



Emily Stein
Managing Director
Director of Healthcare Services
856.797.1919 x110
609.457.9816
Emily.Stein@VantageRES.com

Vince Ceroli
Sr. Advisor
856.797.1919 x120
856.261.3000
Vince.Ceroli@VantageRES.com

856.797.1919
VantageRES.com

1873 Marlton Pike, East, Suite 1C
Cherry Hill, NJ 08003



**RETAIL SPACE FOR LEASE IN REDEVELOPED CENTER
BLUE BELL CORNER
853 W BUTLER PIKE, AMBLER, PA 19002**



DISCLAIMER

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OFFERING SUMMARY

Asking Lease Rate: \$27/SF NNN

NNN Cost: \$6.90/SF

Suite Size: +/- 1,900 SF

Parking: +/- 60 Spaces

Signage: Monument & Facade

Traffic Count: 13,516 VPD



PROPERTY HIGHLIGHTS

- + This beautifully updated shopping center features a modern façade and prominent monument signage along busy Butler Pike, offering outstanding exposure for your business. The property's curb appeal, accessibility, and professional presentation make it ideal for retail, medical, or service-oriented tenants.
- + Located in a thriving, high-demographic corridor, the center benefits from strong surrounding household incomes and consistent consumer activity. Area amenities include Karamoor Estate Winery, CVS Pharmacy, Citizen's Bank, and Pediatric Dental Associates of Ambler, creating a vibrant, well-established commercial environment.
- + Conveniently positioned minutes from Routes 476, 309, and the Pennsylvania Turnpike, as well as Plymouth Meeting and Center Square, this 1,600 SF suite represents the last remaining space in the center — a rare opportunity to join one of Montgomery County's most desirable and visible retail locations.

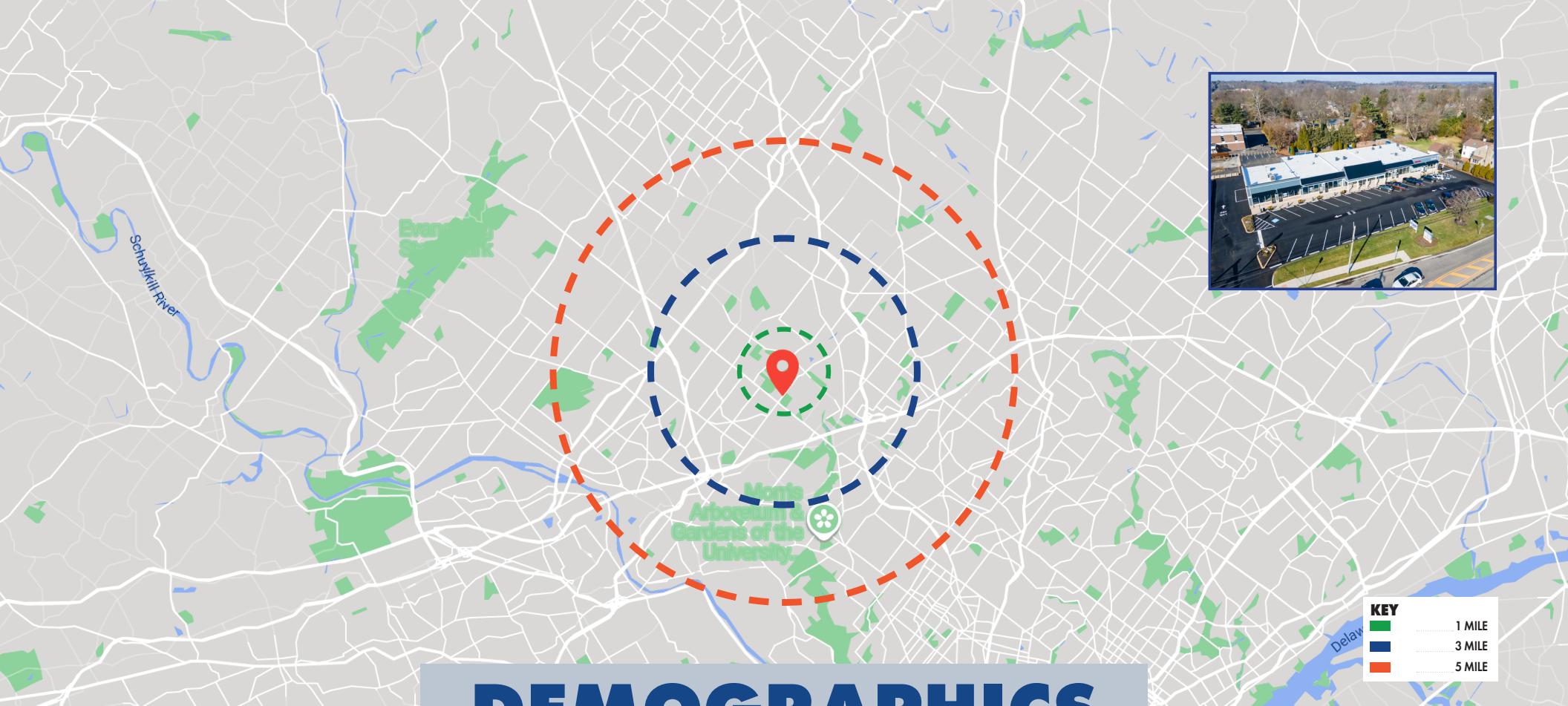


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DEMOGRAPHICS

POPULATION

MILE	1 MILE	3 MILE	5 MILE
AVERAGE 2024	2,867	44,331	167,163
PROJECTED 2029	2,950	45,331	170,016

HOUSEHOLDS

MILE	1 MILE	3 MILE	5 MILE
AVERAGE 2024	1,139	17,091	63,811
PROJECTED 2029	1,170	17,471	64,879

INCOME

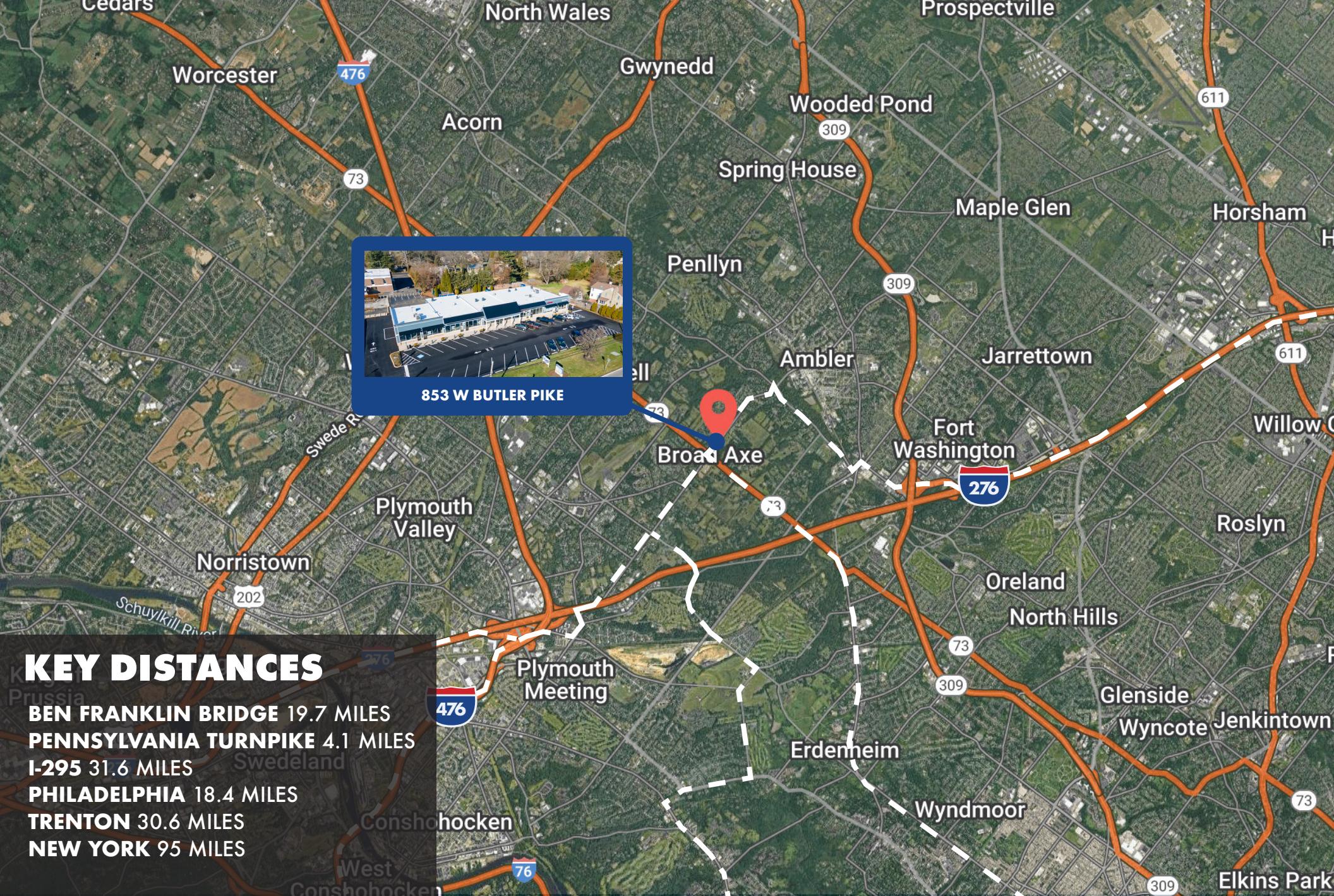
MILE	1 MILE	3 MILE	5 MILE
AVERAGE 2024	\$156,818	\$150,967	\$145,098
MEDIAN 2029	\$125,762	\$123,164	\$117,759



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KEY DISTANCES

BEN FRANKLIN BRIDGE 19.7 MILES
PENNSYLVANIA TURNPIKE 4.1 MILES
I-295 31.6 MILES
PHILADELPHIA 18.4 MILES
TRENTON 30.6 MILES
NEW YORK 95 MILES

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NEARBY AMENITIES

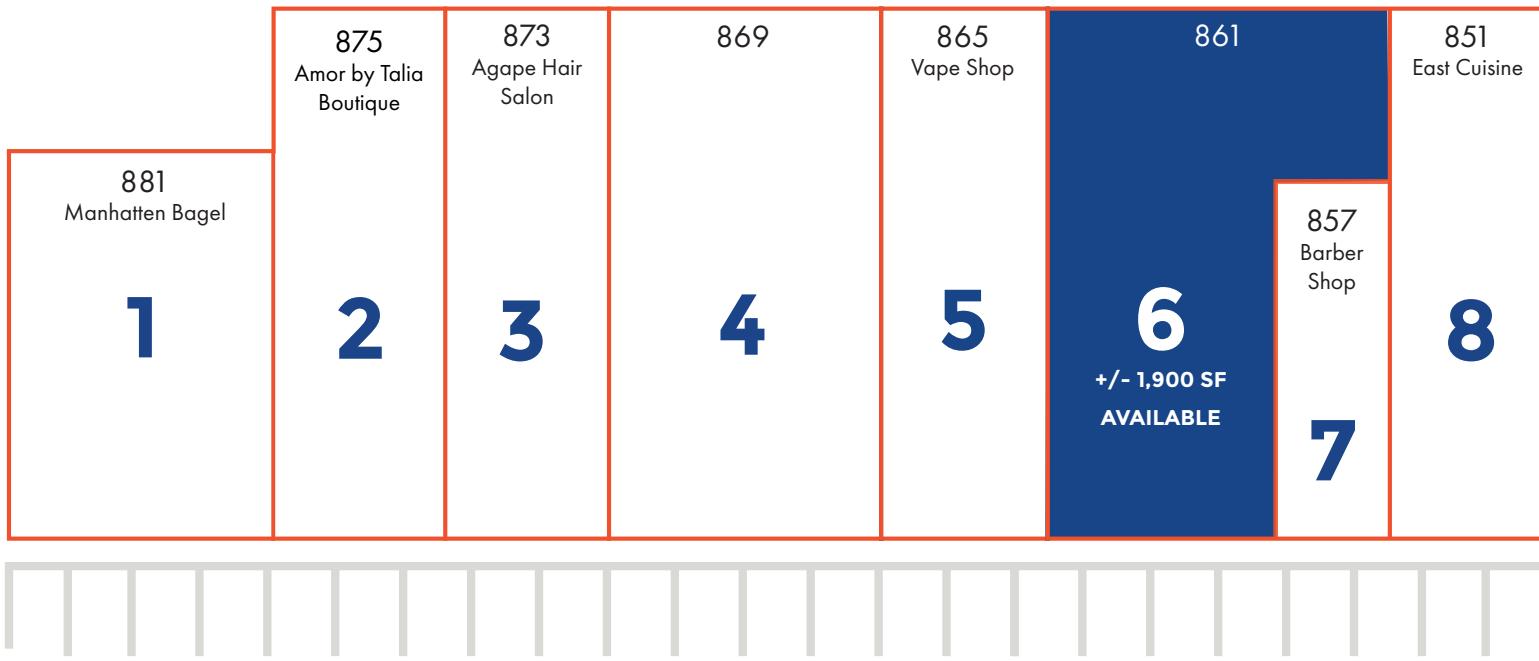
DINING

- Starbucks
- Chipotle
- Dave & Buster's
- Wawa
- P.J. Whelihan's Pub + Restaurant
- Wonder
- Chick-fil-A
- Domino's Pizza
- McDonald's
- Wendy's
- Five Guys
- Manhattan Bagel

RETAIL/GROCERY

- Whole Foods
- Aldi
- ACME Markets
- Sprouts Farmers Market
- CVS Pharmacy
- 7-Eleven
- Shell
- Holiday Inn Express & Suites Ft. Washington
- Best Western Fort Washington Inn
- Plymouth Meeting Mall
- Upper Dublin Public Library
- Verizon
- HomeGoods
- Kohl's
- Wells Fargo Bank
- Citizens Bank
- Promenade at Upper Dublin
- PetSmart
- Lowe's Home Improvement

SITE PLAN



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PHOTOGRAPHY

SIGNAGE



AMOR BY TALIA BOUTIQUE

