

# 30,000SF RETAIL BUILDING & OUTPARCEL(S) | FOR LEASE

841 Gravel Pike (Rt. 29) | Schwenksville, PA 19426 | Montgomery County

**LEGEND**

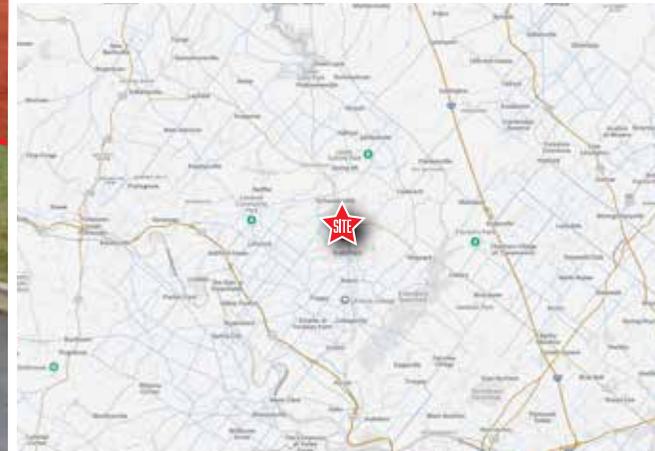
PROPERTIES INC.

COMMERCIAL REAL ESTATE

Building can be sub-divided or expanded



Planned 55+ Community (pending approvals)



**FOR LEASE** | Former Landis Supermarket

**30,000SF**  
Ground Floor

**7 ACRES**  
Parcel Size

**SALE/RENT**  
Upon Request

## PROPERTY INFORMATION

- ① 30k SF Prime Retail Space available for lease. Ideal for retail, entertainment/recreation, medical, rehab, church, school or self storage
- ② 1 or 2 outparcel(s) - up to 10,000 SF available for lease. Ideal for fast food/coffee with drive-thru windows, retail, medical or daycare centers
- Public Sewer on site, Public Water and Gas can be made available
- High income market with great visibility and ample parking
- Located on RT 29, Over 24,960 population residing within 10 minute drive

Demographics	1 Mile	3 Miles	5 Miles
Population	4,651	31,786	83,304
Average HH Income	\$167,650	\$177,984	\$178,891
Total Businesses	98	775	2,463
Number of Employees	537	5,680	19,901
Traffic Counts	Gravel Pike (Rt. 23): 8,958 VPD		

\*Data Source: Sites USA REGIS™ 2024

FOR MORE INFORMATION **DAVID DEPETRIS** 610-941-4034 x107  
PLEASE CONTACT: [DDEPETRIS@LPRE.COM](mailto:DDEPETRIS@LPRE.COM) 856-912-1165 CELL



LEGEND PROPERTIES | 1000 Fayette Street | Conshohocken, PA 19428 | 610-941-4034 | LPRE.COM

Information contained herein has been obtained from owner of the property or from sources deemed reliable. We have no reason to doubt it's accuracy but make no warranty or representation. All information is submitted subject to errors, omissions, changes, withdrawal without notice and any special listing conditions of the owner. 020526

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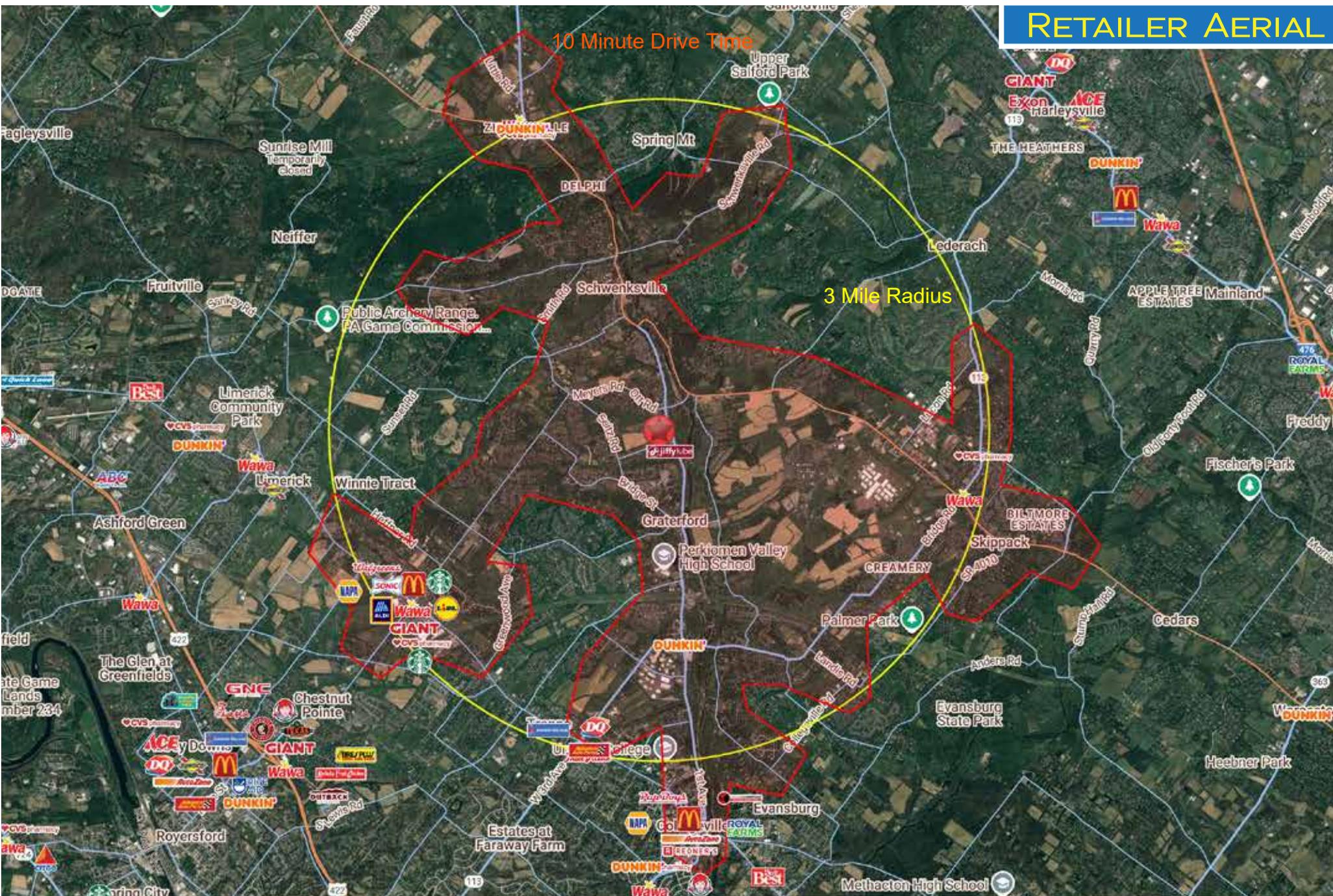
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## RETAILER AERIAL



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**CLOSE UP AERIAL**

**1 OR 2 OUTPARCEL(S)**

**+/- 30,000SF**

**Planned 55+  
Community**  
(pending approvals)

**GRAVEL PIKE (RT. 23): 8,958 VPD**



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## DEMOGRAPHICS

Population	1 Mile	3 Miles	5 Miles
Population (Est. 2024)	4,651	31,786	83,304
Projected Population (2029)	4,684	32,332	85,418
Projected Annual Growth (2024 to 2029)	0.1%	0.3%	0.5%

### Households & Growth

Households	1,699	10,142	29,178
Projected HH (2029)	0,000	0,000	0,000
HH Growth with Children (2024 to 2029)	1,723	10,393	30,150

### Income

Average HH Income (Est. 2024)	\$167,650	\$177,984	\$178,891
Median HH Income (2024)	\$133,169	\$142,587	\$145,143

### Daytime Population

Total Businesses (2024)	98	775	2,463
Number of Employees (2024)	537	5,680	19,901

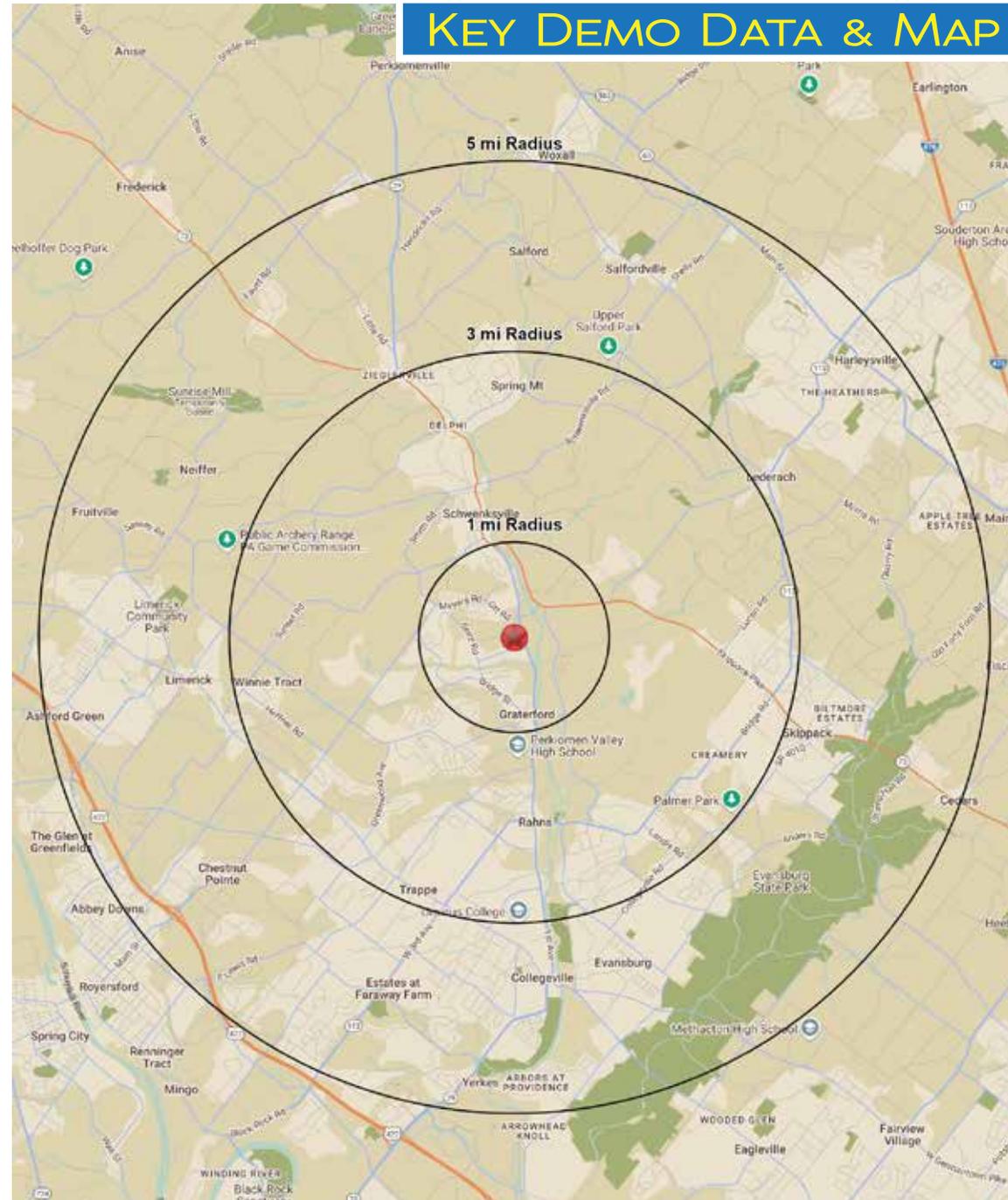
### Education

High School Graduate	24.0%	22.9%	21.0%
Some College	10.0%	12.0%	12.4%
Bachelor Degree	31.6%	31.5%	33.3%
Graduate	18.6%	19.5%	20.9%

Traffic Counts: Gravel Pike (Rt. 23): 8,958 VPD

Data Source: Sites USA REGIS™ 2024

## KEY DEMO DATA & MAP



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