

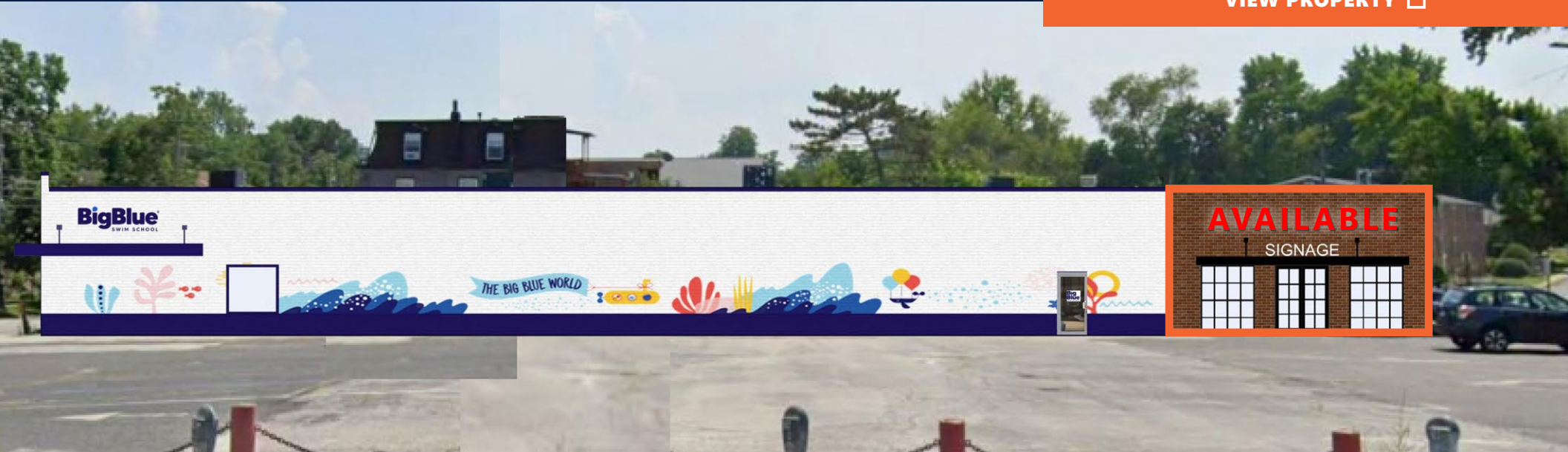
PRIME 2,300 SF AVAILABLE WITH PARKING

FOR LEASE

32 SOUTH MORTON AVENUE | MORTON, PA 19070

JOIN BIG BLUE SWIM SCHOOL

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HIGHLIGHTS

- Newly renovated free-standing building with 50 car parking
- 2,300 SF space available with 38' of frontage
- Mature, dense trade area with over 150,000 residents within three (3) miles.
- Located directly across from SEPTA Morton Train Station

TRAFFIC GENERATORS



DEMOGRAPHICS

	1 MILE	2 MILE	3 MILE
POPULATION	17,167	73,293	154,294
AVERAGE HH INCOME	\$136,405	\$129,148	\$121,680
DAYTIME EMPLOYEES	4,514	18,777	38,707

The information contained herein has been obtained through sources deemed reliable by Soloff Realty & Development, Inc. but cannot be guaranteed for accuracy. We recommend that any information which is of special interest, should be obtained through independent verification. All measurements are approximate. Map Data @ 2026 Google | AADT provided by DVRPC

SOURCE: REGIS ONLINE 2025

Soloff Realty & Development, Inc.

ONE PRESIDENTIAL BLVD. SUITE 202
BALA CYNWYD, PA 19004
SRDRE.COM

ICSC
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SERVING COMMUNITIES

EXCLUSIVE AGENT

DAVID M. DUNKELMAN

DAVID@SRDRE.COM | 610.834.0400

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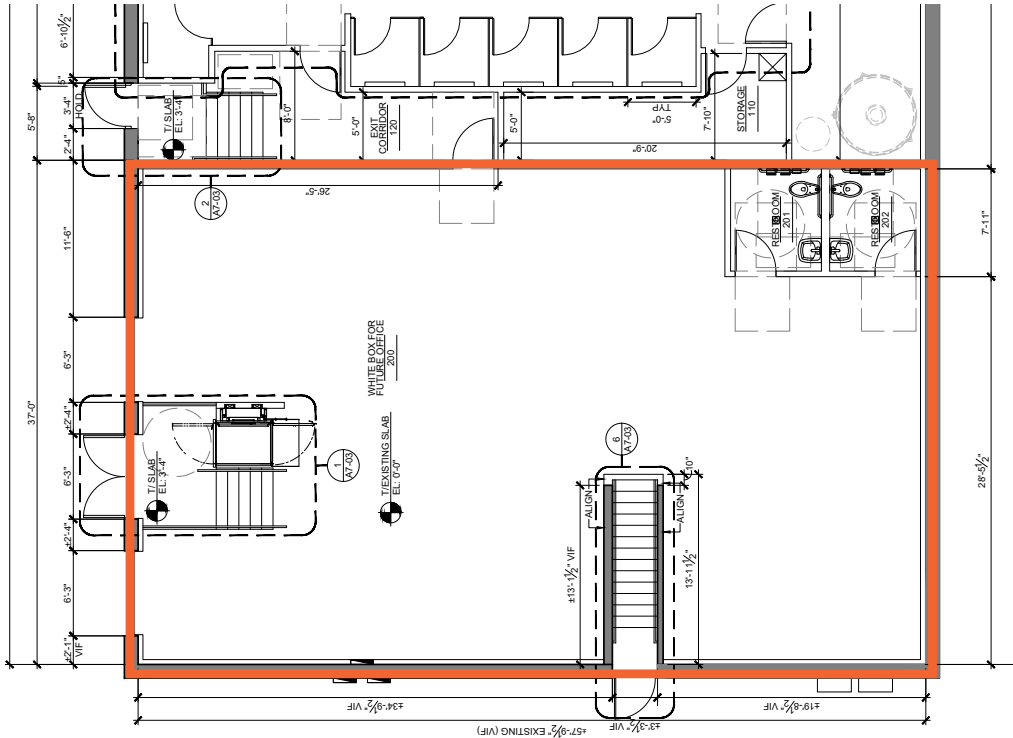
FLOOR PLAN

FOR LEASE

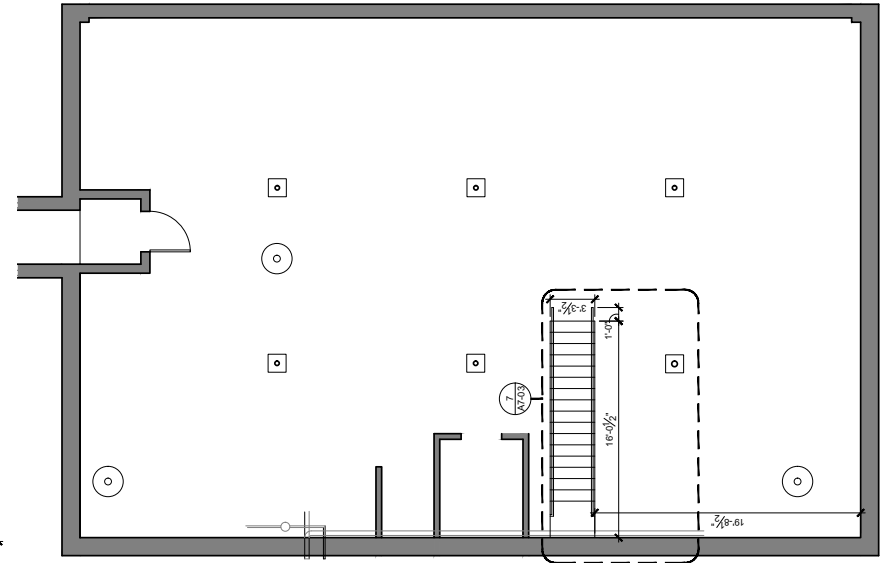
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FIRST FLOOR



BASEMENT



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BIRDS EYE AERIAL

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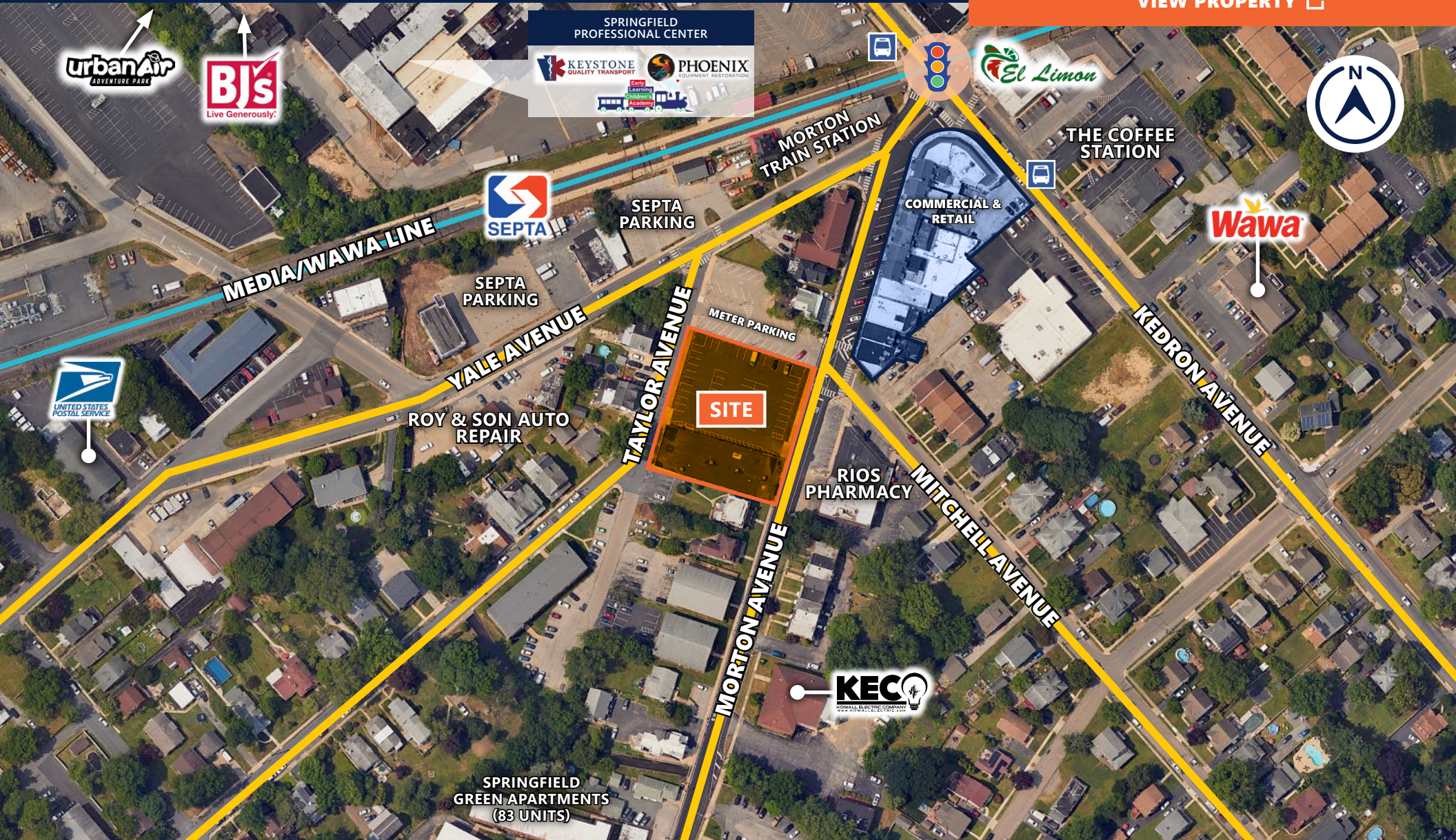
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LOW AERIAL

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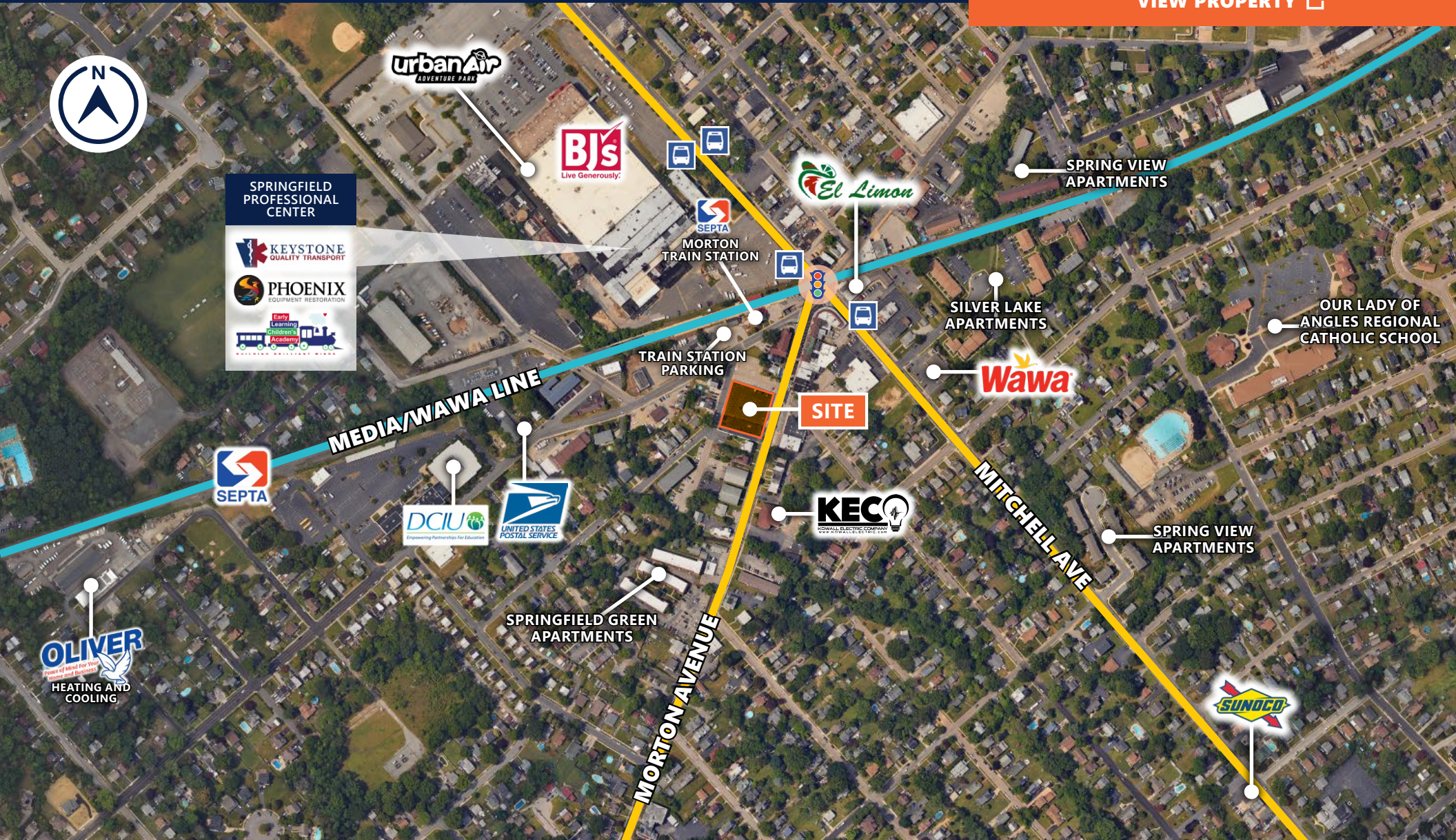
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MID AERIAL

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