL POPULATION	54,519	182,719	955,217
AVERAGE AGE	43	42	42
AVERAGE AGE (MALE)	41	40	41
AVERAGE AGE (FEMALE)	44	43	43

HOUSEHOLDS & INCOME 3 MILES 5 MILES 10 MILES

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

Demographics data derived from AlphaMap





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