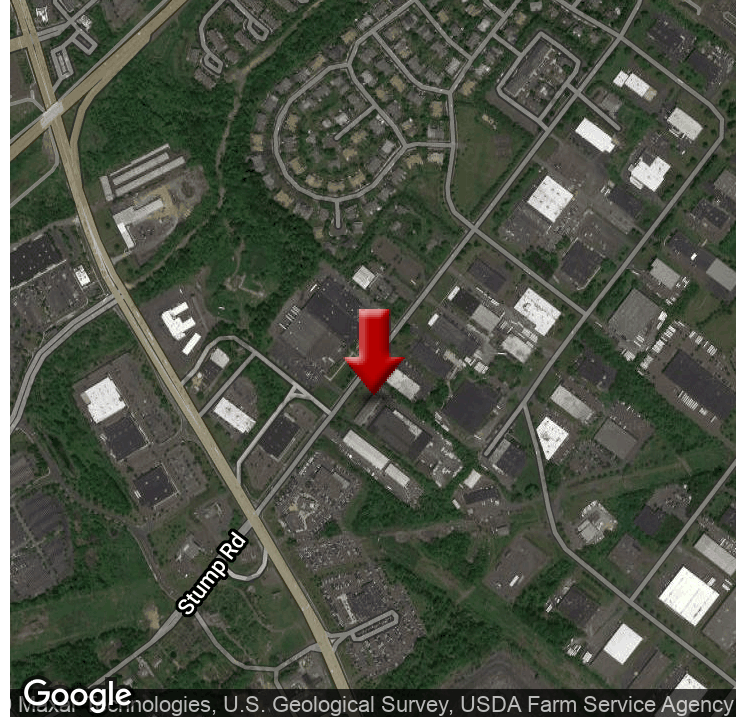


# STUMP ROAD BUSINESS CENTER

418 Stump Rd, Montgomeryville, PA 18936



## OFFERING SUMMARY

<b>AVAILABLE SF:</b>	3,000 SF
<b>LEASE RATE:</b>	\$17.00 SF/yr (Tenant pays electricity / telco / internet separately)
<b>LOT SIZE:</b>	6.15 Acres
<b>YEAR BUILT:</b>	2006
<b>BUILDING SIZE:</b>	20,000 SF
<b>RENOVATED:</b>	2017
<b>ZONING:</b>	LI

## PROPERTY OVERVIEW

Building is available immediately. Highly visible location, just off 309 on Stump Rd in Montgomeryville. Built in 2006 and meets all modern amenities: 100+ parking space, ADA accessible, complete sprinkler system, elevator services, walk up stairs. This space offers approx. 3,000 sq.ft. with a large conference room, open bull-pen, kitchen, and three offices. The office is wired for internet, phone and cable. Modified Gross Lease - Tenant pays electricity / telco / internet separately. Asking \$18PSF MG. Allowance for alterations may be available depending on the term/credit of Tenant. Easy access to Route 309 with a signal at Stump Road.

## PROPERTY HIGHLIGHTS

- Prime 2nd Floor Office Space - CLASS A
- Easy Access to Route 309 - Signalized Intersection
- Excellent Visibility from Route 309
- Immediate Occupancy
- 100+ Parking Spaces
- ADA Accessible

**KW COMMERCIAL**  
2003 South Easton Rd, South Bldg,  
Ste 108  
Doylestown, PA 18901

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**OFFICE FOR LEASE**

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**OFFICE FOR LEASE**

# STUMP ROAD BUSINESS CENTER

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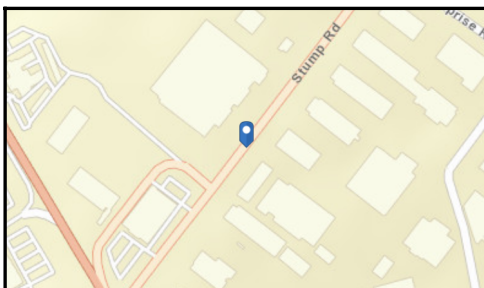
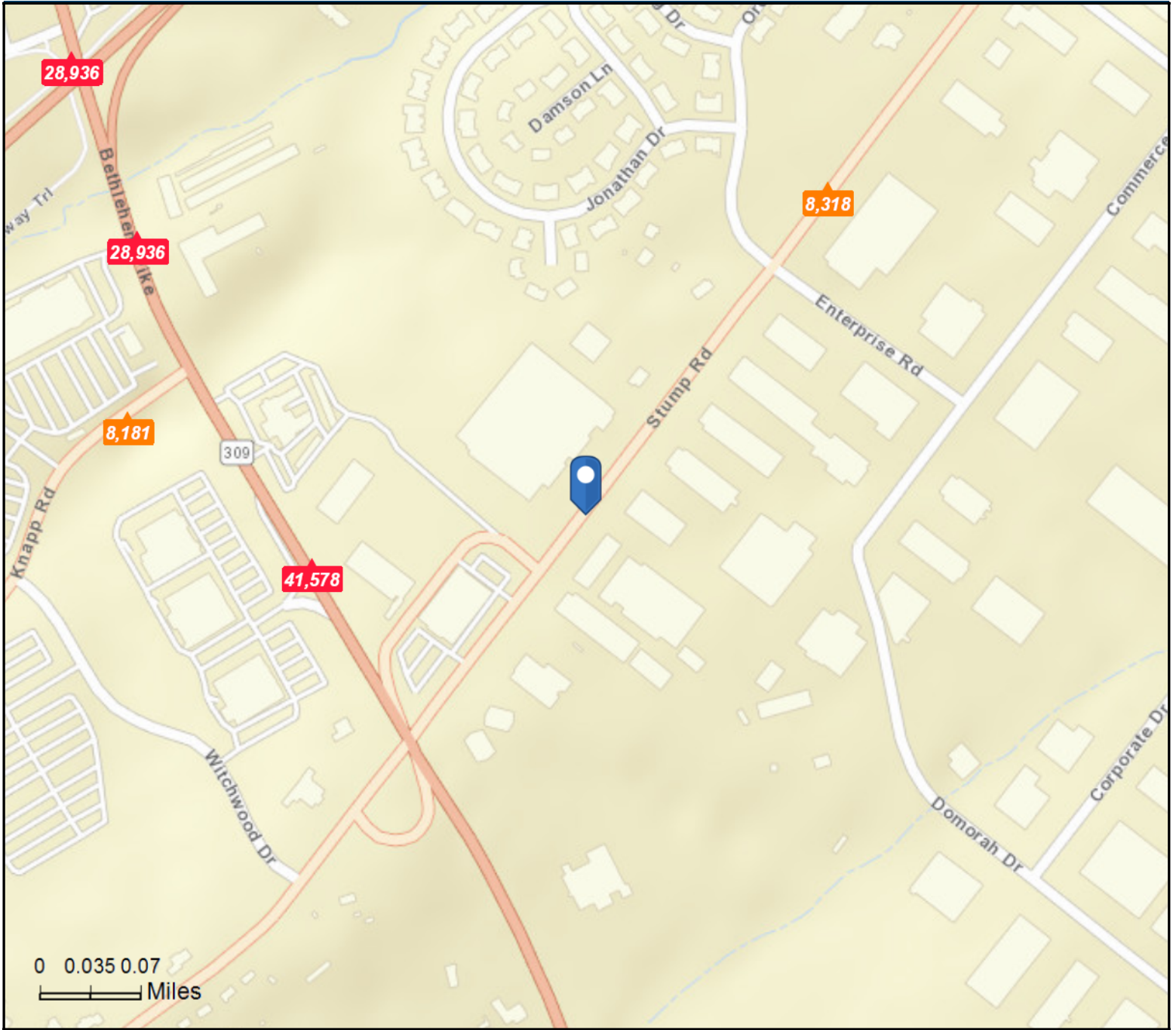
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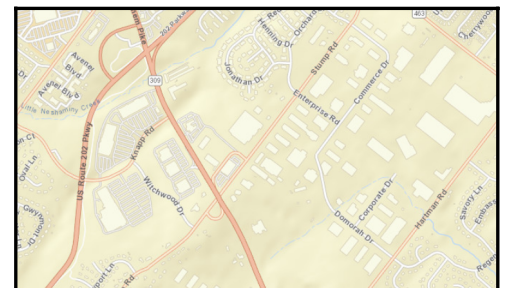
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**Average Daily Traffic Volume**

- ▲ Up to 6,000 vehicles per day
- ▲ 6,001 - 15,000
- ▲ 15,001 - 30,000
- ▲ 30,001 - 50,000
- ▲ 50,001 - 100,000
- ▲ More than 100,000 per day



Source: ©2019 Kalibrate Technologies (Q3 2019).

## Professional Pride

Dominant Tapestry Segment

## KEY FACTS



55,535  
Total Population



\$362,644  
Median Home Value



1,936  
Businesses



51,924  
Daytime Population



42.8  
Median Age



0.5%  
2010-19 Pop Growth Rate



\$50,618  
Per Capita Income

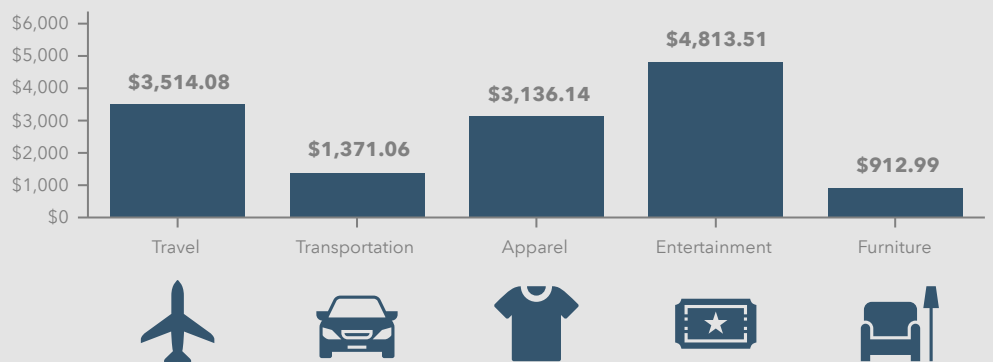


2.5  
Avg Household Size



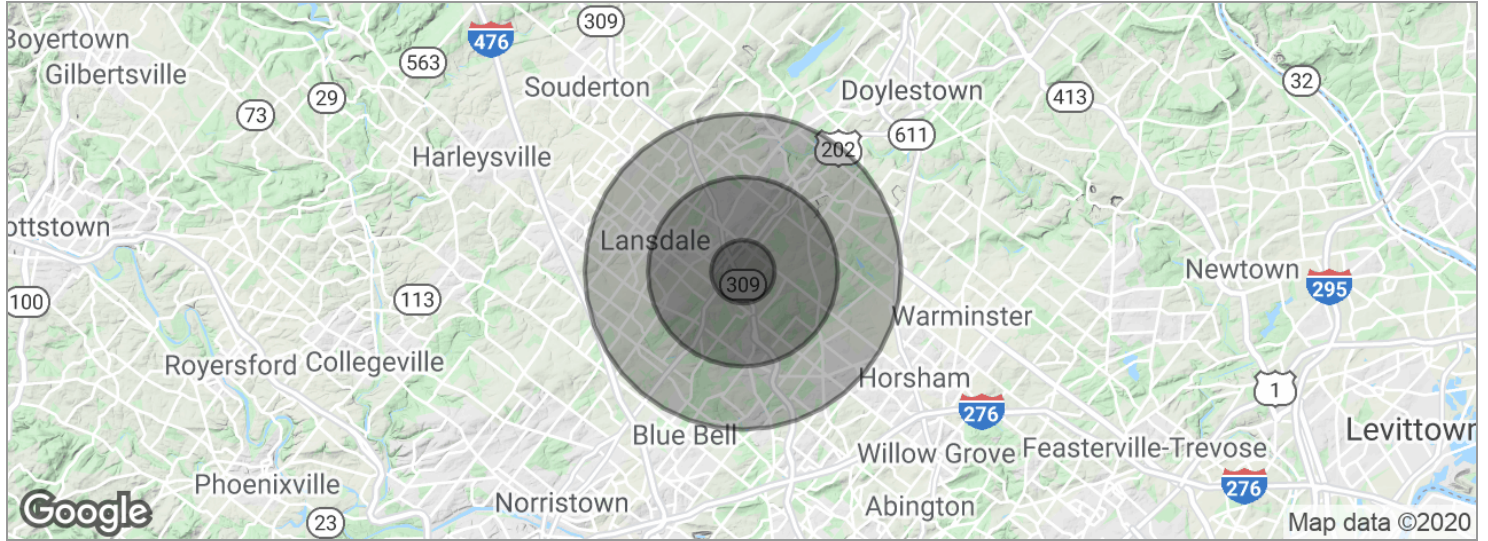
\$94,836  
Median Household Income

## KEY SPENDING FACTS



# STUMP ROAD BUSINESS CENTER

418 Stump Rd, Montgomeryville, PA 18936



<b>POPULATION</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
Total population	5,915	51,984	146,580
Median age	41.8	41.7	41.1
Median age (male)	40.6	40.2	39.5
Median age (Female)	42.9	42.7	42.4
<b>HOUSEHOLDS &amp; INCOME</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
Total households	2,214	19,635	55,620
# of persons per HH	2.7	2.6	2.6
Average HH income	\$109,897	\$114,595	\$108,703
Average house value	\$381,120	\$406,267	\$374,490

*\* Demographic data derived from 2010 US Census*

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