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**RETAIL SPACES 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/SF**

**Suite Size: +/- 1,600 SF - +/- 1,900 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.

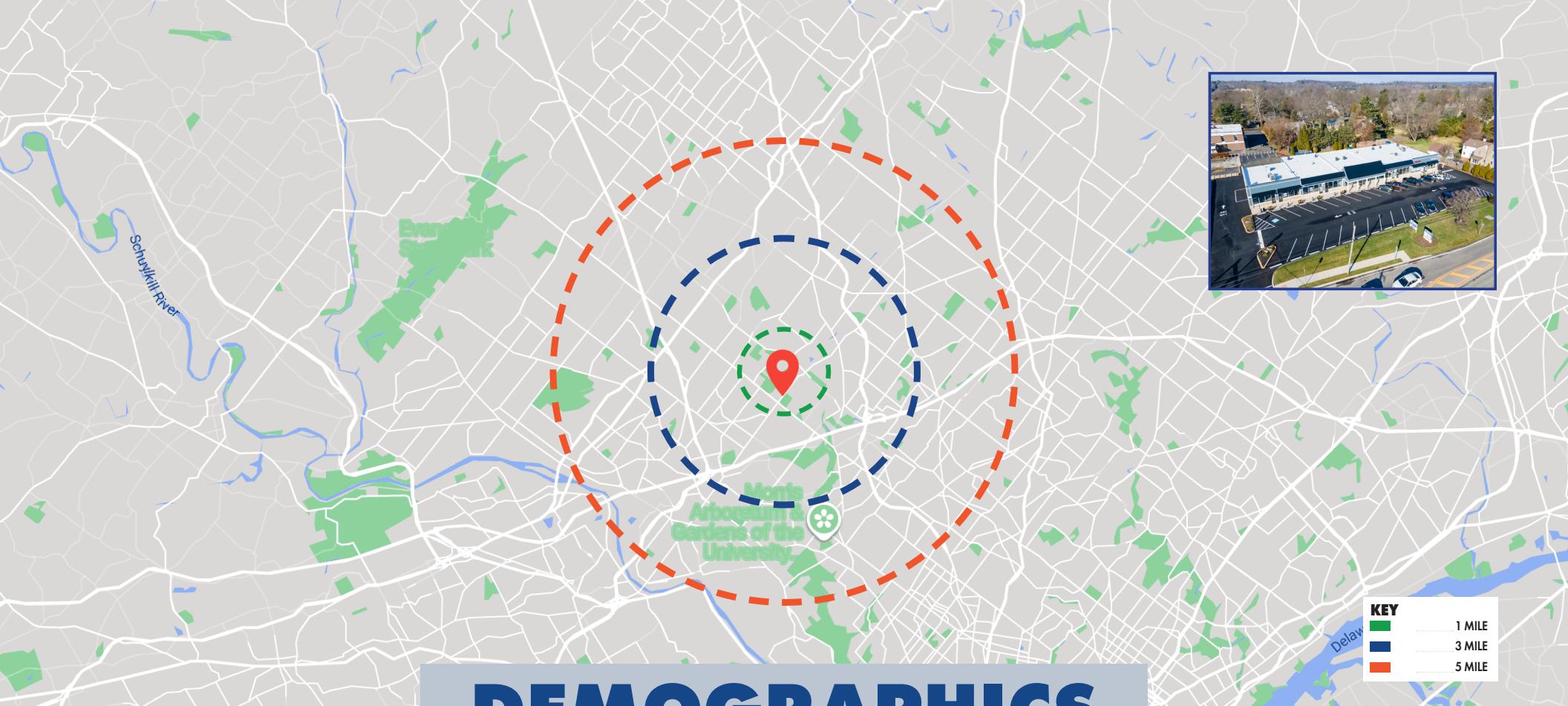


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# DEMOGRAPHICS

## 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

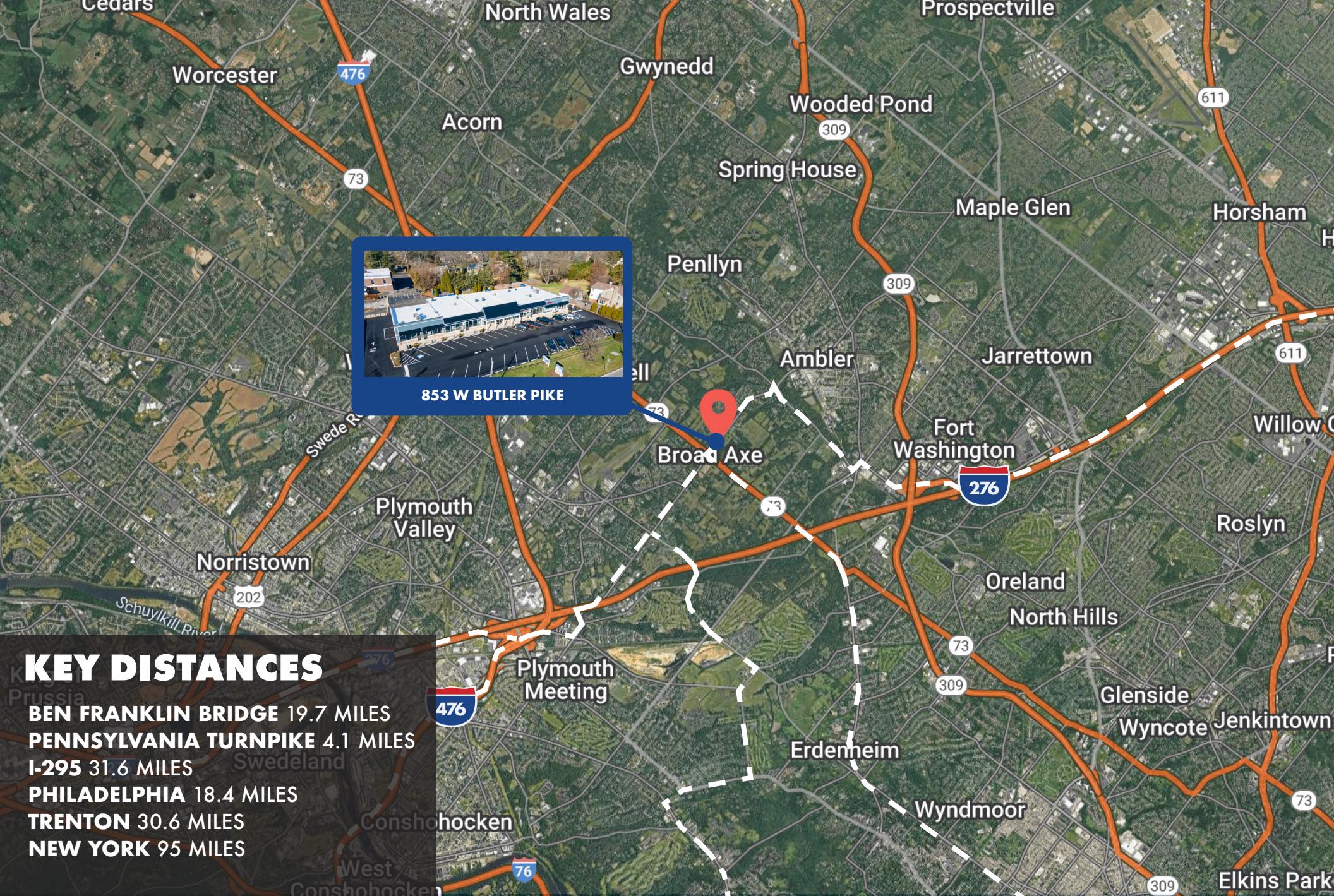
MILE	1 MILE	3 MILE	5 MILE
AVERAGE 2024	\$156,818	\$150,967	\$145,098
MEDIAN 2029	\$125,762	\$123,164	\$117,759



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## 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

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# NEARBY AMENITIES

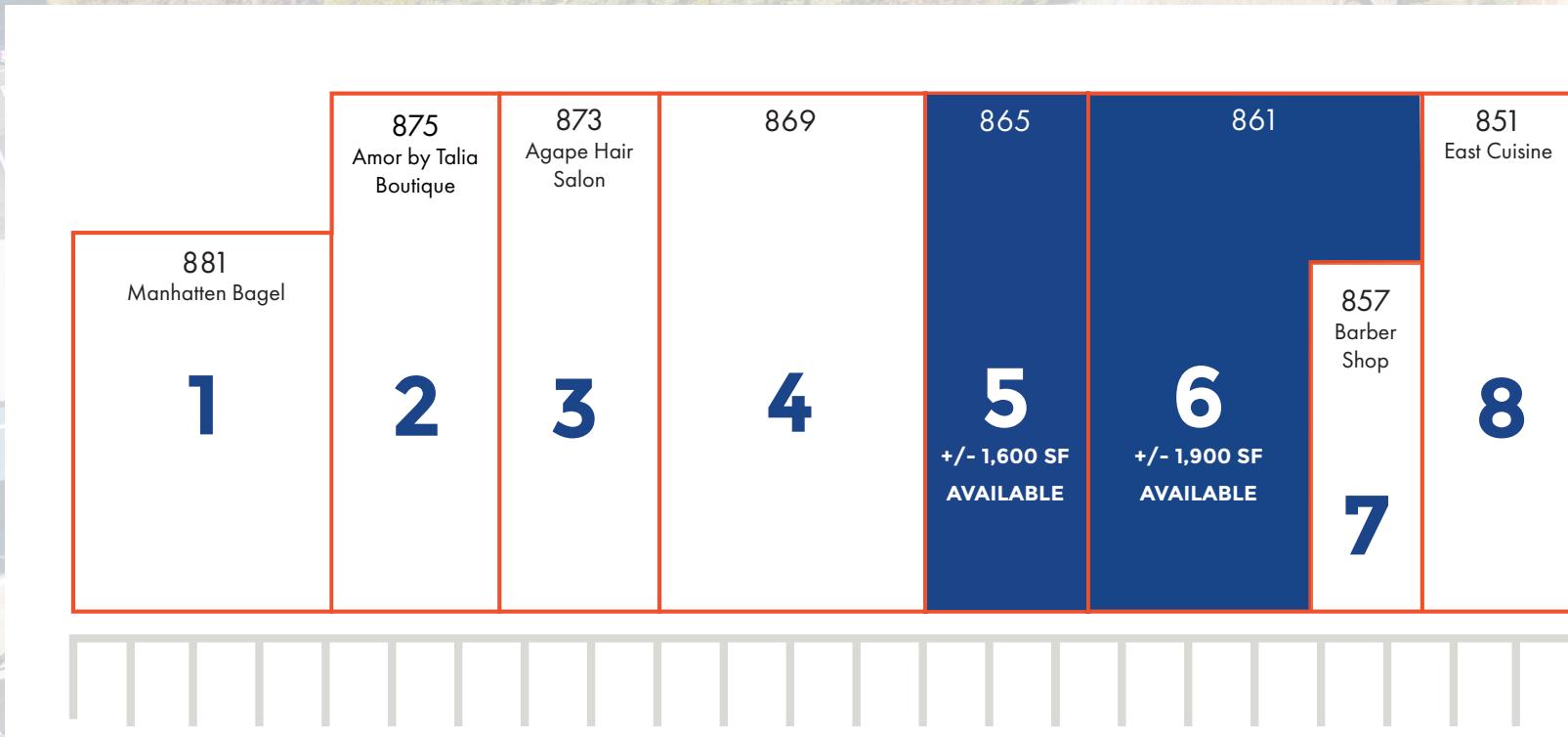
## DINING

- 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

# SITE PLAN



# BLUE BELL CORNER



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# PHOTOGRAPHY

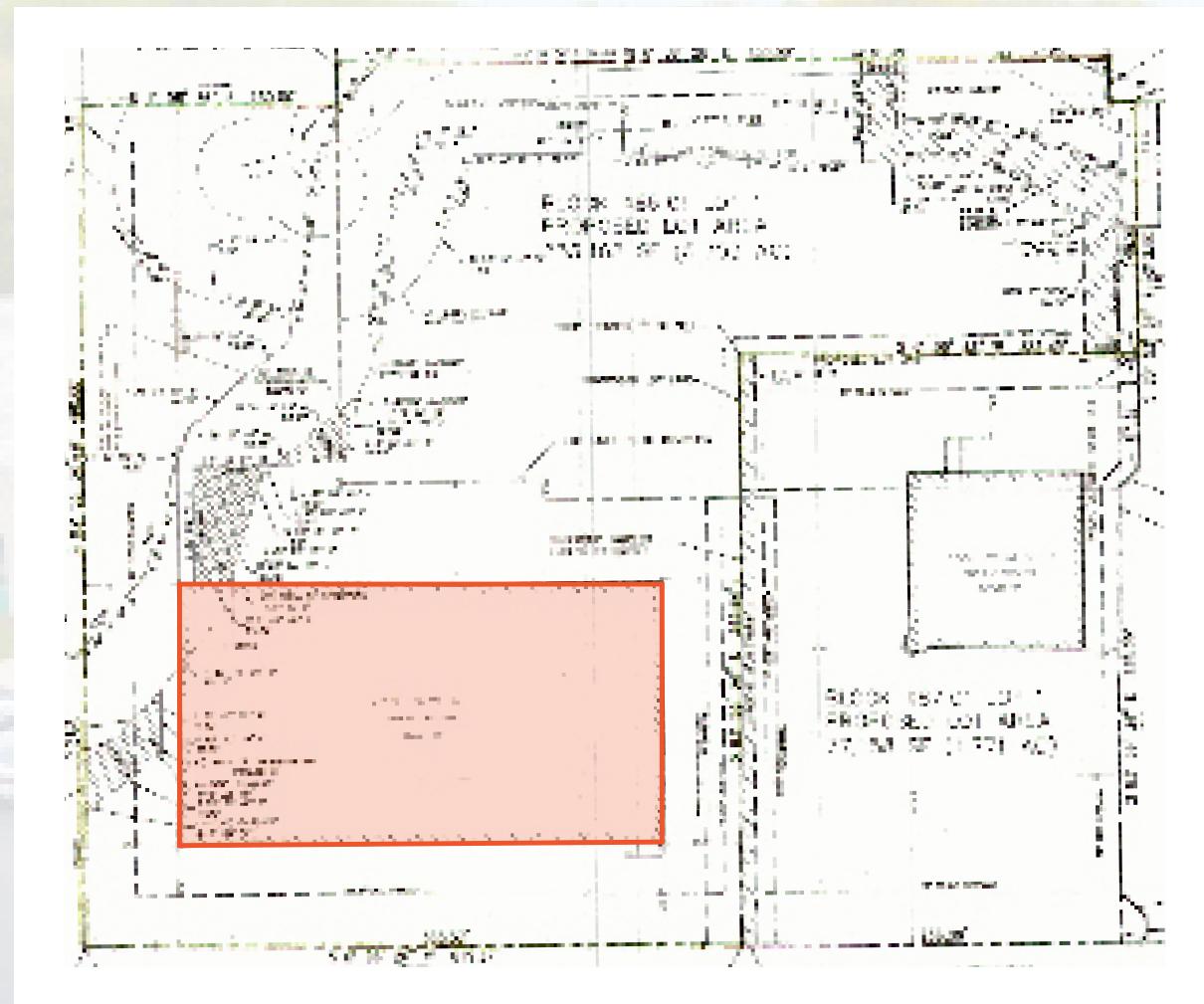
## SIGNAGE



## AMOR BY TALIA BOUTIQUE



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