



# For sale

2.1 acre three-building  
commercial development  
opportunity in the heart  
of Blue Bell, PA



## The Offering

Jones Lang LaSalle has been retained on an exclusive basis to arrange the sale of the property, located in one of the most prominent suburbs in the Philadelphia MSA. The offering is comprised of two commercial buildings totaling 21,676 square feet and is situated on 2.1 acres together with a smaller, unoccupied residential parcel. With convenient access from both Rt. 202 and Skippack Pike, the property boasts excellent mixed-use potential in a densely populated residential and commercial corridor. Retailers in direct proximity include McCaffrey's Food Market, Chipotle, PJ Whelihan's, Pretzel Factory, Kohl's, HomeGoods, Aldi, Chase Bank, and more.

Overview	831 Dekalb Pike	826 2 <sup>nd</sup> Ave	832 2 <sup>nd</sup> Ave
Square Footage	9,363 SF	12,040 SF	-
Year Built	1986	1971	-
Floors	2	3	1
Land Area	1.43 acres	0.25 acres	0.39 acres
Zoning	C-Commercial	C-Commercial	E
Property Type	Office/School	Office/School	Residential
County	Montgomery	Montgomery	Montgomery
Township	Whitpain	Whitpain	Whitpain
Parcel ID	66-00-01636-00-8	66-00-06079-00-2	66-00-06076-000-5





## Connectivity

The property offers convenient access to Route 202 and Route 73 in Blue Bell, PA. Montgomery County, located northwest of Philadelphia, is Pennsylvania's second wealthiest county and the third largest by population (over 860,000 residents). Known for its historical feel, affluence, and strong economy, it boasts an average household income of \$142,106. A major employment center, the county has a workforce of over 492,000 people and a low unemployment rate of 3.2%. Its strong job base, which includes major employers like Merck, Pfizer, and GlaxoSmithKline in sectors such as pharmaceuticals, financial services, and healthcare, has earned it a 'AAA' credit rating from Standard and Poor's. Its appeal stems from a combination of quality housing, award-winning schools, a well-educated labor pool, and easy access to Philadelphia amenities without the city tax rates.

Centre Square  
Plaza

73

Skippack Pike

Centre Square Commons  
Shopping Center



15,712 VPD



20,094 VPD



14,537 VPD

202

Dekalb Pike

2<sup>nd</sup> Ave



SEE A BRIGHTER WAY



# Prominent Suburban Location















**JLL** SEE A BRIGHTER WAY

For more information and pricing guidance, please contact:

**Eric Berkowitz**  
Senior Associate  
[eric.berkowitz@jll.com](mailto:eric.berkowitz@jll.com)  
+1 610 416 2226

**Alex Breitmayer**  
Managing Director  
[alex.breitmayer@jll.com](mailto:alex.breitmayer@jll.com)  
+1 267 303 6755

**Frederick Durham Jr.**  
Associate  
[frederick.durham@jll.com](mailto:frederick.durham@jll.com)  
+1 908 943 701

[jll.com](http://jll.com)

© 2025 Jones Lang LaSalle IP, Inc. All rights reserved. All information contained herein is from sources deemed reliable; however, no representation or warranty is made to the accuracy thereof.  
Jones Lang LaSalle Brokerage, Inc.