



309
28,936 AADT

Upper State Rd

BUS
202

600 Montgomery Mall

North Wales, PA 18042

173,512 SF for Lease

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Property Features:

- **173,512 SF**
 - 1st Floor: **83,661 SF**
 - 2nd Floor: **89,851 SF**
- May be **subdivided**
- RetailStat estimates **5.1 million visits** to the mall in 2023
- **Fantastic** local demographics
- **Ceiling Heights:**
 - 1st Floor: 17'9" to deck
 - 2nd Floor: 18'4" to deck
- Co-tenants include **Wegmans, JCPenney, and Macy's**

7-Mile Radius Demographics



Number of Households

100,817



Avg. HH Income

\$160,885



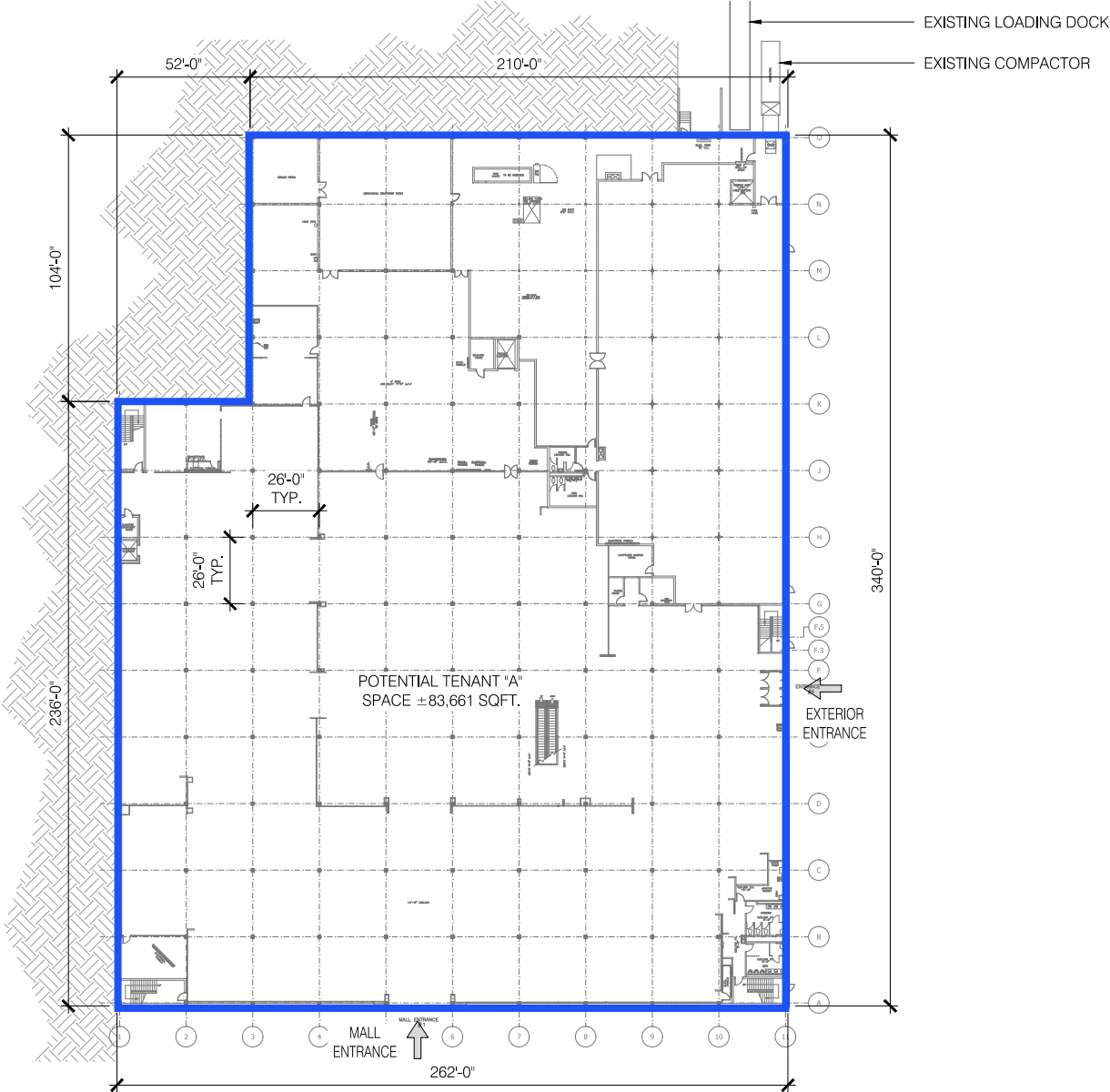
Population

168,253

Property Photos



Floor Plan



Proposed
Level 1 Plan

Retail Map

COURTYARD[®]
BY MARRIOTT

JCPenney

★macy's

Wegmans

DICK'S
SPORTING GOODS

DSW
DESIGNER SHOE WAREHOUSE[®]

28,936 ADT

BURGER
KING

OUTBACK
STEAKHOUSE[®]

Chick-fil-A

T.J. maxx

LA|FITNESS.

HomeGoods[®]

Panera
BREAD[®]

Michael's
Made by you[®]

COSTCO
WHOLESALE

five BELOW

Location Map

Montgomery Mall



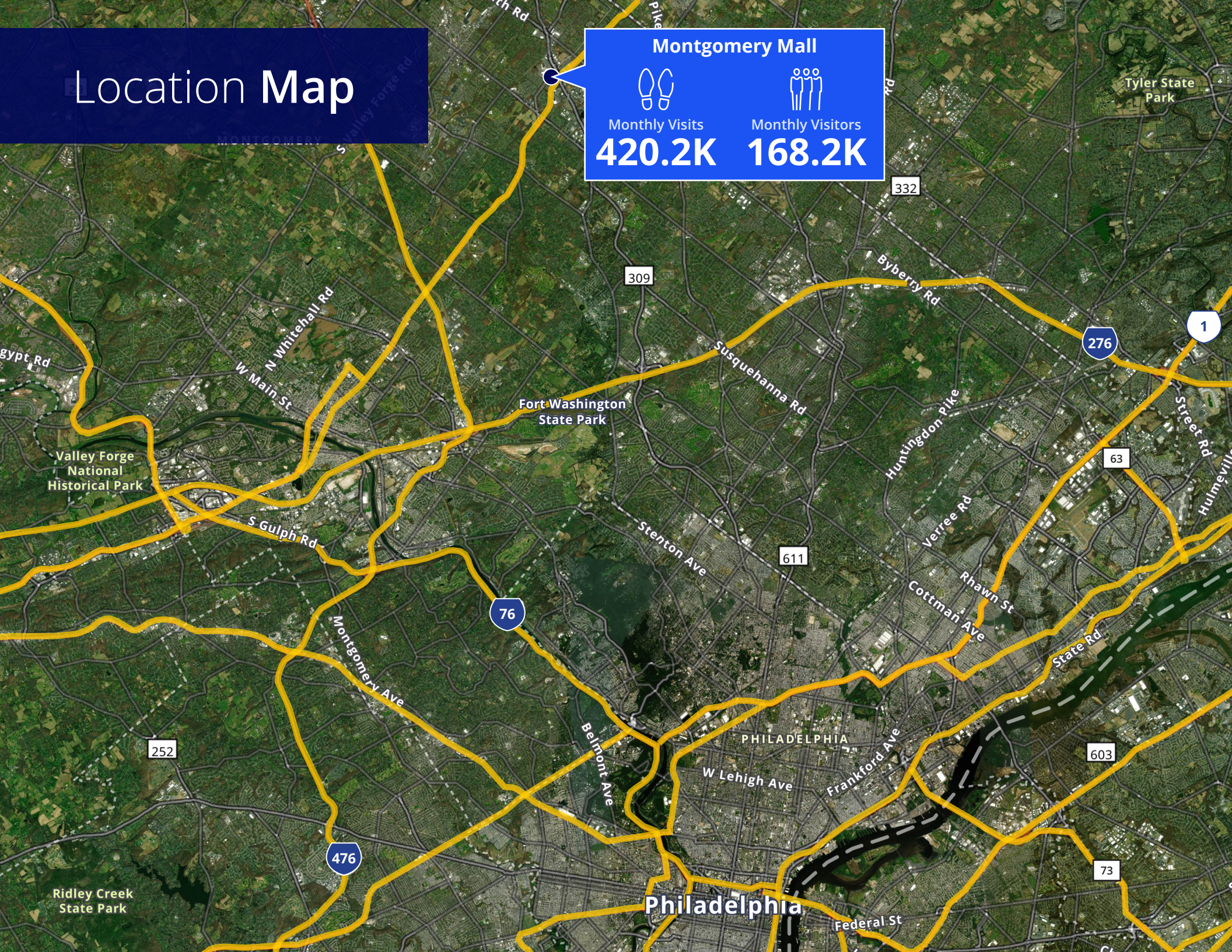
Monthly Visits

420.2K

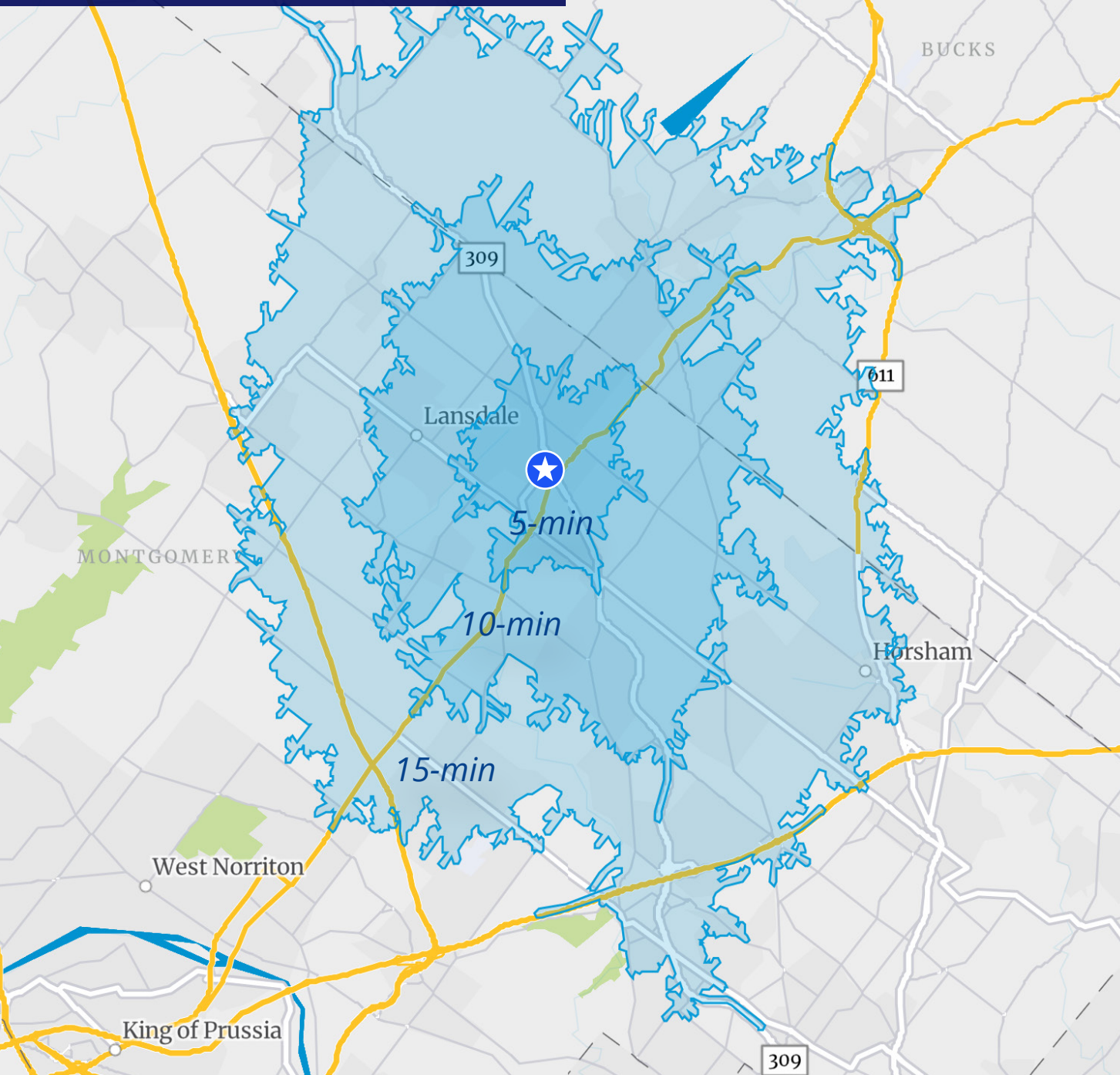


Monthly Visitors

168.2K



Drive Time Map



North Wales, PA

Montgomeryville, PA, is a thriving commercial nexus nestled in Montgomery County, renowned for its expansive retail landscape. Home to the Montgomery Mall and a plethora of big-box retailers, specialty shops, and dining options, it serves as a key retail and economic engine. This area masterfully combines convenience with variety, offering an all-encompassing shopping experience that caters to a diverse range of needs and preferences, making it an attractive destination for consumers and investors alike.

Downtown Philadelphia
45-minute drive

King of Prussia Mall
30-minute drive

Temple University
45-minute drive



Property Information

600 Montgomery Mall

The property is a 173,512 two story retail building attached to the The Montgomery Mall in North Wales PA, approximately 33 min (23 mile) drive to downtown Philadelphia. The Montgomery Mall, built in 1977 in Montgomeryville, Pennsylvania, has navigated through a dynamic history to its current state. Wegmans, Macy's JCPenny, American Eagle, J. Jill, Kay Jewelers, Vans, as well as many other tenants, operate in the mall. The mall services Montgomeryville/ North Wales PA and the surrounding communities.

Address	600 Montgomery Mall
City, State	North Wales, PA
County	Montgomery
Co-Tenants	Macy's, Wegmans, JCPenny
Building SF	173,512 SF
# of Stories	2
Year Built	1980

Tax Parcel #	460000340001 (not owned)
Zoning	RS - Regional Shopping Center
Intended Use	Retail
Opportunity Zone	No
Acres	13.38 AC
Premises Type	101 Clearview Circle
Type of Construction	Masonry

Contact Us:



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