

# MSC

BROAD AXE CORNER  
KORMAN COMMUNITIES

END-CAP W/ APPROVED  
DRIVE THRU LANE



28-48 W. SKIPPACK PIKE (ROUTE 73 & BUTLER PK) | AMBLER, PA

# BROAD AXE CORNER

2,100 - 2,465 SF AVAILABLE FOR LEASE

28-48 W. SKIPPACK PIKE (ROUTE  
73 & BUTLER PK), AMBLER, PA

2,100 - 2,465 SF AVAILABLE FOR LEASE



# BROAD AXE CORNER

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- Retail space for lease 2,100 - 2,465 SF
- Comprehensive renovations/upgrades recently completed
- Property draws from surrounding dense affluent residential communities of Ambler, Blue Bell, Fort Washington, etc
- Site enjoys tremendous visibility from heavily trafficked Rt. 73 (Skippack Pike) and sits just off main thoroughfare intersection of Rt. 73 and Butler Pike

## DEMOGRAPHICS



### EST. POPULATION

1 mi 2,595 | 2 mi 16,302 | 3 mi 40,911



### EST. TOTAL EMPLOYEES

1 mi 1,970 | 2 mi 21,413 | 3 mi 49,687



### EST. AVG HH INCOME

1 mi \$194,600 | 2 mi \$143,432 | 3 mi \$145,942

## JOIN THESE AREA TENANTS



The information contained herein has been obtained from sources deemed reliable. MSC cannot verify it and makes no guarantee, warranty or representation about its accuracy. Any projections, opinions, assumptions or estimates provided by MSC are for discussion purposes only and do not represent the current or future performance of a property, location or market.

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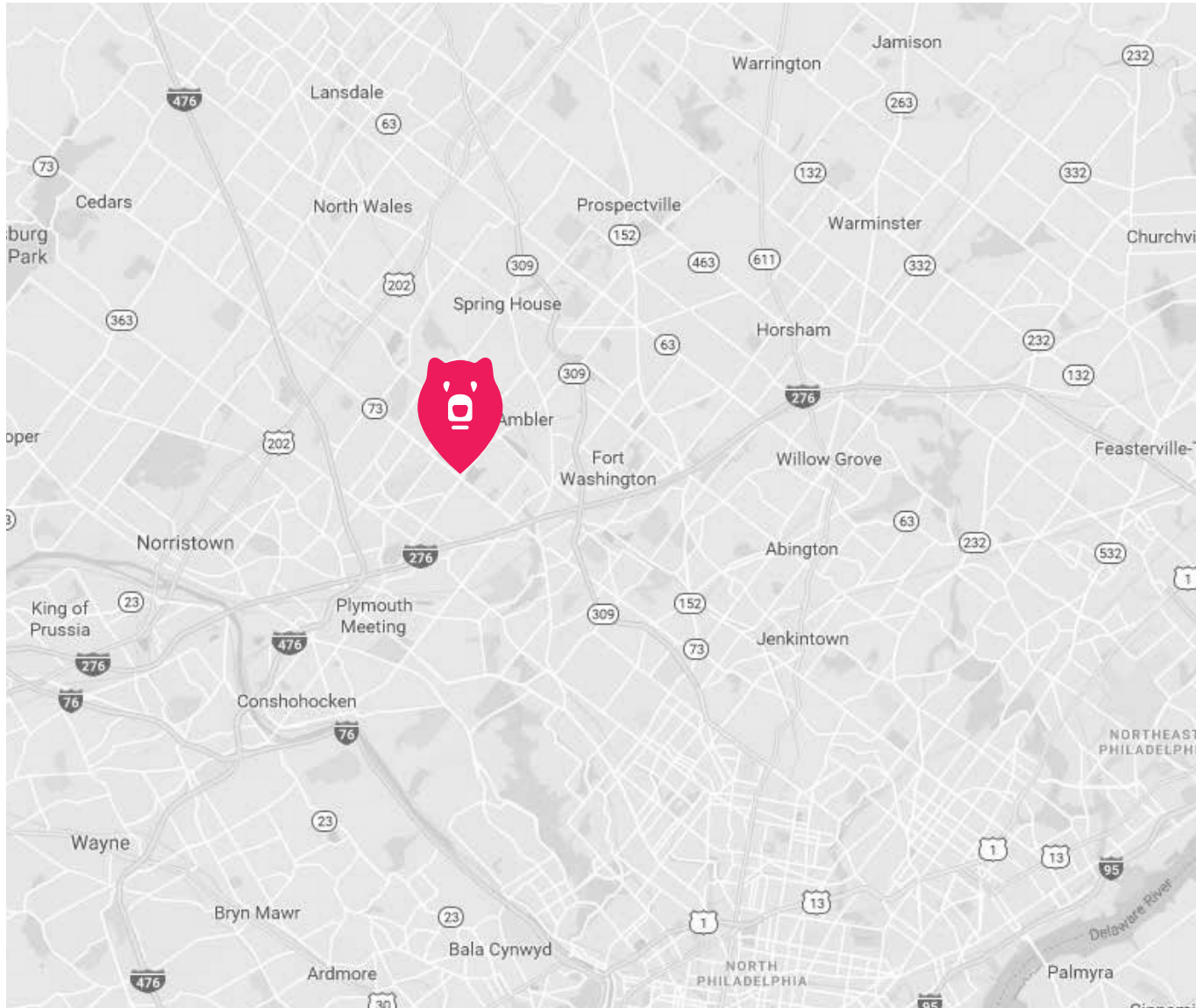
MAP



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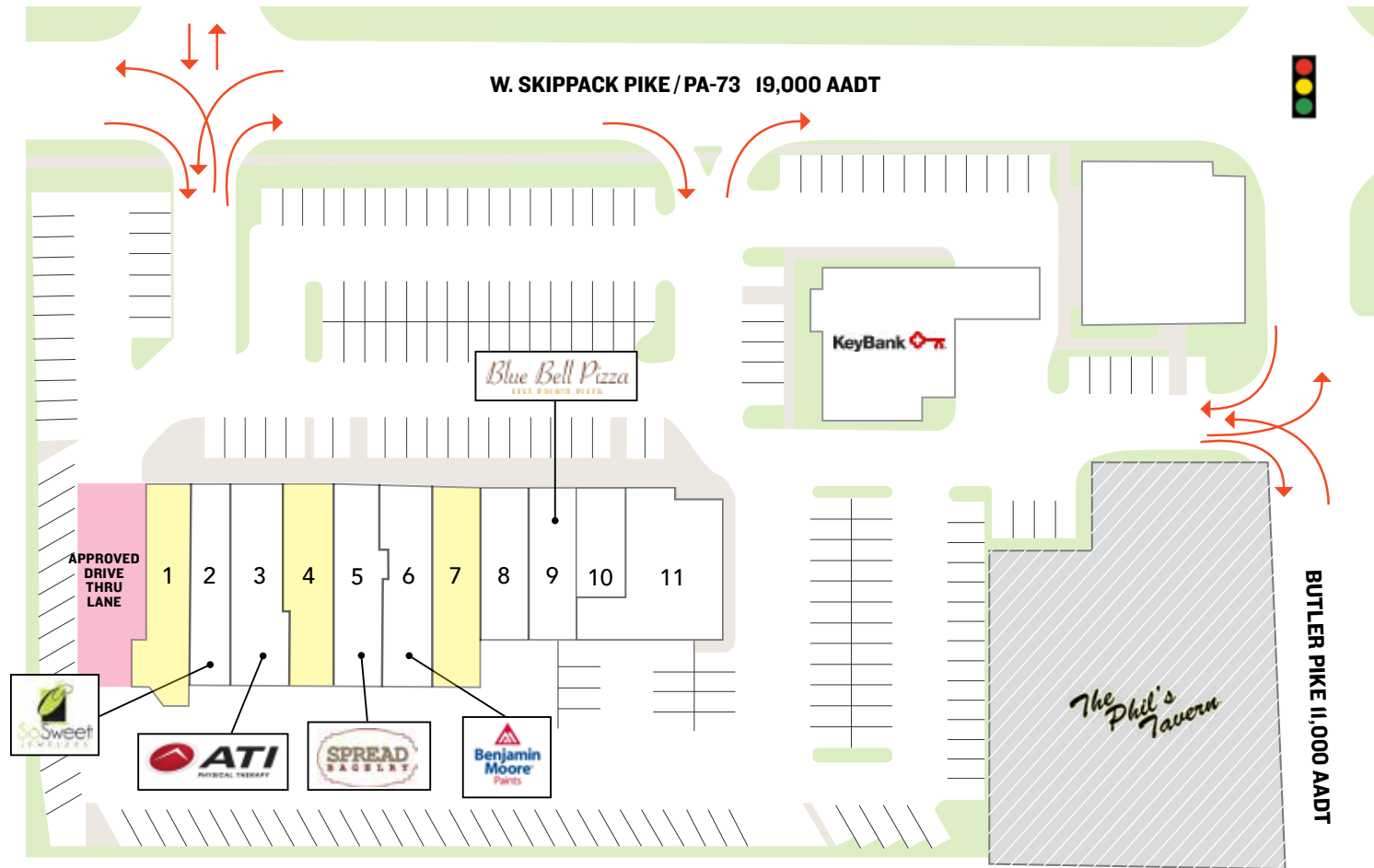




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1	AVAILABLE	2,365 SF	5	Recently Opened - Spread Bagelry	2,364 SF	9	Blue Bell Pizza	1,800 SF
2	So Sweet	2,365 SF	6	Benjamin Moore Paints	2,364 SF	10	Cleaners	1,100 SF
3	ATI Physical Therapy	2,365 SF	7	AVAILABLE	2,464 SF	11	Sunnyside Dispensary	3,900 SF
4	AVAILABLE	2,100 SF	8	Imperatore	1,800 SF			

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## REDEVELOPMENT PICTURES



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