

# 480 E. Germantown Pike

East Norriton, PA



*Maximum  
Exposure*

Colliers





# Property Highlights



38,000 SF+  
Available for  
Lease



Prominent, Highly  
Visible Signage  
Opportunity



Ample Parking  
5:1,000



Two Miles to  
I-476, I-76/I-276  
& Route 202



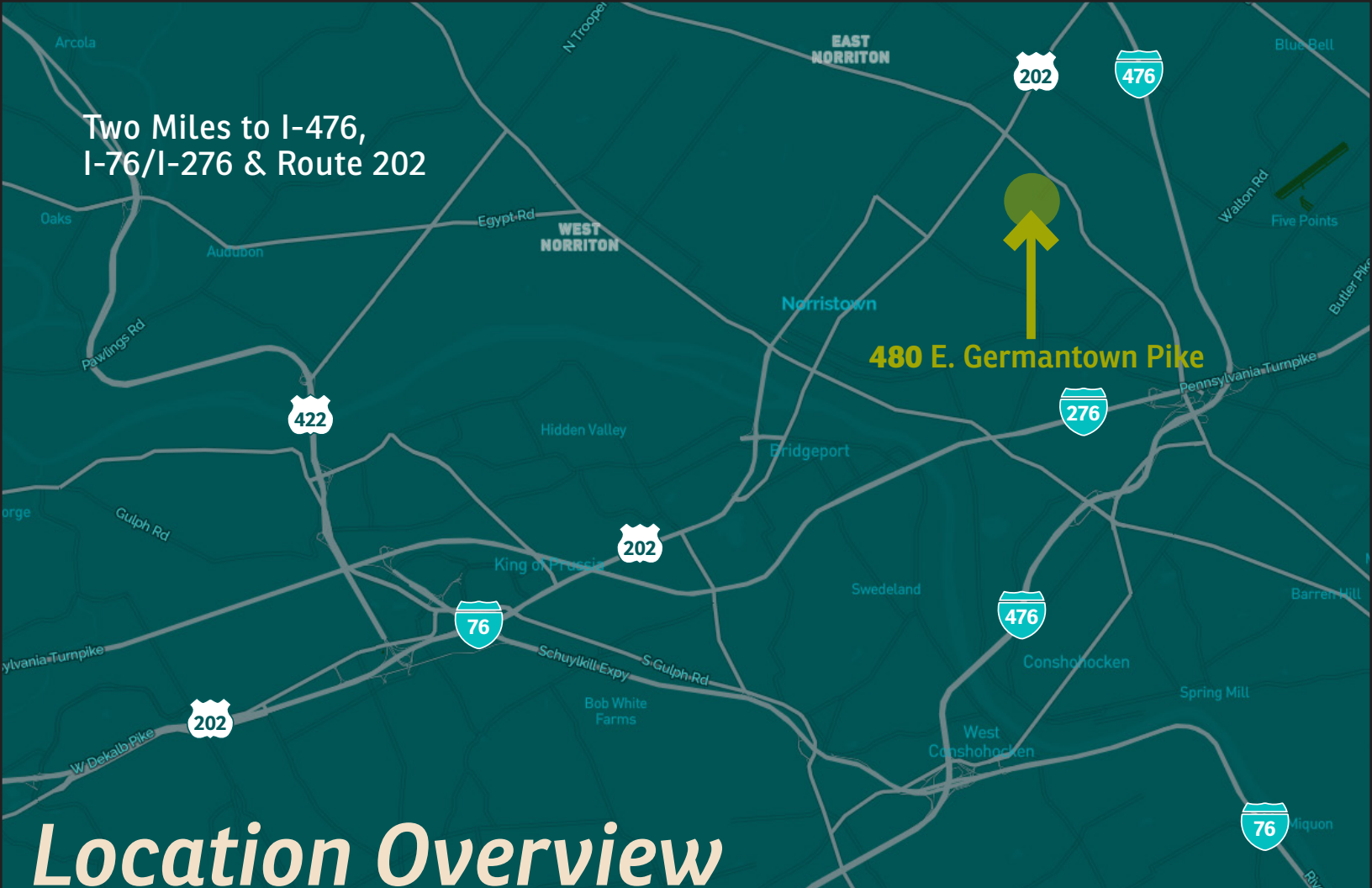
Access to  
Amenities



Rare, Large  
Block  
Opportunity



Two Miles to I-476,  
I-76/I-276 & Route 202



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# Location Overview



- 1 PNC
- 2 Staples  
TJ Maxx  
Harbor Freight  
Dollar Tree  
UPS Store  
Game Stop
- 3 Bank of America  
Boston Market  
Arby's
- 4 AT&T
- 5 Wells Fargo
- 6 Taco Bell
- 7 Starbucks
- 8 Applebee's
- 9 Chick-fil-A  
Big Lots  
Sally Beauty
- 10 Hyatt House
- 11 Subway
- 12 Jo-Ann Fabrics  
ShopRite
- 13 Sunoco  
CrossFit  
AAMCO
- 14 Wendy's  
Jiffy Lube  
Firestone

Property is surrounded  
by a multitude of  
walkable amenities



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