

FOR LEASE



MEDICAL / PROFESSIONAL OFFICE, DAYCARE

2047 BRIDGE ROAD | SKIPPACK, PA



PRESENTED BY:

Kevin M. Cain, SIOR

O (484) 893-1200

C (215) 651-2890

kcain@kwcommercial.com

2901 Emrick Blvd, Suite 100

Bethlehem, PA 18020

James R. Wrigley

O (215) 855-5100

C (215) 519-2290

jimw@kpgcm.com

1120 Welsh Rd, Suite 170

North Wales, PA 19454

Keith T. Metzger

O (215) 855-5100

C (267) 218-4819

keithm@kpgcm.com

1120 Welsh Rd, Suite 170

North Wales, PA 19454



Each KW Office Independently Owned and Operated



EXECUTIVE SUMMARY



BUILDING A **TOTAL SF: 8,538**
RENT: \$16/PSF (MODIFIED GROSS)
NOTE: THIS RENT ASSUMES A FULLY AS-IS DELIVERY



BUILDING B **TOTAL SF: 9,200**
RENT: \$16/PSF (MODIFIED GROSS)
NOTE: THIS RENT ASSUMES A FULLY AS-IS DELIVERY

PROPERTY OVERVIEW

Located on busy PA Route 113 (Bridge Road), and steps away from the historic destination village of Skippack, PA, 2047 Bridge Road offers prime leasing opportunities in the form of two [10,000 SF] free-standing buildings. Surrounded by an affluent population - Average annual household incomes in excess of \$150,000! - and supported by an abundance of rooftops, the buildings are well-suited for a variety of commercial uses, ranging from Medical & Professional Offices to Daycare, with a variety of retail uses in between. A fitness club makes up the third building on the 4-acre site, giving occupants the opportunity to benefit from a terrific amenity.

Both buildings were formerly occupied by the PA State Police as their local barracks and training facility. The existing building footprints are configured to accommodate modern commercial uses, enabling an efficient renovation of the interior that supports the tenant's needs. The neighboring Fit Results (fitness use) is a great example of ownership's ability to upgrade the facilities for a modern occupant. While different lease structures can be considered, the Landlord's quoted rent assumes a reasonable fitout allowance to upgrade the exterior and interior of the buildings from their current format.

ZONING

GC – General Commercial District. This zoning classification allows for a wide array of office, retail and service uses that complement and benefit from the truly unique character that Skippack has to offer.

AREA HIGHLIGHTS

- Skippack Village is a Popular High End Montgomery County Destination
- Skippack Township is the #14 Best Suburb to Buy a House in the Philadelphia Area ~ Niche.com

2047 BRIDGE ROAD | SKIPPACK, PA

PROPERTY PHOTOS - BUILDING A

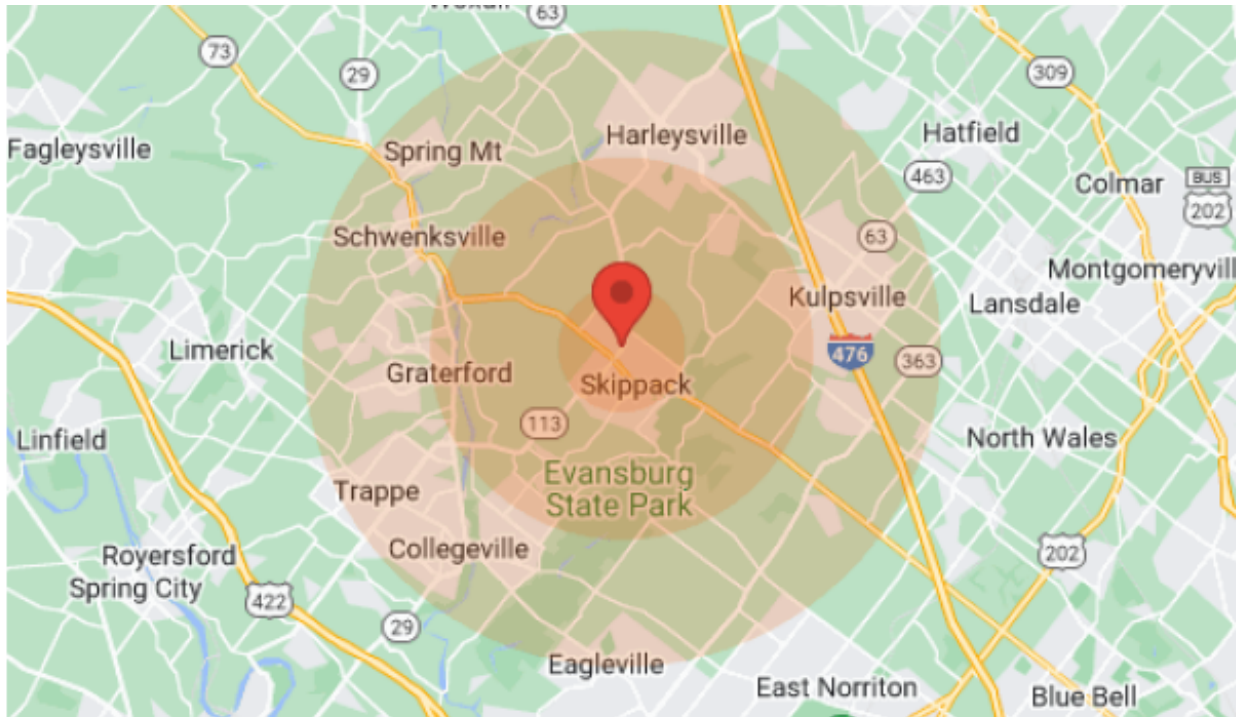


2047 BRIDGE ROAD | SKIPPACK, PA

PROPERTY PHOTOS - BUILDING B



DEMOGRAPHIC SUMMARY REPORT



RADIUS	1 MILE	3 MILE	5 MILE
2022 Avg Household Income	\$158,836	\$154,606	\$139,149
2022 Med Household Income	\$124,333	\$125,622	\$112,761

Source: Co-Star Group

ABOUT SKIPPACK, PA

Skippack

READ MORE



www.skippackvillage.com

A boutique town filled with shops, restaurants, professional offices and a bustling main street vibe.

Overview

Quaint to its floorboards, Skippack embraces its historic appeal. Amid the covered bridge and old-fashioned lampposts, however, visitors find stylish gift stores, galleries, and buzzing restaurants and bars that speak to a modern-day audience.

With a mixture of European charm and hippie ease, this shopping-centric town has evolved through the years to become a popular tourist destination.



Essential Info

Skippack's origin dates back to 1683, when German settlers overran Germantown and moved by boat up the Perkiomen Creek to a place where shallow waters prohibited further travel. So the newcomers stayed there and named the land "Schippach." In 1795, Jacob Reiff opened the first store in town, thus beginning Skippack's long reign as a shopping hub.

When the Souderton, Skippack & Fairview Electric Railway Company formed in 1901, trolley service brought more visitors and further extensive development. (A trolley car has been preserved outside of Hotel Fiesole.) By the 1990s, Skippack's still-rural charms inspired reverent redevelopment of its stores and restaurants.

ABOUT SKIPPACK, PA

Skippack

READ MORE



www.skippackvillage.com

A boutique town filled with shops, restaurants, professional offices and a bustling main street vibe.

Getting Here

The best way to reach Skippack is by car. Parking is free in lots throughout town, except during special events.

In The Town

Foodie wares abound in Skippack at places like Le Butlers Pantry, a great stop for extensive gourmet kitchen supplies. Village Wine Cellar offers vintages from the local Crossing Vineyards and Winery. Land of Olive Oils, Balsamics & More caters to home chefs and those looking to host unforgettable events. The Grand Fromage provides delicious cheeses and party boards.



Seasonal Events

Hardly a week goes by in Skippack without a special event, whether it's the Village Carnival in May, the Car Show in June or Winetober Fest in October. Skippack Days, the biggest event weekend in October, makes way for family fun with crafts, jewelry, art, music and vendors. Local businesses also offer specials indoors and out on every first Friday of the month from April through October to celebrate local art and music.

ABOUT SKIPPACK, PA

Skippack

READ MORE



www.niche.com

Skippack is in Montgomery County and is one of the best places to live in Pennsylvania.

Philadelphia

Skippack

#14 in Best Suburbs to Buy a House in Philadelphia Area

A+ Overall Grade • Suburb of Philadelphia, PA • ★★★★★ 3 reviews



Report Card

- About
- Real Estate
- Map
- Home Listings
- Rankings
- Crime & Safety
- Residents
- Working in the Area
- Schools
- Similar Places
- Reviews

A+

Overall Niche Grade

[How are grades calculated?](#)
[Data Sources](#)

A+

Public Schools

A

Housing

A+

Good for Families

-

Crime & Safety

B-

Nightlife

B

Diversity

[View Full Report Card](#) ▾

Skippack is a suburb of Philadelphia with a population of 3,806. Skippack is in Montgomery County and is one of the best places to live in Pennsylvania. Living in Skippack offers residents a suburban rural mix feel and most residents own their homes. In Skippack there are a lot of parks. Many families live in Skippack and residents tend to lean conservative. The public schools in Skippack are highly rated.

CONFIDENTIALITY & DISCLAIMER

All materials and information received or derived from KW Commercial 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 KW Commercial its directors, officers, agents, advisors, or affiliates makes any representation or warranty, express or implied, as to accuracy or completeness of the 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. KW Commercial 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. KW Commercial makes no warranties and/or representations regarding the veracity, completeness, or relevance of any financial data or assumptions. KW Commercial 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 KW Commercial in compliance with all applicable fair housing and equal opportunity laws.

The calculations and data presented are deemed to be accurate, but not guaranteed. They are intended for the purpose of illustrative projections and analysis. The information provided is not intended to replace or serve as substitute for any legal, accounting, investment, real estate, tax or other professional advice, consultation or service. The user of this software should consult with a professional in the respective legal, accounting, tax or other professional area before making any decisions.