

keller williams

· MAIN LINE ·

Each Office Is Independently Owned and Operated

McCann
COMMERCIAL



RETAIL PROPERTY FOR SALE

401 W MAIN ST

Lansdale, PA 19446

DEAL TEAM

401 W Main St | Lansdale, PA 19446

RETAIL PROPERTY FOR SALE

Bryan Clay

Associate, McCann Commercial

M: 610.348.7490 | O: 610.520.0100

6 Coulter Ave 2nd Fl, Ardmore PA 19003

E: Bryan@McCannTeamCommercial.com

keller williams

· MAIN LINE ·

Each Office Is Independently Owned and Operated

McCann
COMMERCIAL

Jennifer Houghton

Vice President of Retail Leasing and

Pro Coach, McCann Commercial

M: 215.287.8493 | O: 610.520.0100

6 Coulter Ave 2nd Fl, Ardmore PA 19003

E: Jennifer@McCannTeamCommercial.com

CONFIDENTIALITY & DISCLAIMER

All materials and information received or derived from McCann Commercial - KW its directors, officers, agents, advisors, affiliates and/or any third party sources are provided without representation or warranty as to completeness, veracity, or accuracy, condition of the property, compliance or lack of compliance with applicable governmental requirements, developability or suitability, financial performance of the property, projected financial performance of the property for any party's intended use or any and all other matters. Neither McCann Commercial - KW its directors, officers, agents, advisors, or affiliates makes any representation or warranty, express or implied, as to accuracy or completeness of the any materials or information provided, derived, or received. Materials and information from any source, whether written or verbal, that may be furnished for review are not a substitute for a party's active conduct of its own due diligence to determine these and other matters of significance to such party. McCann Commercial - KW will not investigate or verify any such matters or conduct due diligence for a party unless otherwise agreed in writing.

EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE.

Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third party independent professionals selected by such party. All financial data should be verified by the party including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. McCann Commercial - KW makes no warranties and/or representations regarding the veracity, completeness, or relevance of any financial data or assumptions. McCann Commercial - KW does not serve as a financial advisor to any party regarding any proposed transaction. All data and assumptions regarding financial performance, including that used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors and other issues in order to determine rents from or for the property. Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by McCann Commercial - KW in compliance with all applicable fair housing and equal opportunity laws.

PROPERTY SUMMARY

401 W Main St | Lansdale, PA 19446

RETAIL PROPERTY FOR SALE



PROPERTY DESCRIPTION

This offering presents a rare opportunity to acquire a 17,800 SF corner commercial property located at a highly visible intersection in Lansdale, Pennsylvania. The property benefits from dual street frontage, strong traffic exposure, and excellent accessibility, making it well-suited for retail, restaurant, or future mixed-use commercial redevelopment (subject to zoning and approvals).

Situated in an established and growing suburban market within Montgomery County, the asset is surrounded by dense residential neighborhoods and established commercial users, supporting sustained demand for customer-facing uses. The site offers significant value-add and redevelopment potential, positioning it as an attractive investment for owner-users, developers, and long-term investors.

The combination of an irreplaceable corner location, flexible use potential, and limited competing supply makes this a compelling opportunity to acquire a high-quality commercial asset with durable fundamentals and future upside.

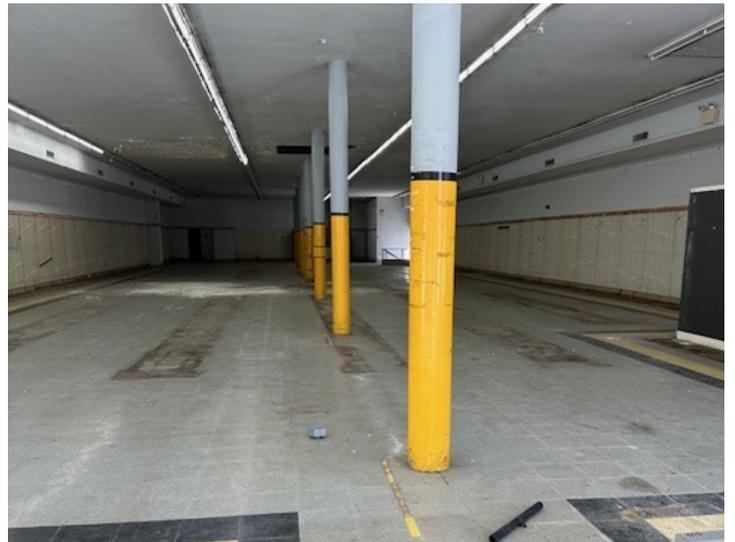
OFFERING SUMMARY

Sale Price:	\$1,100,000
Lot Size:	0.24 Acres
Building Size:	17,800 SF
Zoning:	Commercial Downtown Overlay District (DCOD)
Year Built:	1958

PHOTOS

401 W Main St | Lansdale, PA 19446

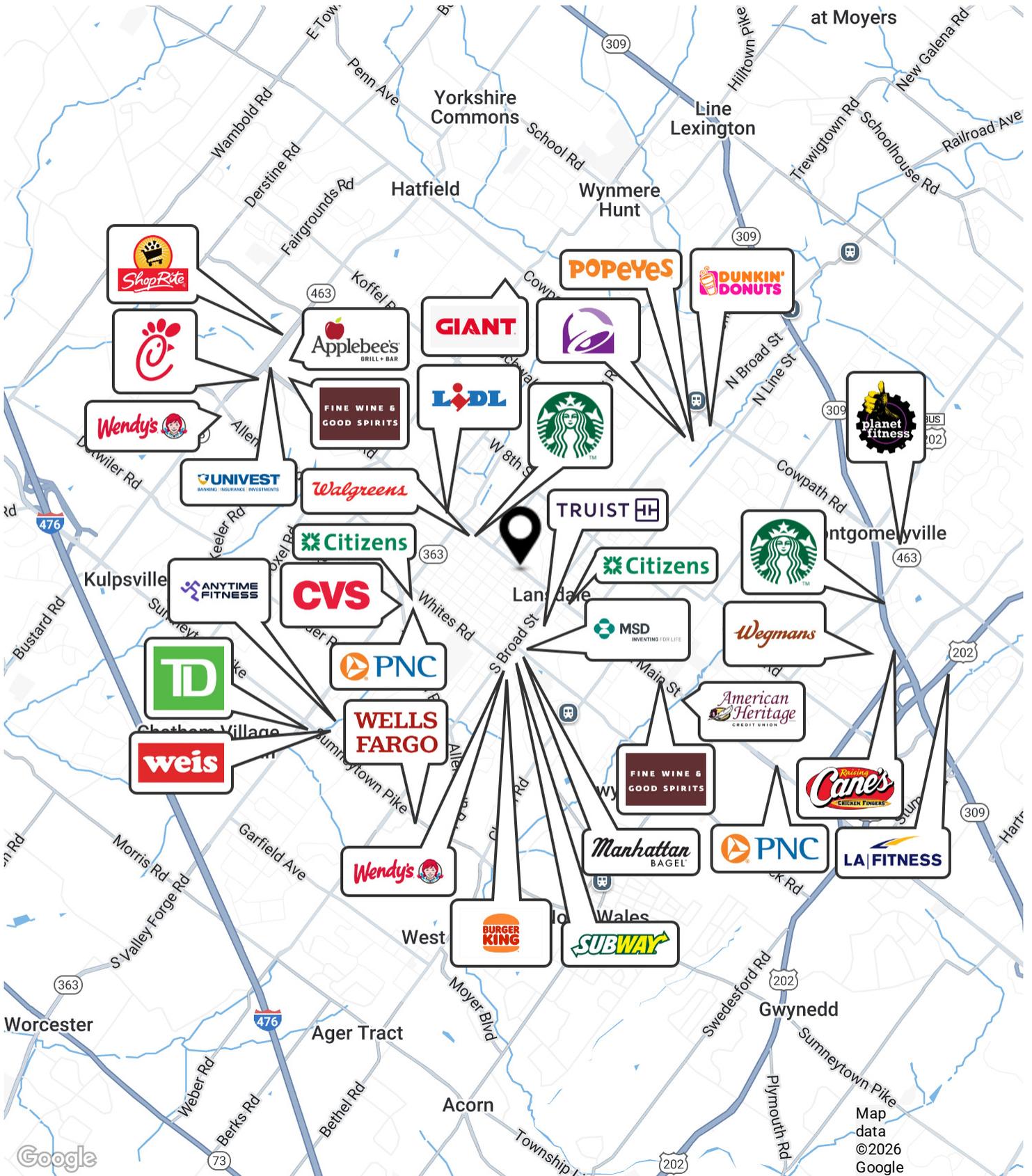
RETAIL PROPERTY FOR SALE



IN THE NEIGHBORHOOD

401 W Main St | Lansdale, PA 19446

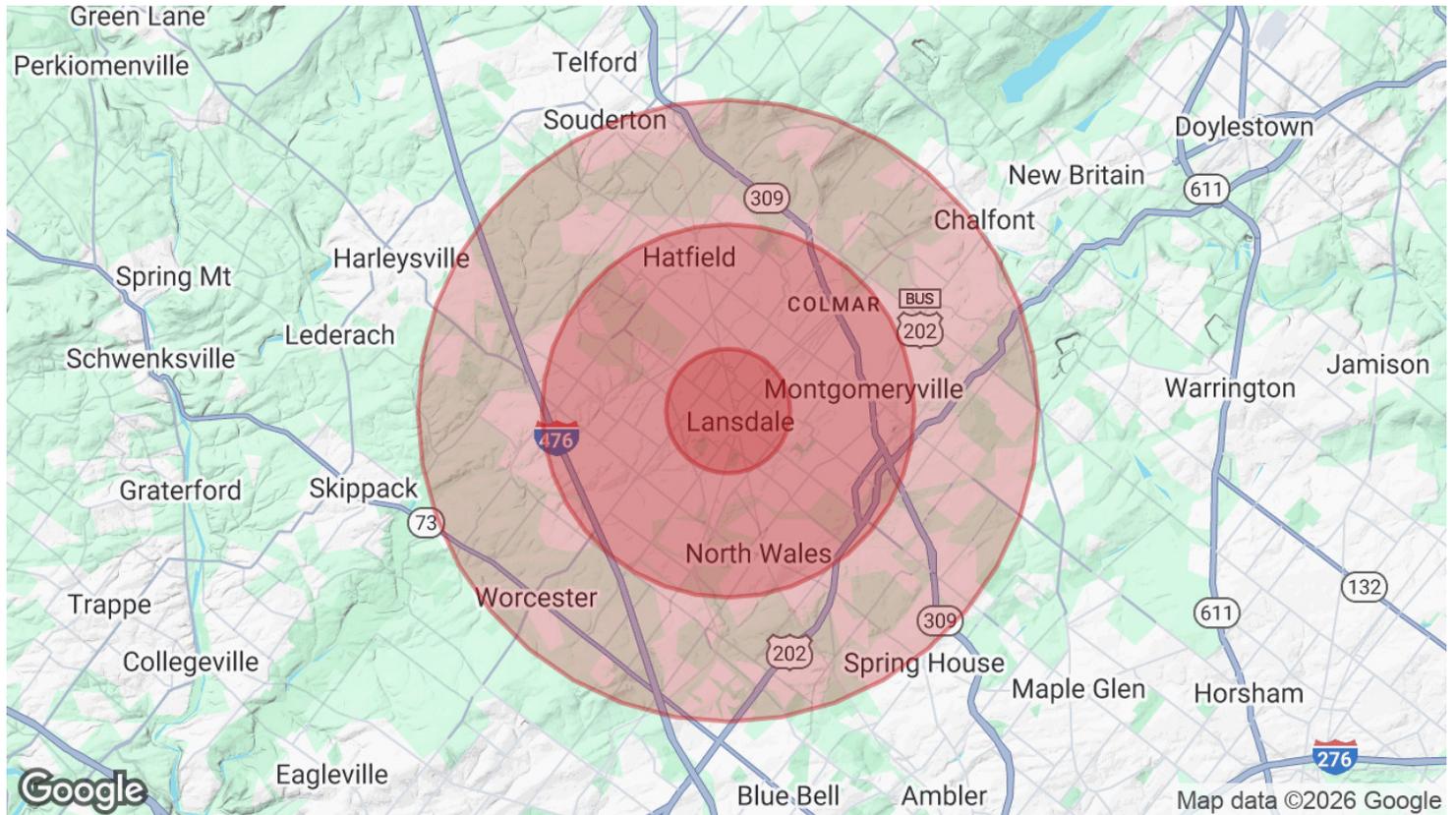
RETAIL PROPERTY FOR SALE



401 W MAIN ST

401 W Main St | Lansdale, PA 19446

RETAIL PROPERTY FOR SALE



POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	17,714	84,499	153,597
Average Age	41	44	44
Average Age (Male)	40	42	43
Average Age (Female)	43	45	46

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	6,882	33,360	59,445
# of Persons per HH	2.6	2.5	2.6
Average HH Income	\$110,461	\$135,088	\$153,433
Average House Value	\$345,969	\$429,264	\$490,271

Demographics data derived from AlphaMap