

## RENT

\$29.00 PSF | Triple Net

## SIZE

3,158 SF

## ZONING

Business Commercial



## PROPERTY OVERVIEW

This former bank pad site is ideally located just a few hundred yards from the Lansdale Turnpike Interchange, offering exceptional accessibility and visibility. The property is part of the Tollgate Commons retail complex and sits adjacent to a substantial corporate park totaling approximately 250,000 SF of office space and complementary mixed uses.

With prominent frontage and signage along Sumneytown Pike, the site delivers premium retail exposure and includes an established drive-thru. The existing layout is well-suited for a bank or financial institution and can be easily adapted for other retail users that value strong visibility, signage, and a drive-thru amenity.

### Property Highlights

- Adjacent to a substantial corporate park
- Premium retail visibility on Sumneytown Pike
- Established drive-thru in place
- Less than 20 years old
- Facility and site are in excellent condition

The surrounding area continues to attract corporations, retailers, and new development. Two major residential projects are planned within a quarter mile of the site, adding hundreds of new households to an already strong demographic base. The property is also located approximately one mile from North Penn High School, the largest public high school in the state, supporting sustained growth, family presence, and long-term retail demand.

## PRESENTED BY

James R. Wrigley  
215-519-2290 (m) | 215-855-5100 (o)  
jimw@kpgcm.com

# RETAIL SPACE FOR LEASE

1600 Sumneytown Pike, Lansdale, PA 19446



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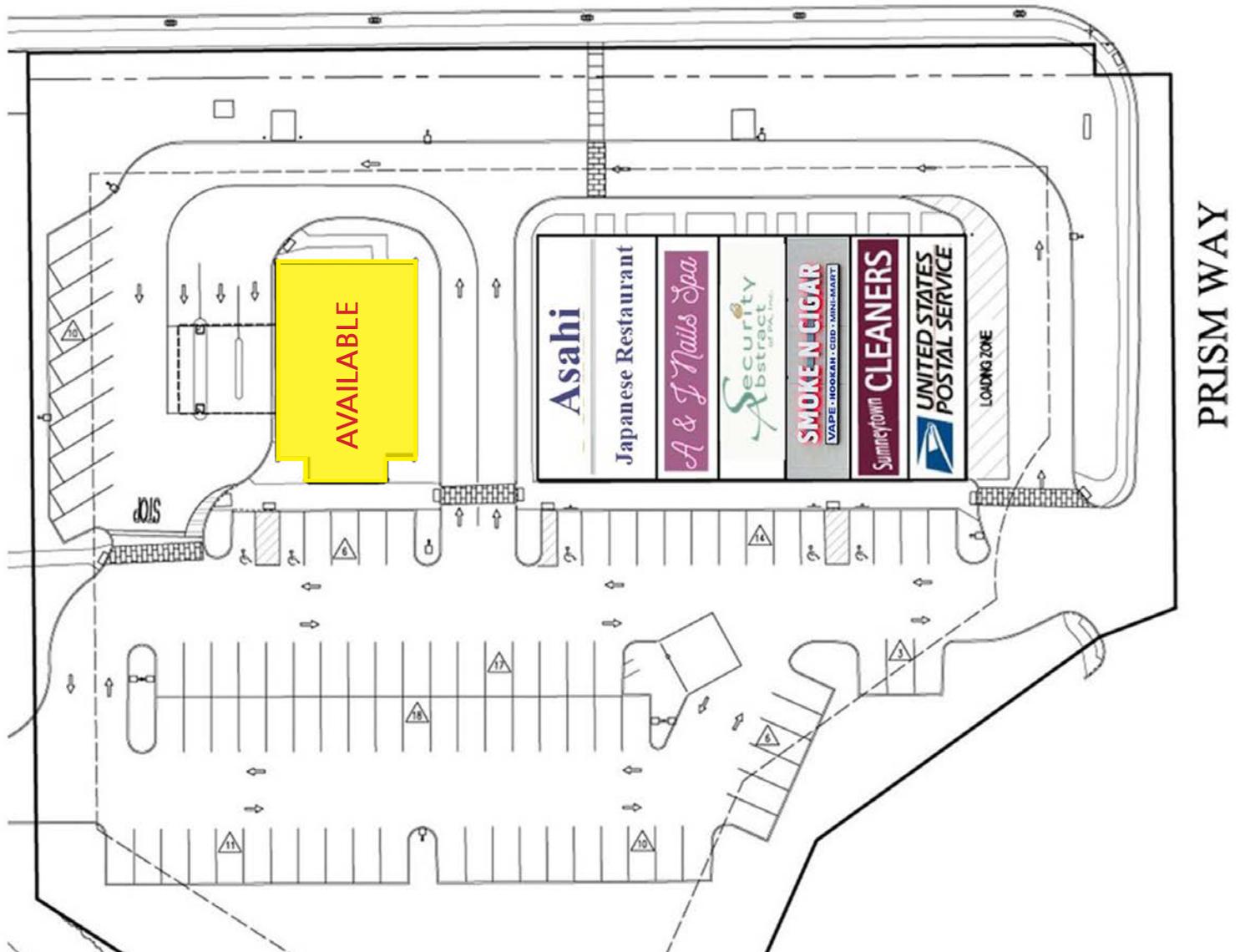
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SUMNEYTOWN PIKE



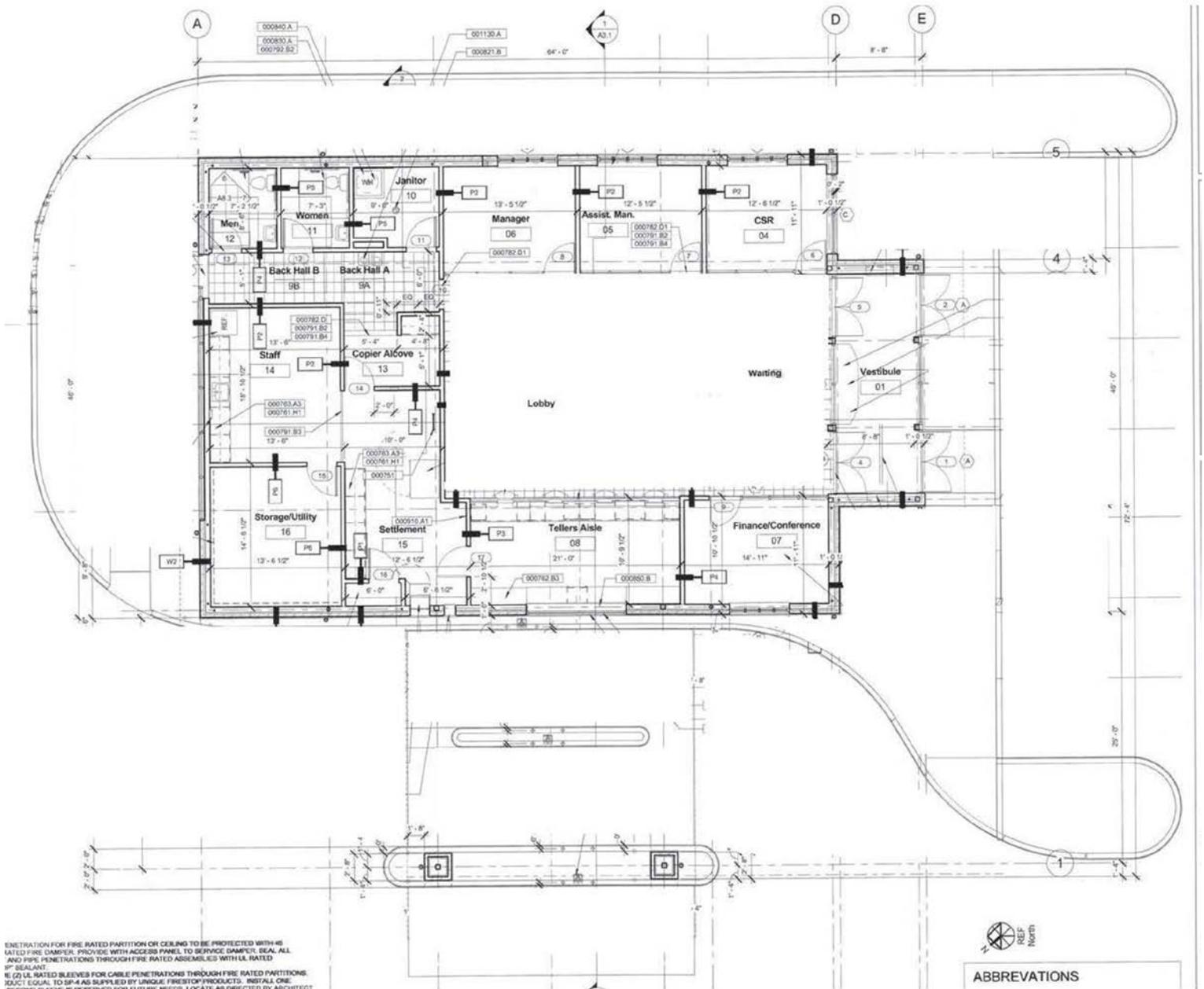
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**KPG** COMMERCIAL  
MANAGEMENT

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1. PENETRATIONS FOR FIRE RATED PARTITION OR CEILING TO BE PROTECTED WITH HIS RATED FIRE DAMPER. PROVIDE WITH ACCESS PANEL TO SERVICE DAMPER. SEAL ALL AND FIRE PENETRATIONS THROUGH FIRE RATED ASSEMBLIES WITH UL RATED 1/2" SEALANT.  
2. UL RATED SLEEVES FOR CABLE PENETRATIONS THROUGH FIRE RATED PARTITIONS. INDICATE EQUAL TO SP-4 AS SUPPLIED BY LINGUE FIRESTOP PRODUCTS. INSTALL ONE EQUIPMENT TO EACH AS SPECIFIED FROM LIST AND NUMBER LOCATED AS DIRECTED BY ARCHITECT

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