



**SWOPE  
LEES**  
COMMERCIAL  
REAL ESTATE

**OFFICE SPACE FOR LEASE**  
**470 SENTRY PARKWAY EAST BLUE BELL, PA 19422**

610.429.0200  
swopelees.com



### PROPERTY DESCRIPTION

Introducing prime medical/professional office space at 470 Sentry Parkway East, Blue Bell, PA. This spacious unit is nestled within a meticulously maintained business park, offering seamless access to major highways. Ideal for medical/professionals seeking a convenient, well-appointed space to elevate their practices.

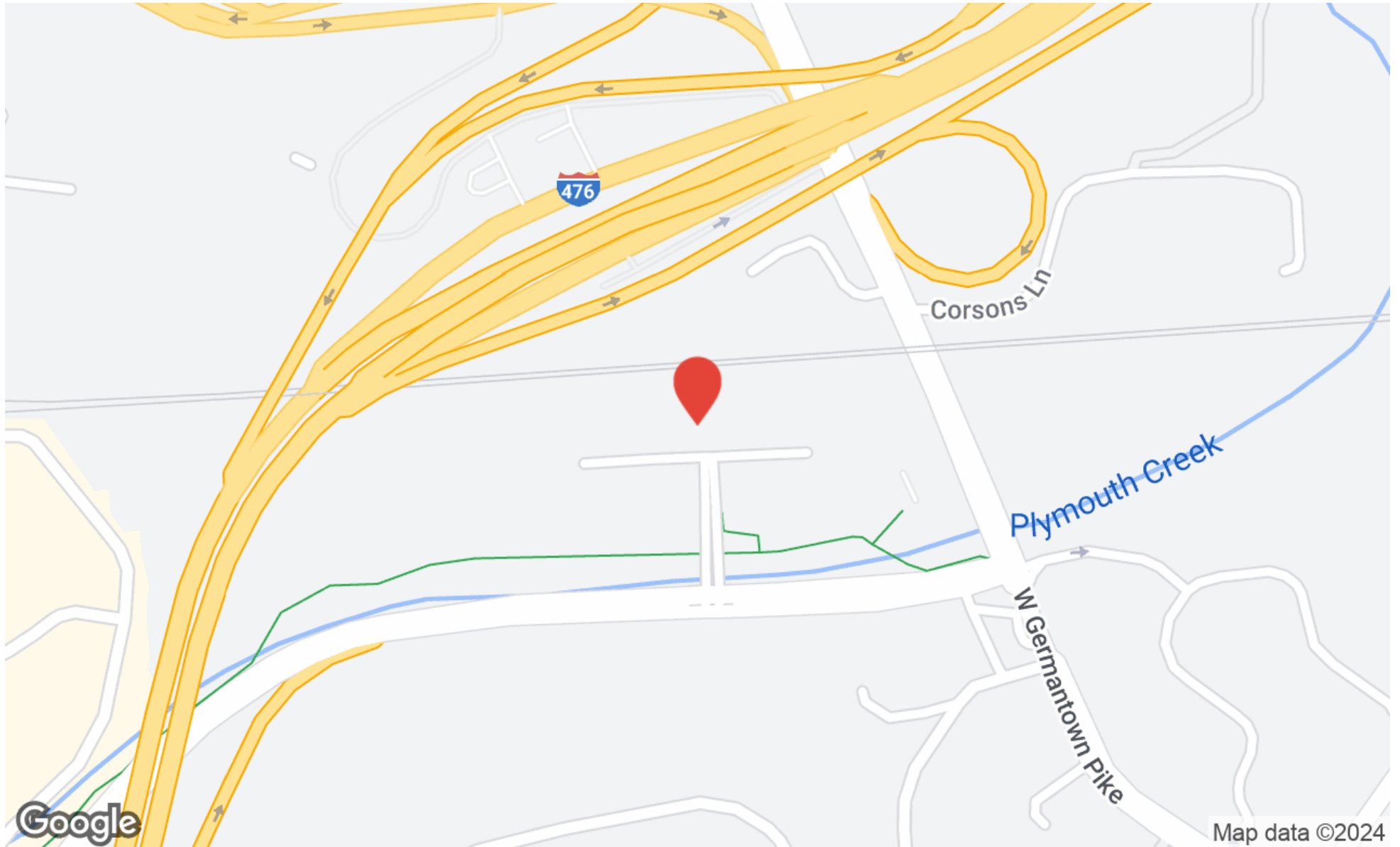
### PROPERTY HIGHLIGHTS

- 2,939 SF Of Medica/Professional Office Space
- Located in a Well-maintained Business Park
- Ready For Buildout
- Easy Access to Major Highways
- In-suite Bathroom
- Shared Lobby Entrance
- Ample Parking

### OFFERING SUMMARY

Lease Rate:	\$19.00 SF/yr (NNN)
Number of Units:	3
Available SF:	2,939 SF
Building Size:	15,439 SF

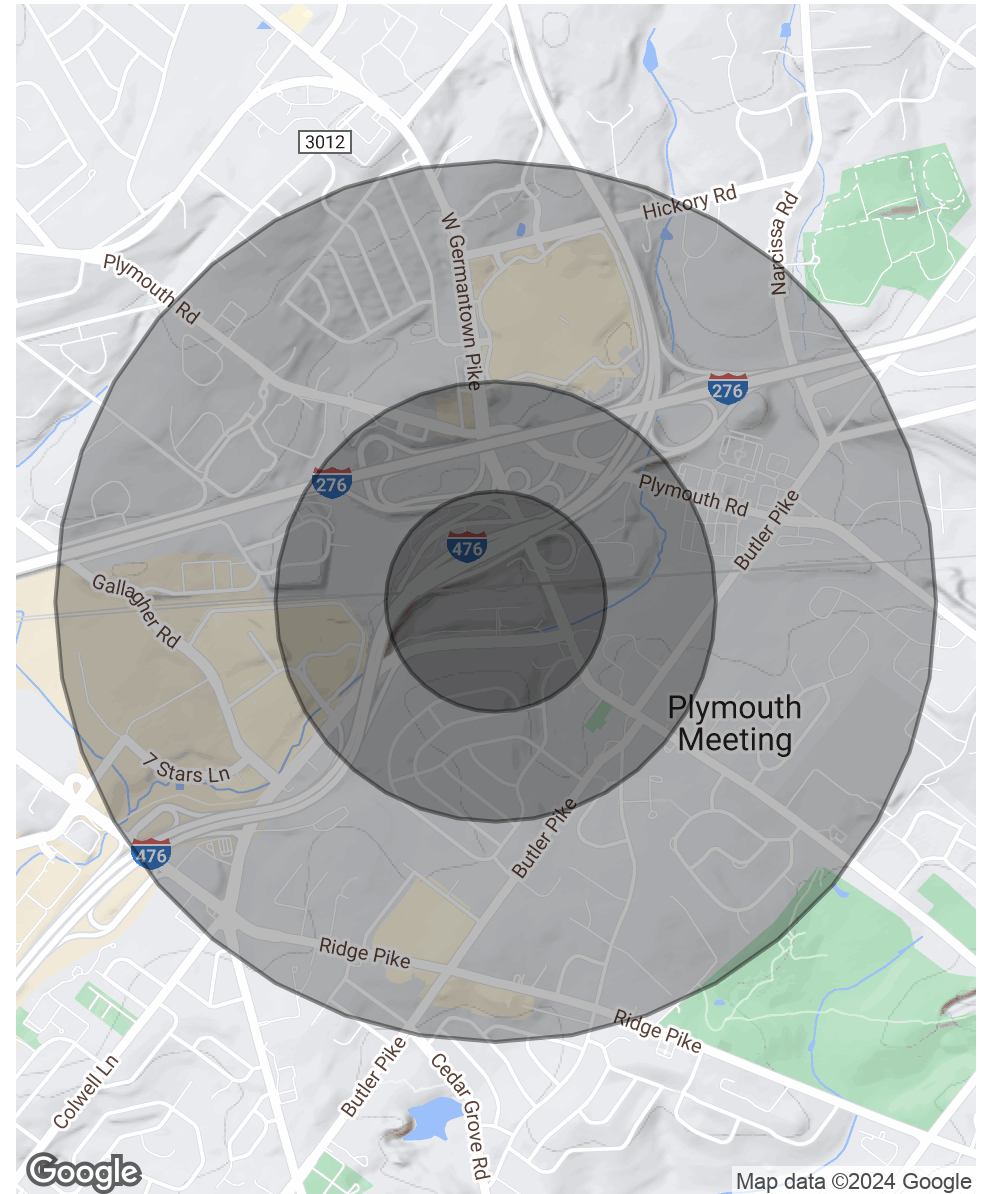
DEMOGRAPHICS	0.25 MILES	0.5 MILES	1 MILE
Total Households	157	741	2,780
Total Population	299	1,498	5,881
Average HH Income	\$88,093	\$91,381	\$102,781





POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	299	1,498	5,881
Average Age	34.2	37.6	37.1
Average Age (Male)	34.2	38.0	36.7
Average Age (Female)	36.8	38.1	38.0
HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	157	741	2,780
# of Persons per HH	1.9	2.0	2.1
Average HH Income	\$88,093	\$91,381	\$102,781
Average House Value	\$413,571	\$424,903	\$399,918

2020 American Community Survey (ACS)





470 Sentry Parkway East  
Blue Bell, PA 19422

**LARRY WYGANT**  
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610.429.0200 x104



### LARRY WYGANT

Associate Broker

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### PROFESSIONAL BACKGROUND

Larry has been a licensed real estate broker since 1994 and has been part of the Swope Lees team for over 10 years assisting clients in purchasing, selling and leasing all types of real estate. During his career Larry has worked for several major Philadelphia Real Estate Developers in the area of construction, development, brokerage and property management. He has overseen the construction of over 4,000,000 square feet of base building and tenant improvements and worked with numerous tenants. Prior to his real estate career Larry was a municipal manager for 10 years. Larry's blend of public sector and real estate experience provides him with a unique background to work with real estate clients regardless of their needs. Larry holds a Bachelors Degree in Community Planning from Penn State University and a Masters Degree in Public Administration from Kent State University. Larry and his wife Gail have lived in West Goshen Township for over 30 years and they have two grown children.

Swope Lees Commercial Real Estate  
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