

WEST SKIPPACK PIKE & ROUTE 202 BLUE BELL (MONTGOMERY COUNTY), PA

**DRIVE-
THRU**



AVAILABLE - PAD SITE!

LOCATION

WEST SKIPPACK PIKE & ROUTE 202
BLUE BELL (MONTGOMERY COUNTY), PA

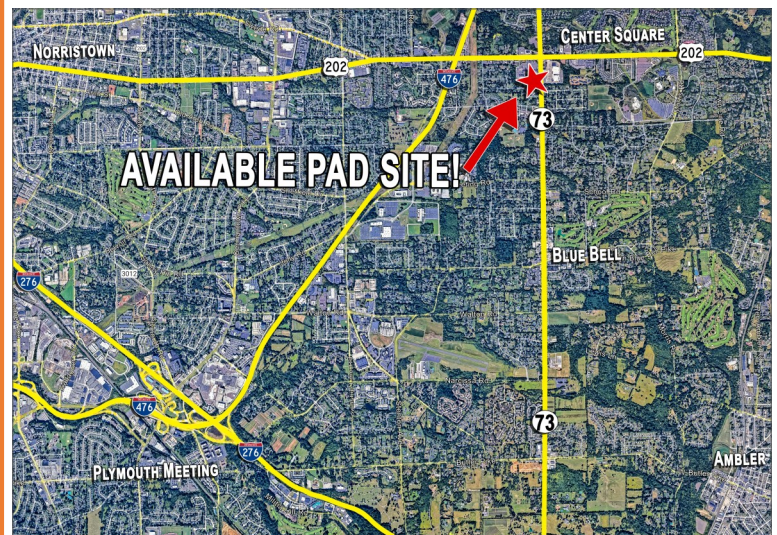
PROPERTY HIGHLIGHTS

- **DRIVE-THRU AT SIGNALIZED INTERSECTION**
- ZONED FOR COMMERCIAL USE, ALLOWING FOR VARIOUS BUSINESS TYPES WITH A DRIVE-THROUGH OPTION.
- PRIME LOCATION SITUATED IN A HIGHLY VISIBLE AND HIGH-TRAFFIC AREA.
- CONVENIENT ACCESS FROM MAJOR ROADS AND HIGHWAYS, ENHANCING CUSTOMER ACCESSIBILITY.
- CLOSE PROXIMITY TO RESIDENTIAL NEIGHBORHOODS, SCHOOLS, AND SHOPPING CENTERS.

CONTACT:

Brandon Blue
Sales Associate
T. 215-501-7305
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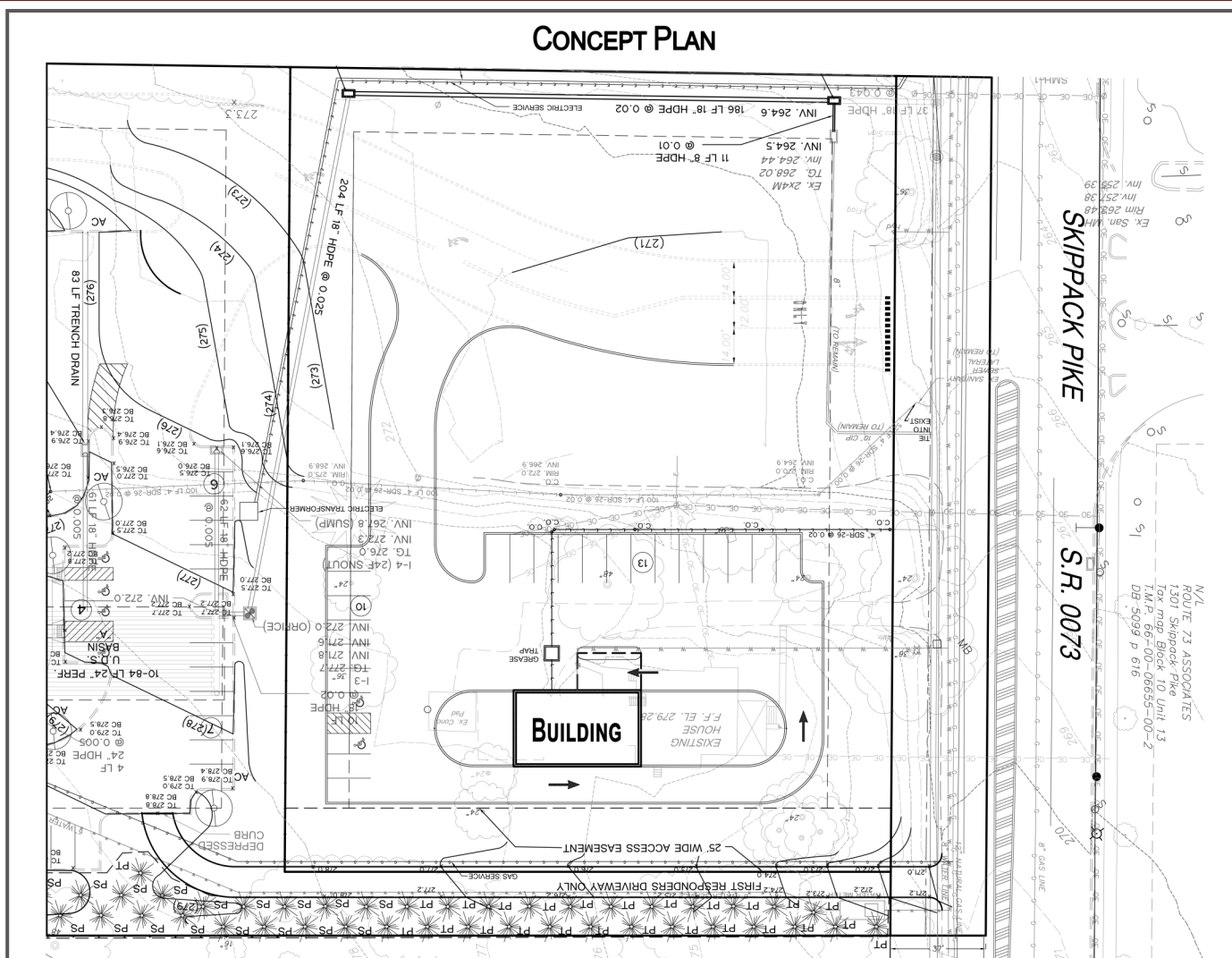
USREALTY
ASSOCIATES, INC.
A Full Service Real Estate Company



120-124 E. Lancaster Avenue - Suite 101 - Ardmore - PA - 19003
T.215-557-9900 F.215-701-3839
www.eusrealty.com

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CONCEPT PLAN



DEMOGRAPHICS

Population	1 Mile	2 Mile	3 Mile
2023 Population Estimate:	5,637	47,877	170,445
2028 Population Projection:	5,813	49,839	176,399
Pop Growth 2023-2028:	3.12%	4.10%	3.49%
Households			
2023 Household Estimate:	2,173	19,302	66,948
HH Growth 2023-2028:	2.90%	4.33%	3.59%
Average Household Inc.	\$167,501	\$144,165	\$120,513

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