

# EXECUTIVE OFFICES AT THE VAULT TOWN CENTER AT HARLEYSVILLE

483 MAIN STREET | 480 SCHOOL LANE

Individual Offices Available From 200 SF And Up.



## BUILDING FEATURES AND AMENITIES



- Individual offices starting at 200 SF in a 26,112 SF building on two floors
- 7-Acre walkable campus with unique shared outdoor spaces
- 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.



## NOTABLE TENANTS

The Vault is already the future home of these fantastic companies. Imagine the possibilities of sharing the campus and outdoor spaces with exciting businesses such as these right here at The Vault-- an ideal environment for work, creativity, collaboration and recreation.

- Neshaminy Creek Brewing Co.
- Saha Yoga Studio
- Elevated Eats artisan foods
- Birdie Bays indoor golf simulator
- Burn Boot Camp



EXCLUSIVELY REPRESENTED BY THE FLYNN COMPANY

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## 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 provides additional seating adjacent to the front entrance of the main building.



### The Yard

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



## LOCATION & DEMOGRAPHICS



### POPULATION

1 Mile: 6,708  
 3 Miles: 21,388  
 5 Miles: 88,161



### HOUSEHOLDS

1 Mile: 2,652  
 3 Miles: 7,826  
 5 Miles: 31,736



### AVG HOUSEHOLD INCOME

1 Mile: \$118,801  
 3 Miles: \$134,331  
 5 Miles: \$121,429



### TRAFFIC VOLUME

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



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



*For more information, please contact:*

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