

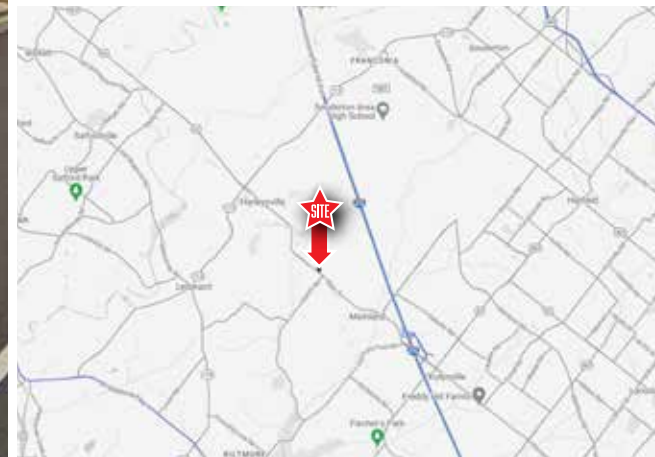
PAD ON RT 63 (MAIN ST.) | HARLEYSVILLE, PA | FOR LEASE

221 Main Street | Harleysville, PA 19438 | Montgomery County

LEGEND

PROPERTIES INC.

COMMERCIAL REAL ESTATE



JOIN

FOR LEASE | 221 Main Street, Harleysville, PA

2,000 - 10,000 SF
Foot Print Size

+/- 1 ACRE
Parcel Size

UPON REQUEST
Ground Lease or BTS

PROPERTY INFORMATION

- Pad Available for Ground Lease or Build to Suit – up to 10,000 SF.
- Existing Pad is Fully Approved & Improved for 2,800 SF QSR with Drive-thru • Cross easements across the 4 pads
- Great visibility on heavily traveled Main St. (Route 63) with over 17,000 VPD
- Minutes from the PA Turnpike Interchange High Growth Market
- Ideal for Fast Food, Urgent Care, Daycare Center or Automotive Service

Demographics	1 Mile	3 Miles	5 Miles
Population	6,302	34,930	114,218
Average HH Income	\$174,351	\$177,276	\$157,427
Total Businesses	215	1,089	3,340
Number of Employees	2,771	18,456	41,890
Traffic Counts	Main Street (Route 63) : 21,242 VPD Nearby Quarry Road: 2,747 VPD		

*Data Source: Sites USA REGIS™ 2024

FOR MORE INFORMATION CONTACT: **DAVID DEPETRIS**
610-941-4034 x107
856-912-1165 CELL
DDEPETRIS@LPRE.COM



PAD ON RT 63 (MAIN ST.) | HARLEYSVILLE, PA | FOR LEASE

221 Main Street | Harleysville, PA 19438 | Montgomery County



REGIONAL AERIAL



LEGEND PROPERTIES | 1000 Fayette Street | Conshohocken, PA 19428 | 610-941-4034 | LPRE.COM

Information contained herein has been obtained from owner of the property or from sources deemed reliable. We have no reason to doubt its accuracy but make no warranty or representation. All information is submitted subject to errors, omissions, changes, withdrawal without notice and any special listing conditions of the owner.

PAD ON RT 63 (MAIN ST.) | HARLEYSVILLE, PA | FOR LEASE

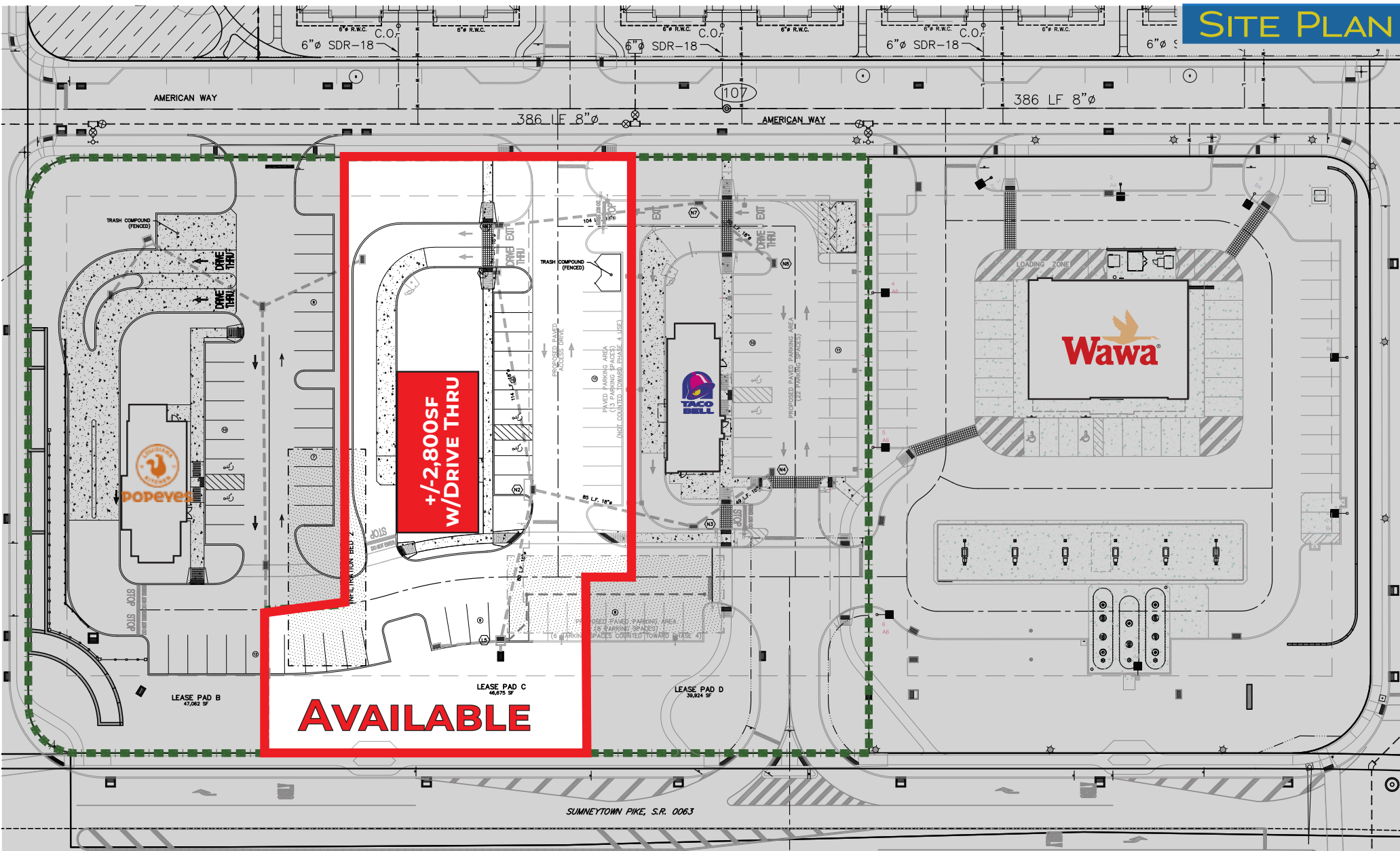
221 Main Street | Harleysville, PA 19438 | Montgomery County

LEGEND

PROPERTIES INC.

COMMERCIAL REAL ESTATE

SITE PLAN



AVAILABLE

**+/-2,800SF
W/DRIVE THRU**

MAIN ST. 63 21,242 VPD
SUMNEYTOWN PIKE

PAD ON RT 63 (MAIN ST.) | HARLEYSVILLE, PA | FOR LEASE

221 Main Street | Harleysville, PA 19438 | Montgomery County



DEMOGRAPHICS

Population	1 Mile	3 Miles	5 Miles
Population (Est. 2023)	6,302	34,930	114,218
Projected Population (2028)	6,545	36,582	116,386
Projected Annual Growth (2023 to 2028)	0.8%	0.9%	0.4%

Daytime Population

Total Businesses (2023)	215	1,098	3,340
Number of Employees (2023)	2,771	18,456	41,890

Income

Average HH Income (Est. 2023)	\$174,351	\$177,276	\$157,427
Median HH Income (2023)	\$143,737	\$140,598	\$121,179

Households & Growth

Households	2,369	13,539	43,700
Projected HH (2028)	2,434	14,141	44,314
HH Growth with Children (2023 to 2028)	52.3%	41.5%	30.7%

Education

High School Graduate	25.9%	21.1%	24.8%
Some College	11.6%	12.6%	13.4%
Bachelor Degree	31.5%	32.5%	28.6%
Graduate	18.8%	21.7%	18.7%

Traffic Counts: Main Street (ROUTE 63): 21,242 VPD Nearby Quarry Road: 2,747 VPD

Data Source: Sites USA REGIS™ 2024

KEY DEMO DATA & MAP

