



## Emily Stein

Managing Director  
Director of Healthcare Services

856.797.1919 x110  
609.457.9816

Emily.Stein@VantageRES.com

## Vince Ceroli

Sr. Advisor

856.797.1919 x120  
856.261.3000

Vince.Ceroli@VantageRES.com

# 856.797.1919

## VantageRES.com

1873 Marlton Pike, East, Suite 1C  
Cherry Hill, NJ 08003

### DISCLAIMER

The information contained herein has been obtained from sources deemed reliable. Vantage RES makes no representation, guarantee or warranty about its accuracy. Any projections, opinions, assumptions or estimates provided by Vantage RES are for discussion purposes only and do not represent the current or future performance, condition of a property, location or market and subject to errors, omissions, change of price, lease, prior sale or financing, or withdrawal without notice.



**RETAIL SPACE FOR LEASE IN REDEVELOPED CENTER  
BLUE BELL CORNER  
853 W BUTLER PIKE, AMBLER, PA 19002**





# OFFERING SUMMARY

**Asking Lease Rate:** \$27/SF NNN

**NNN Cost:** \$6.90/S

**Building Size:** +/- 1,600 SF

**Parking:** +/- 60 Spaces

**Signage:** Monument & Facade

**Traffic Count:** 13,516 VPD



## PROPERTY HIGHLIGHTS

+ This beautifully updated shopping center features a modern façade and prominent monument signage along busy Butler Pike, offering outstanding exposure for your business. The property's curb appeal, accessibility, and professional presentation make it ideal for retail, medical, or service-oriented tenants.

+ Located in a thriving, high-demographic corridor, the center benefits from strong surrounding household incomes and consistent consumer activity. Area amenities include Karamoor Estate Winery, CVS Pharmacy, Citizen's Bank, and Pediatric Dental Associates of Ambler, creating a vibrant, well-established commercial environment.

+ Conveniently positioned minutes from Routes 476, 309, and the Pennsylvania Turnpike, as well as Plymouth Meeting and Center Square, this 1,600 SF suite represents the last remaining space in the center — a rare opportunity to join one of Montgomery County's most desirable and visible retail locations.



## FOR LEASE

853 W BUTLER PIKE, AMBLER, PA 19002

856.797.1919

VantageRES.com



# DEMOGRAPHICS

POPULATION			
MILE	1 MILE	3 MILE	5 MILE
AVERAGE 2024	2,867	44,331	167,163
PROJECTED 2029	2,950	45,331	170,016

HOUSEHOLDS			
MILE	1 MILE	3 MILE	5 MILE
AVERAGE 2024	1,139	17,091	63,811
PROJECTED 2029	1,170	17,471	64,879

INCOME			
MILE	1 MILE	3 MILE	5 MILE
AVERAGE 2024	\$156,818	\$150,967	\$145,098
MEDIAN 2029	\$125,762	\$123,164	\$117,759



**FOR LEASE**  
853 W BUTLER PIKE, AMBLER, PA 19002

856.797.1919  
VantageRES.com





853 W BUTLER PIKE

## KEY DISTANCES

**BEN FRANKLIN BRIDGE** 19.7 MILES  
**PENNSYLVANIA TURNPIKE** 4.1 MILES  
**I-295** 31.6 MILES  
**PHILADELPHIA** 18.4 MILES  
**TRENTON** 30.6 MILES  
**NEW YORK** 95 MILES



# FOR LEASE

853 W BUTLER PIKE, AMBLER, PA 19002

856.797.1919

VantageRES.com





## NEARBY AMENITIES

### DINING

- Starbucks
- Chipotle
- Dave & Buster's
- Wawa
- P.J. Whelihan's Pub + Restaurant
- Wonder
- Chick-fil-A
- Domino's Pizza
- McDonald's
- Wendy's
- Five Guys
- Manhattan Bagel

### RETAIL/GROCERY

- Whole Foods
- Aldi
- ACME Markets
- Sprouts Farmers Market
- CVS Pharmacy
- 7-Eleven
- Shell
- Holiday Inn Express & Suites Ft. Washington
- Best Western Fort Washington Inn
- Plymouth Meeting Mall
- Upper Dublin Public Library
- Verizon
- HomeGoods
- Kohl's
- Wells Fargo Bank
- Citizens Bank
- Promenade at Upper Dublin
- PetSmart
- Lowe's Home Improvement



**FOR LEASE**

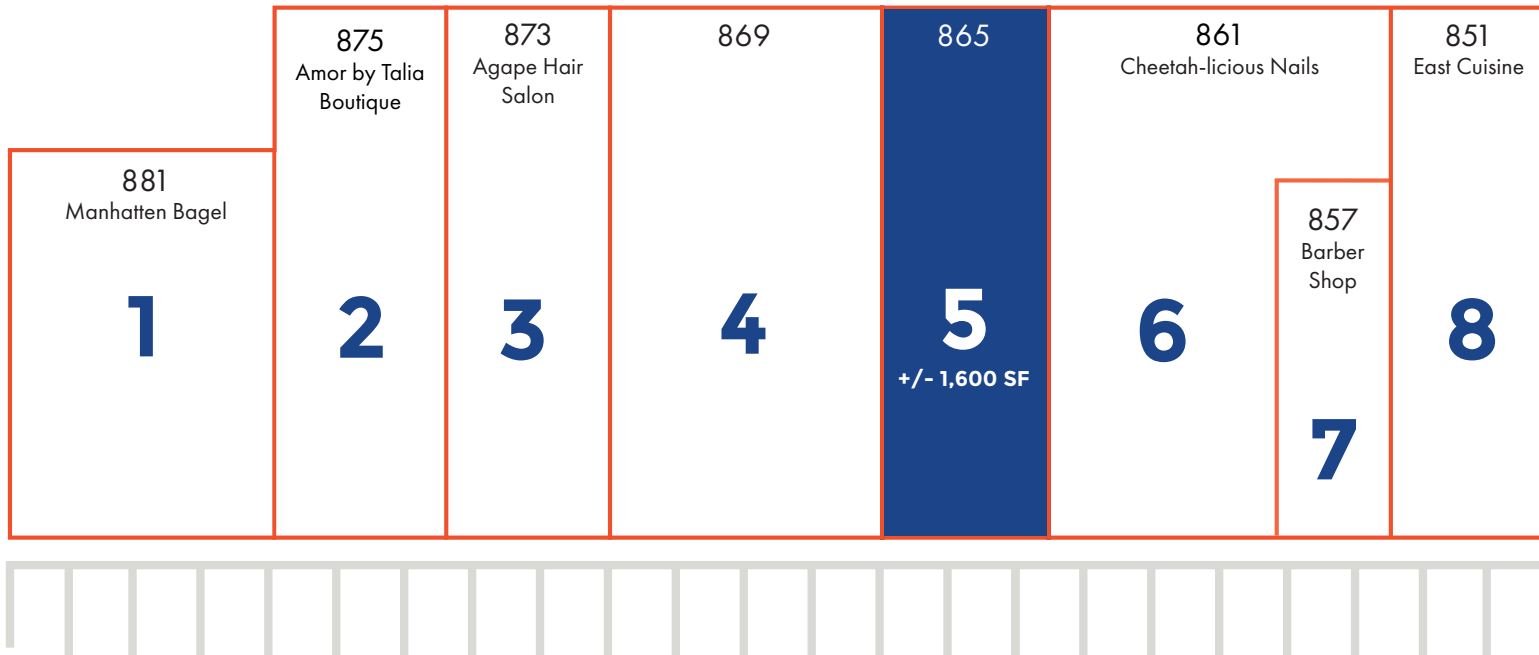
853 W BUTLER PIKE, AMBLER, PA 19002

856.797.1919

VantageRES.com



# SITE PLAN



856.797.1919  
VantageRES.com

## FOR LEASE

853 W BUTLER PIKE, AMBLER, PA 19002



# BLUE BELL CORNER



856.797.1919  
VantageRES.com

## FOR LEASE

853 W BUTLER PIKE, AMBLER, PA 19002



# PHOTOGRAPHY

## SIGNAGE



## AMOR BY TALIA BOUTIQUE



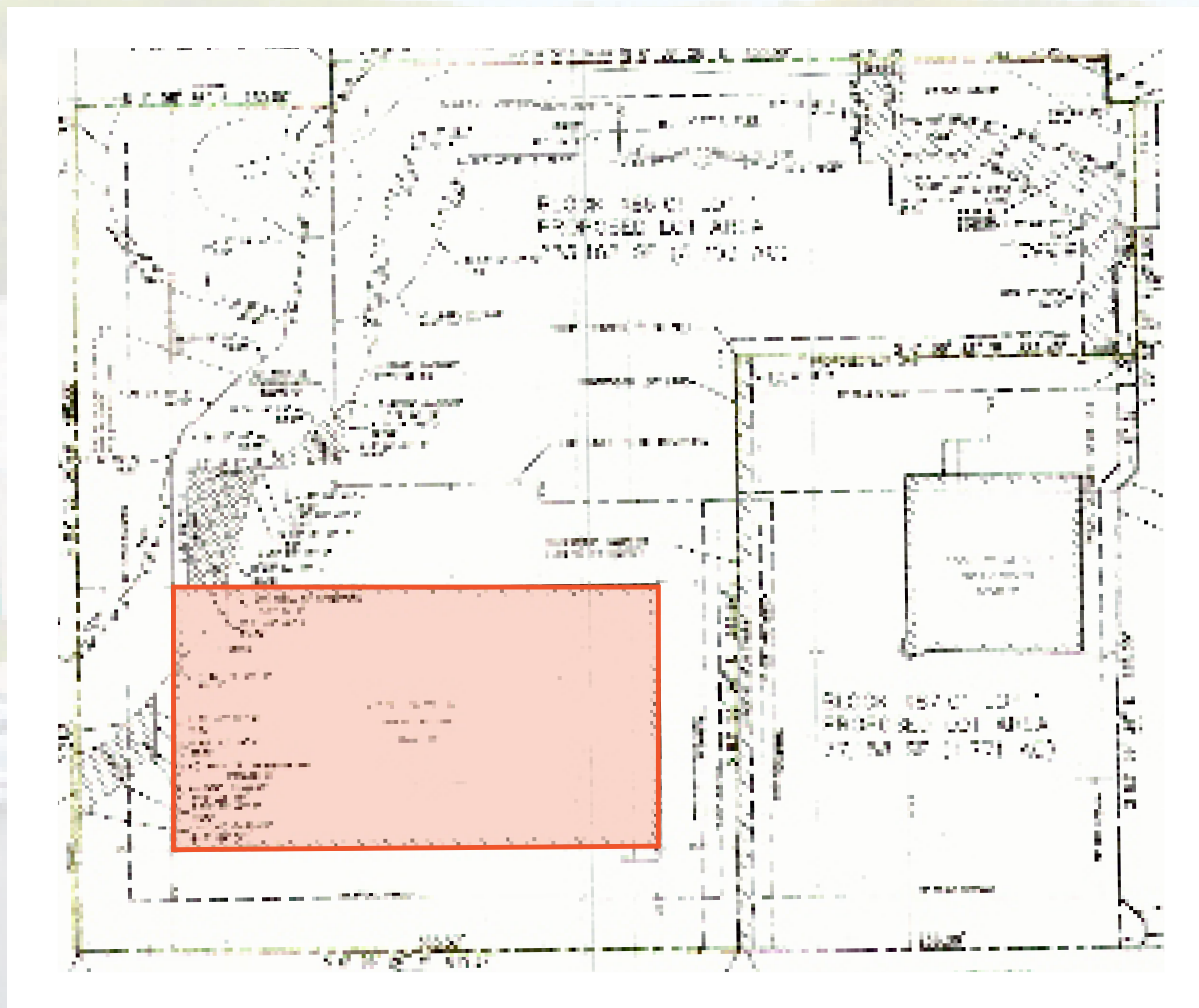
856.797.1919  
VantageRES.com

## FOR LEASE

853 W BUTLER PIKE, AMBLER, PA 19002



# SITE PLAN



856.797.1919  
VantageRES.com

## FOR LEASE

853 W BUTLER PIKE, AMBLER, PA 19002