

The Colliers logo is located in the top right corner. It consists of the word "Colliers" in a white serif font, centered within a dark blue rounded rectangle. Below the text are three horizontal stripes: a yellow stripe on top, a red stripe in the middle, and a blue stripe on the bottom.

Colliers

A photograph of a single-story commercial building with a tan stucco finish. The building features a large white roll-up garage door, a glass entrance door, and a window with vertical blinds. The building is situated on a street corner with a sidewalk and a paved road in the foreground. The sky is clear and blue.

209 WALNUT STREET, LANSDALE, PA

Downtown Retail/ Mixed-Use Opportunity For Sale or Lease

View online at colliers.com/p-usa1159820

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±8,373
square feet

Property Highlights

- ±4,240 SF of **High-Visibility Retail / Showroom Space** ideal for boutique or customer-facing concepts
- ±4,133 SF of **Flexible Back-of-House Space** for storage, inventory, or creative workspace
- **Steps from Lansdale Regional Rail Station** providing direct commuter access and foot traffic
- Located in the **Heart of Downtown Lansdale** along a walkable Main Street corridor
- **On-Site Parking Available** for customers and staff convenience
- Within the **Downtown Core Overlay District** allowing diverse retail and service uses
- **No Minimum Parking Requirements** offering added development flexibility
- **Transit-Oriented, Walkable Location** designed for pedestrian visibility and destination retail

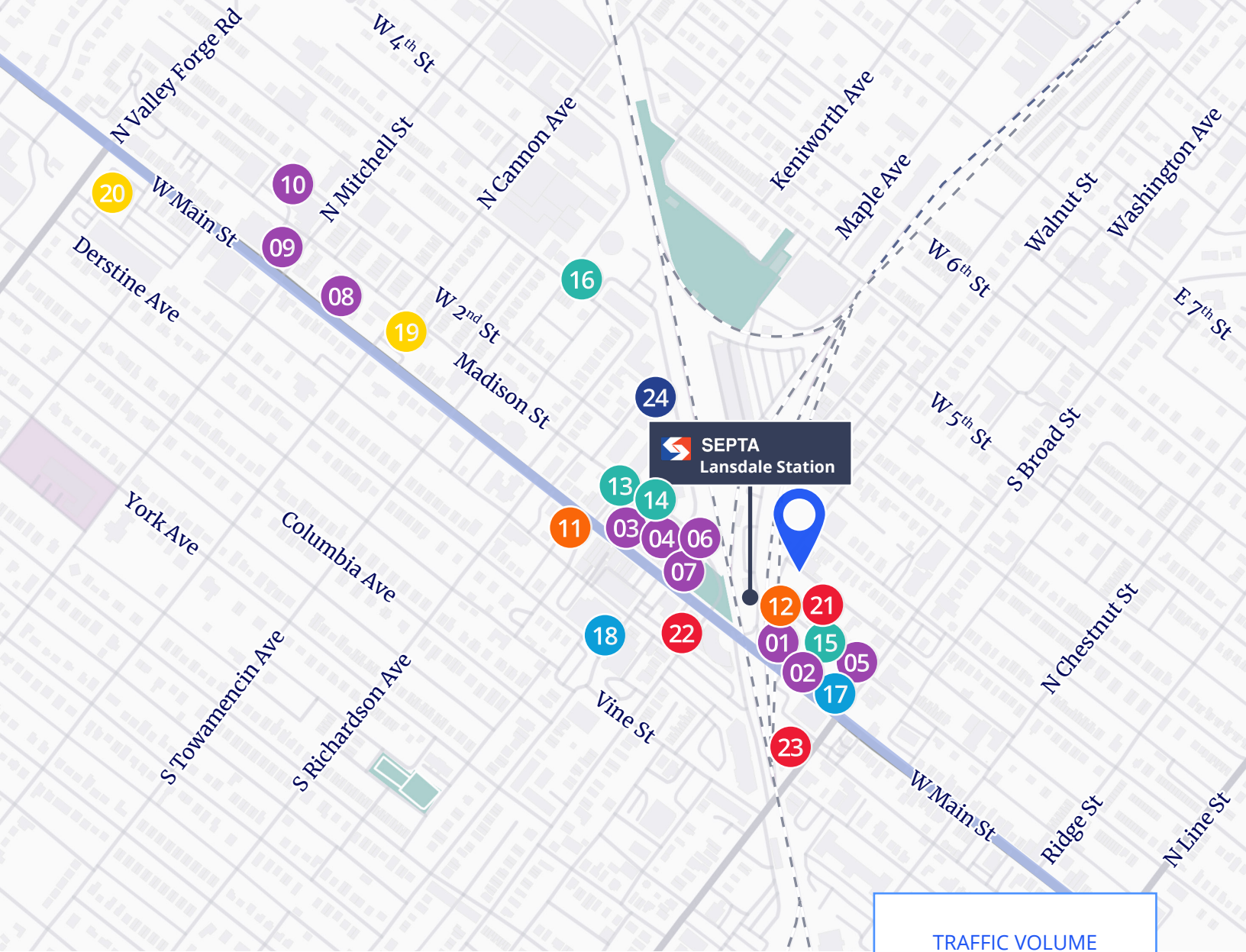
List of Permitted Uses

P = Permitted by right
C = Permitted by conditional use

Additional uses permitted with conditional approval

USES	DCOD
Residential uses	
Multifamily dwelling units	C
Home occupations	C
Institutional uses	
Colleges and universities, public and private	C
Philanthropic and charitable institutions, civic nonprofit organizations, and social and fraternal organizations	C
Religious institutions, including churches, chapels, mosques, temples and synagogues	C
Schools, private, elementary, middle or high	C
Schools, vocational	C
Other government and government-related structures, facilities and uses	P
Recreation uses	
Athletic clubs, public and private	C
Public parks, plaza, square, courtyard and garden	P
Recreation and community centers, non-commercial	P
Commercial uses	
Amusement establishments, indoor	C
Antique stores	P
Appliance stores, including electrical and household appliances, and radio and television sales and repair	P
Arts and crafts stores	P
Arts and crafts studios	P
Arts or cultural centers	P
Auction rooms	C
Bakeries	P
Bakeshops	P
Banks and financial institutions	P
Bars and taverns	C
Bed-and-breakfast inn and home	C
Bicycle sales, rental and repair stores	P
Candy stores, including candy making	P
Carpet and rug stores, retail sales only	P
Christmas tree and greens sales	P
Clubs, lodges and meeting halls, with no on premises food or beverage preparation facilities	C
Coffee shops	P
Contractors', architects' and engineers' offices	P
Convenience stores (excluding sale of gas)	C
Day-care centers, group	C
Delicatessen	P
Department stores	P
Drive-in service (also known as "drive through" service) for financial uses and retail sales only	C
Dry-cleaning and laundry service establishment, pickup only	P
Extended-stay hotels	C

USES	DCOD
Food stores, under 5,000 SF	P
Food stores, 5,000 to 10,000 SF	C
Forestry	P
Furniture stores	P
Garden supply, tool and seed stores	P
Home improvement stores	C
Hotels	C
Ice cream stores	P
Inns	C
Liquor store	C
Mailing service establishments	P
Markets, open-air, including farmers' markets and produce markets	C
Medical marijuana dispensary	P
Museums and art galleries, including historic buildings and shrines for patriotic, cultural and educational purposes	P
Office or studio of a professional person	P
Offices, business and professional, and nonprofit, educational, cultural or civic	P
Offices, medical	P
Outdoor dining	P
Parking garages	P
Parking lots, commercial	C
Personal care establishments	P
Photocopying and reproduction services, including blueprinting	P
Physical health facilities, including health clubs, fitness centers, and weight control centers	P
Printing and publishing establishments	C
Restaurant, fast-food	C
Restaurant, full-service	P
Restaurant, take-out only	P
Retail goods stores	P
Theaters, indoor	P
Theaters, outdoor	C
Tobacco shops	P
Wine shop	C
Retail and service uses of the same general character as those listed above	C
Transportation and utility uses	
Antennas and amateur radio stations	C
Antenna towers	C
Cab stands, including dispatch offices and related parking facilities	C
Telecommunications facilities	C
Telephone transmission equipment buildings	C
Transit facilities	P



TRAFFIC VOLUME



12,824^{AADT}
W Main St (2021)

Retail Shops

- 01 Brighton
- 02 West Main Consignment
- 03 Scent & Sip
- 04 The Black Reserve Bookstore
- 05 Winslow's Pieces of Time Clock Shop
- 06 Comic Zen
- 07 Classic Game Junkie
- 08 Bushra Fashion
- 09 Peddler Bike Shop
- 10 Cardinal Camera

Coffee Shops

- 11 Backyard Beans Coffee
- 12 Macaw Coffee

Food & Beverage

- 13 Stove & Tap
- 14 El Limon
- 15 White Jasmine Thai Cuisine
- 16 Boardroom Spirits

Entertainment

- 17 Retroware Arcade
- 18 SKR Sim Racing Center

Convenience

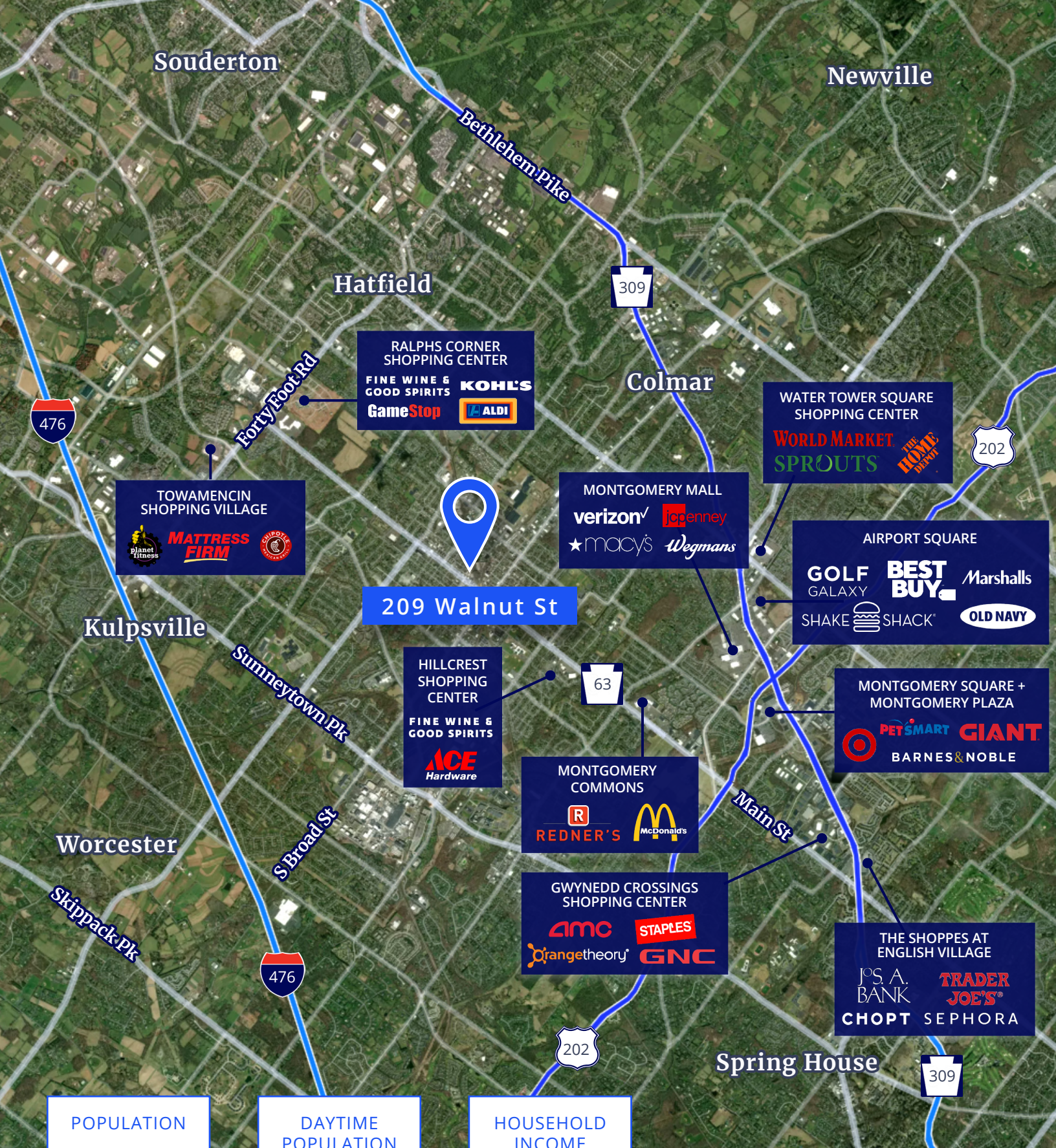
- 19 7-Eleven
- 20 Walgreens

Personal Services

- 21 Recharge Spa
- 22 American Shave House
- 23 Mr. Tire Auto Service Centers

Residential

- 24 Lansdale Station Apartments



209 Walnut St

POPULATION

18,035 (1 mi)
84,092 (3 mi)

DAYTIME POPULATION

7,889 (1 mi)
40,710 (3 mi)

HOUSEHOLD INCOME

\$112,665 (1 mi)
\$135,510 (3 mi)

PA Route 63	Immediate access
U.S. Route 202	10 minutes
Interstate 476	15 minutes



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