

RESTAURANT,
RETAIL AND OFFICE
OPPORTUNITY WITH
OUTDOOR SPACE

THE VAULT TOWN CENTER AT HARLEYSVILLE

483 MAIN STREET & 480 SCHOOL LANE
HARLEYSVILLE, PA 19438



Retail & Office Space for Lease

**REPRESENTED BY
THE FLYNN COMPANY**

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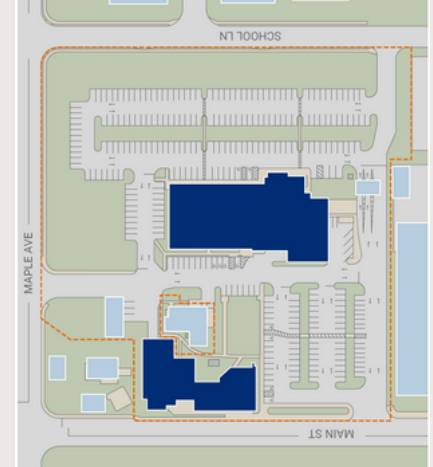
The
Flynn
Company

UNIQUE 7 ACRE CAMPUS WITH OUTDOOR COLLABORATIVE SPACE

This modern food and drink opportunity offers relaxed outdoor community spaces as well as an attractive venue for retail, event and office areas spanning two buildings. The Main building, formerly the Harleysville National Bank, retains features from the original vault to the graceful stone and timeless columns fronting Main Street.



CAMPUS OVERVIEW



FEATURES

- 82,000 total SF across two detached buildings
- 480 School Lane is a two-story, elevator served 56,000 SF multi-tenant building
- 483 Main Street, formerly the Harleysville National Bank, is a two-story, 26,112 SF elevator served mixed-use, retail and office building
- 7 acre, walkable campus Includes shared common exterior areas
- Entrances from Main St, School Ln and Maple Ave, with ample parking
- Potential uses include Restaurant, Retail, Office, Conference spaces and Event space.

NOTABLE TENANTS



The Vault Town Center at Harleysville is the new home of **Neshaminy Creek Brewing Company!** Now up and running, the brewery is enjoying tremendous success at their newest location, and consistently packs in patrons from the surrounding areas for refreshment and entertainment. Check them out at neshaminycreekbrewing.com and follow [@neshaminycreek_harleysville](https://www.instagram.com/neshaminycreek_harleysville) on Instagram.

Patrons can enjoy a well-deserved beer after a workout at Burn Boot Camp, located in the rear building at 480 School Lane.

In addition, other tenants include Saha Yoga studio, Elevated Eats, an artisan sandwich/cheesesteak shop, Meat Wagon BBQ, a MedSpa and Birdie Bays golf simulator!

We are seeking other food, entertainment and retail operators to join the Brewery and these other standout tenants.



OUTDOOR SPACE



The Patio

Includes a dining area accessible to the Main building and parking lot, with entrances from Maple Ave. and Schoolhouse Lane. It is accessed from the main building via overhead doors. In design and engineering near completion with construction starting soon.

The Sidewalk

Facing Main Street, this area will provide additional seating adjacent to the front entrance of the main building.



CONSTRUCTION COMING SOON

The Yard

Future open-air collaborative space adjoining the patio area, with potential for green space, hardscaping, and fire pit area.



483 MAIN STREET



Suites available from 1,062 SF and up. See following page for floor plans



BUILDING FEATURES

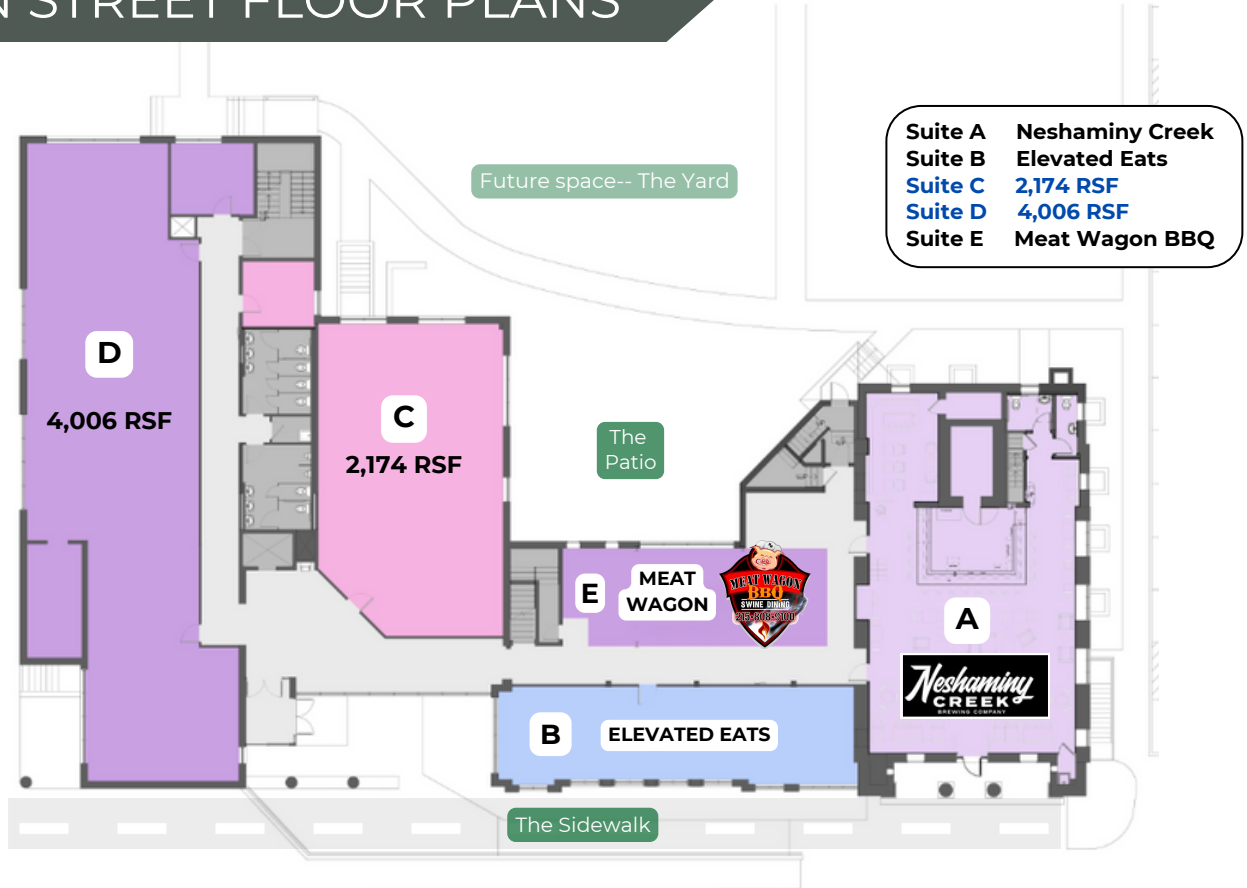
- 26,112 SF on two floors plus bonus basement space for food service operation and storage.
- Elevator served on all floors.
- Fronts to Main Street with ample parking.
- Onsite ownership and management.
- Collaborative indoor/outdoor spaces with overhead garage doors to The Patio..

POTENTIAL USES

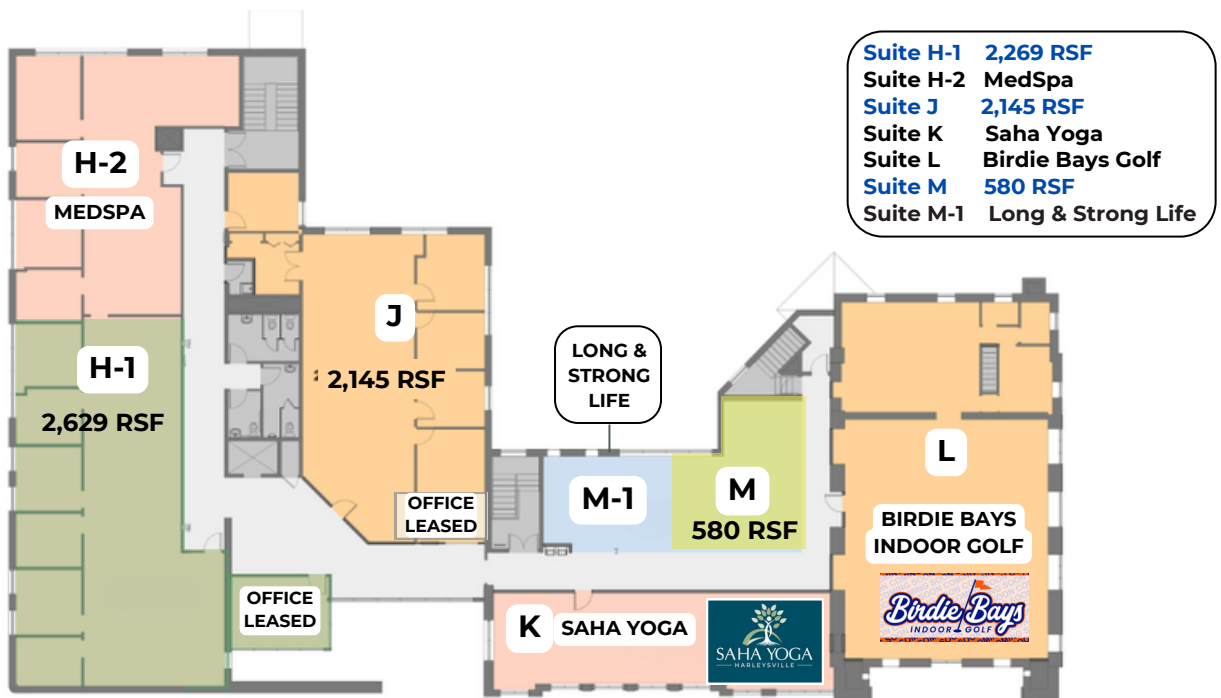
- Restaurant
- Retail
- Coffee Shop/Bakery
- Health/Wellness
- Office/conference
- Leisure/entertainment

483 MAIN STREET FLOOR PLANS

First Floor



Second Floor



Plans are conceptual for illustrative purposes only. Suite sizes are flexible and landlord will custom design in order to meet tenants' specifications.

483 MAIN STREET PHOTOS



483 MAIN STREET PHOTOS

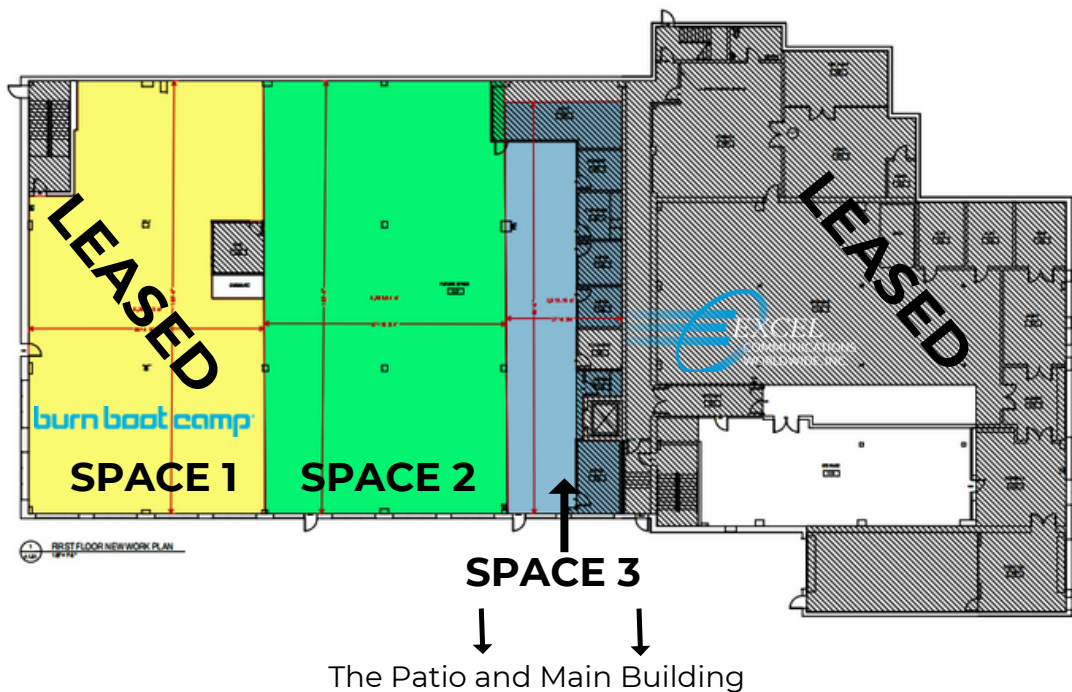


480 SCHOOL LANE



BUILDING FEATURES

Two suites available at 5,989 and 2,513 SF, or combined at 8,502 SF with direct access from the exterior. Each suite has private bathrooms and parking directly in front. The campus also features onsite ownership and management.



Space 1 LEASED,
Burn Boot Camp
Space 2 5,989 RSF
Space 3 2,513 RSF

*Spaces 2 & 3 can be
combined or separate*

BUILDING SPECS

483 MAIN STREET

GBA (SF)	26,112 SF
Floors	Two floors plus basement
Suites	First floor: 1,290 SF and up Second floor: 1,062 SF and up Basement: Flexible sizes to support 1st and 2nd floor tenants Elevator served
Year Built/Renovated	1929/1987/2023
Zoning	Commercial
Land Area	7.15 acres
Township	Lower Salford Township
Parcel Number	50-00-01846-003

480 SCHOOL LANE

GBA (SF)	56,082 SF
Floors	Two floors
Suites	First floor: 2,513 & 5,989 SF, or combined at 8,502 SF
Year Built/Renovated	1990/2023
Zoning	Commercial
Land Area	7.15 acres
Township	Lower Salford Township
Parcel Number	50-00-01846-003

LOCATION & DEMOGRAPHICS



POPULATION

1 Mile: 9,253
3 Miles: 23,979
5 Miles: 93,596



HOUSEHOLDS

1 Mile: 3,442
3 Miles: 8,734
5 Miles: 35,037



AVG HOUSEHOLD INCOME

1 Mile: \$140,277
3 Miles: \$153,340
5 Miles: \$129,888



TRAFFIC VOLUME

11,076 Cars Annually
Cross Roads:
Harleysville Pike & Groff's Mill Rd
(.22 Miles from property)



Nearby amenities include Wawa, McDonald's, Walmart, Giant, DQ, coffee shops, wine & spirits, and more!



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