



PROPERTY DESCRIPTION

Prime destination retail, office, or food-service space available in Lansdale Station, a Class A luxury mixed use building backing up to the train station in vibrant Lansdale Borough. This high exposure and highly desirably location boasts heavy foot, commuter, and vehicular activity. The location is ideal for retail, restaurant, gallery, salon, service, or many other uses.

PROPERTY HIGHLIGHTS

- Join Lansdale borough's vibrant mix of restaurant, retail, and nightlife!
- Class A luxury mixed use apartment community
- Ground floor destination retail
- Urban transit oriented destination location
- Downtown Main Street access
- Convenient access to Septa's Lansdale Station and parking garage with over 1,300 daily commuters

OFFERING SUMMARY

Lease Rate:	\$26.00 SF/yr (Gross)
Available SF:	1,120 SF
Building Size:	197,000 SF

DEMOGRAPHICS	0.25 MILES	0.5 MILES	1 MILE
Total Households	753	2,623	6,694
Total Population	1,746	6,397	16,527
Average HH Income	\$76,181	\$79,377	\$86,746



LEASE INFORMATION

Lease Type:	Gross	Lease Term:	Negotiable
Total Space:	1,120 SF	Lease Rate:	\$26.00 SF/yr

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
Building F - Unit A	-	1,002 - 2,300 SF	Gross	\$26.00 SF/yr	Building end cap.
Building F - Unit B	-	1,035 SF	Gross	\$26.00 SF/yr	Middle unit, facing main courtyard.
Building E - Unit 102	Available	1,120 SF	Gross	\$26.00 SF/yr	-

Presented By

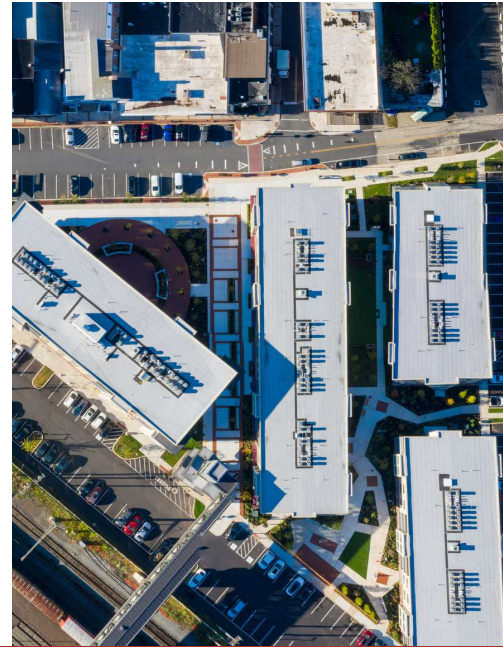
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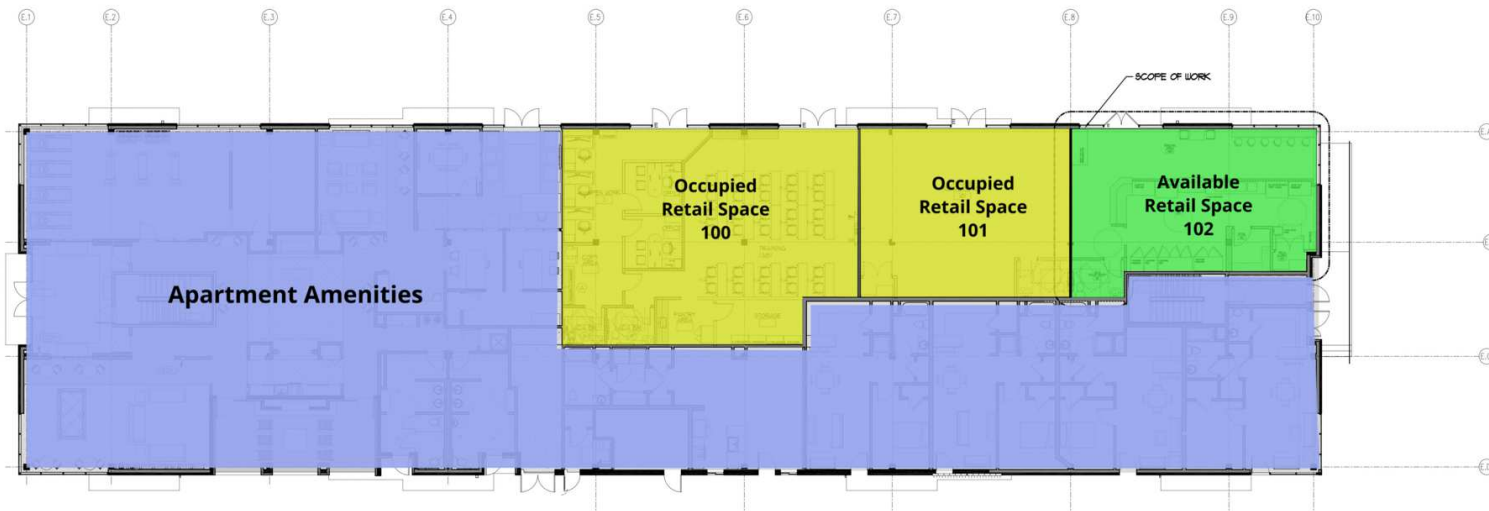
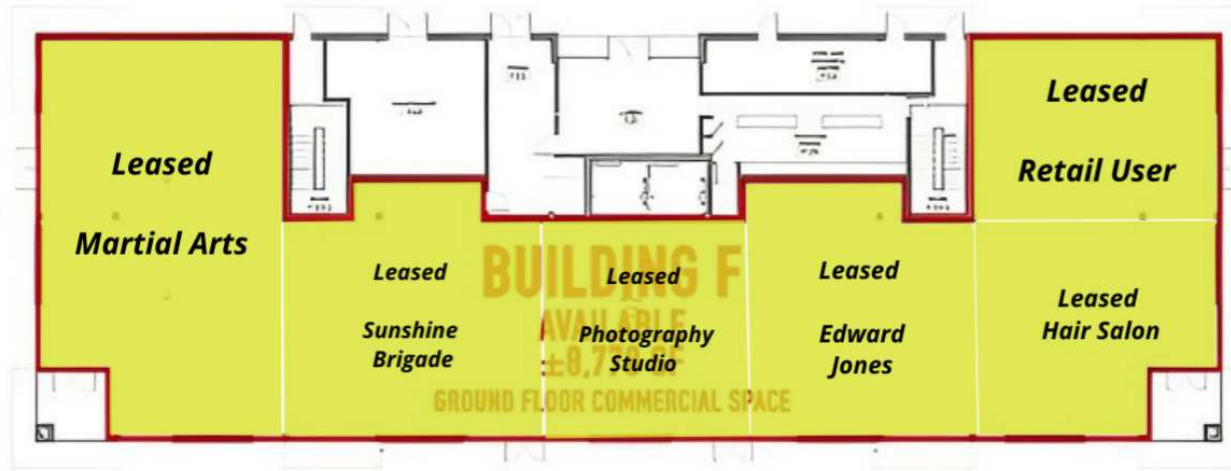
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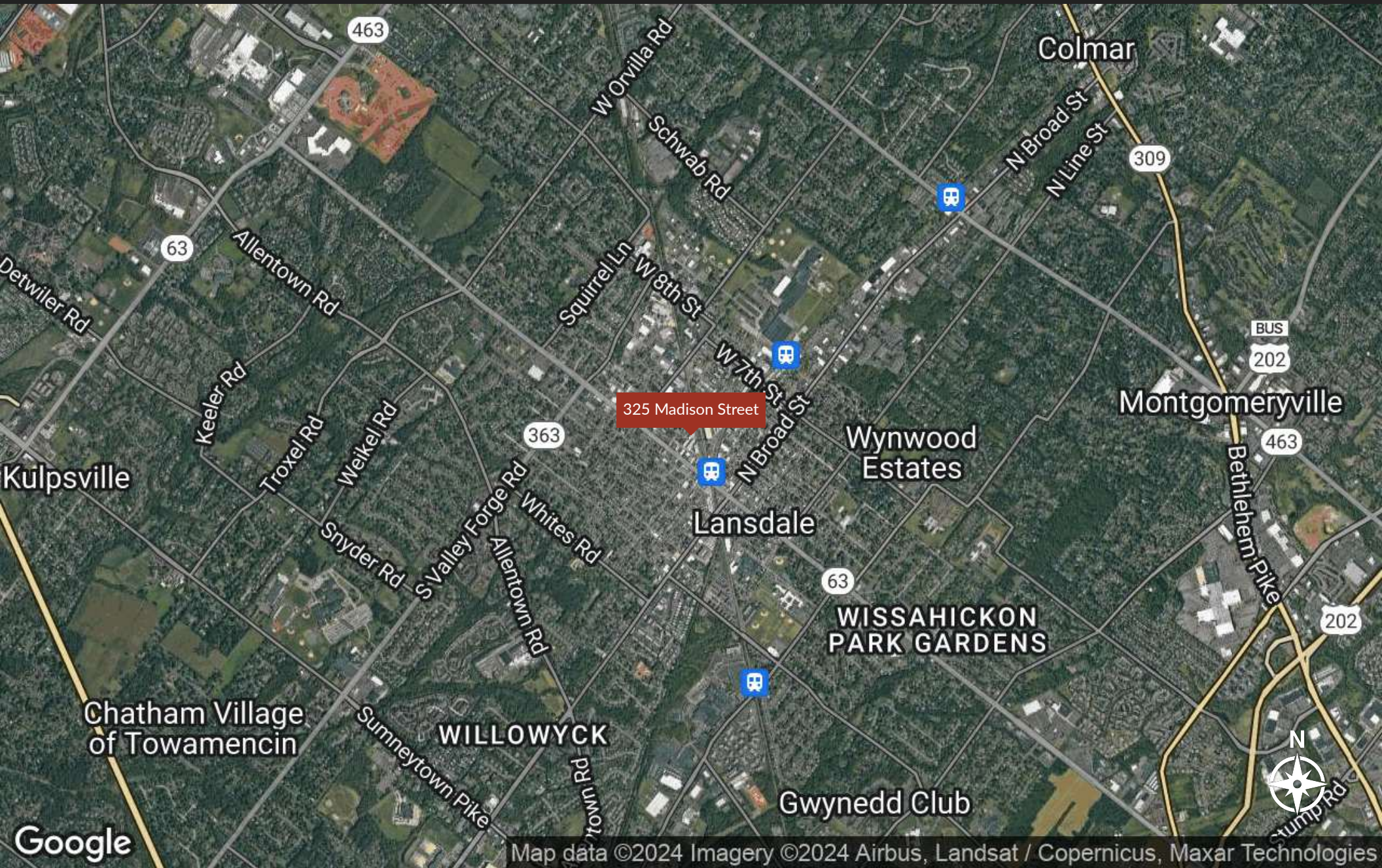
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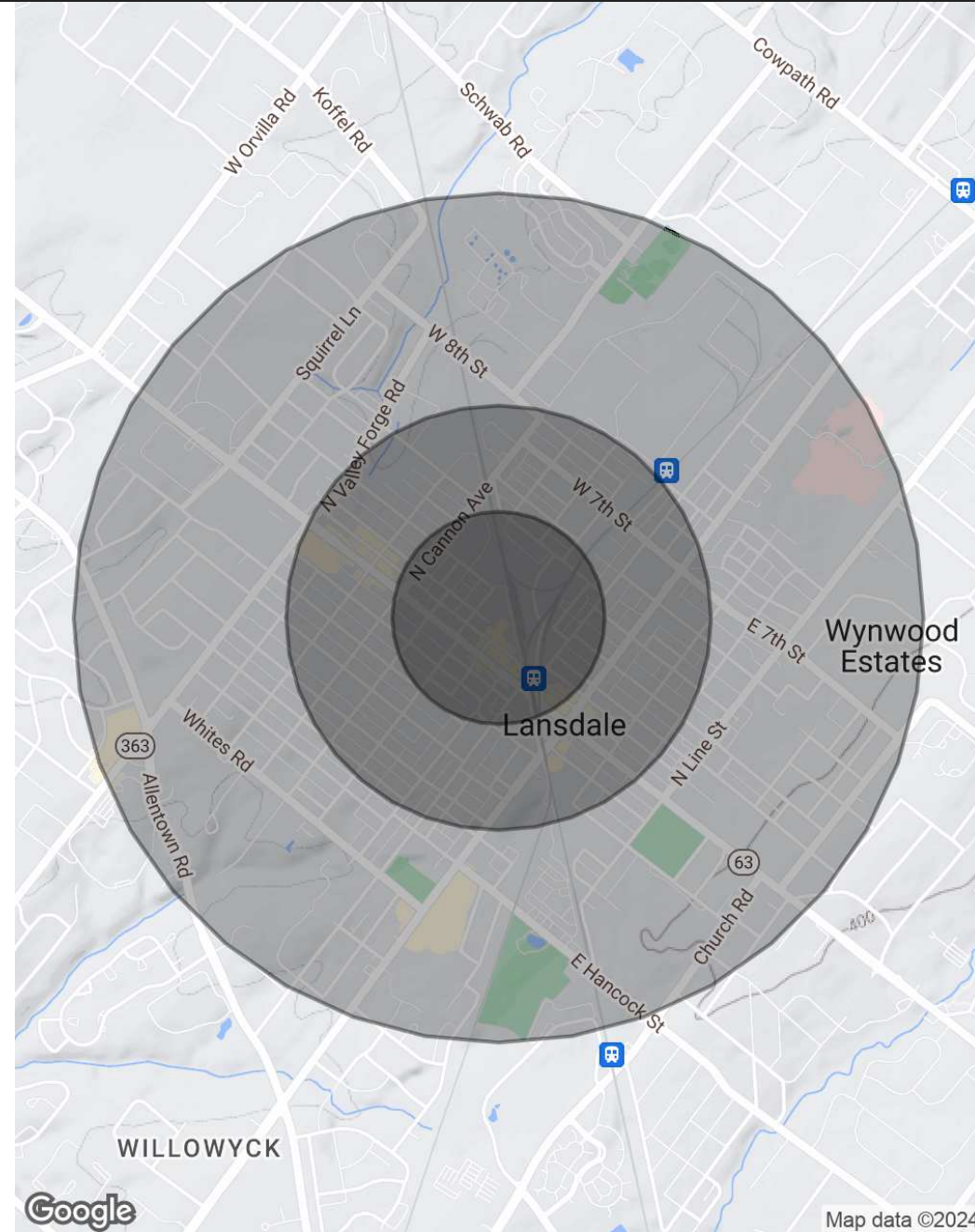
Lansdale Station

325 Madison Street Lansdale, PA 19446

POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	1,746	6,397	16,527
Average Age	39.4	41.0	41.5
Average Age (Male)	38.9	38.6	40.2
Average Age (Female)	38.9	41.4	42.0

HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	753	2,623	6,694
# of Persons per HH	2.3	2.4	2.5
Average HH Income	\$76,181	\$79,377	\$86,746
Average House Value	\$213,050	\$212,630	\$245,592

2020 American Community Survey (ACS)



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