



Turnkey Salon, Med Spa, Retail or Wellness

1570 Sumneytown Pike, Lansdale, PA 19446



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Turnkey Salon, Med Spa, Retail or Wellness

\$25.00 /SF/YR

Rare 2,000 SF commercial lease opportunity on highly visible Sumneytown Pike in Lansdale/Towamencin.

This space is currently built out and operating as a salon, creating an excellent opportunity for a new salon...

- Turnkey salon opportunity with existing salon build-out in place
- Ideal for salon, med spa, aesthetics, wellness, beauty, retail, professional office, or service-based use
- Strong visibility on Sumneytown Pike with monument signage
- Strong surrounding demographics for upscale salon, med spa, wellness, beauty, and service-based users
- Nearby residential growth driver: former Freddy Hill Farms site has been publicly identified for a by-right residential plan of 141 single-family home
- Interior build currently is upscale with lots of natural light and modern finishes - Ample on-site parking



Rental Rate:	\$25.00 /SF/YR
Property Type:	Office
Property Subtype:	Medical
Building Class:	B
Rentable Building Area:	9,000 SF
Year Built:	2002
Walk Score ®:	40 (Fairly friendly)
Rental Rate Mo:	\$2.08 /SF/MO

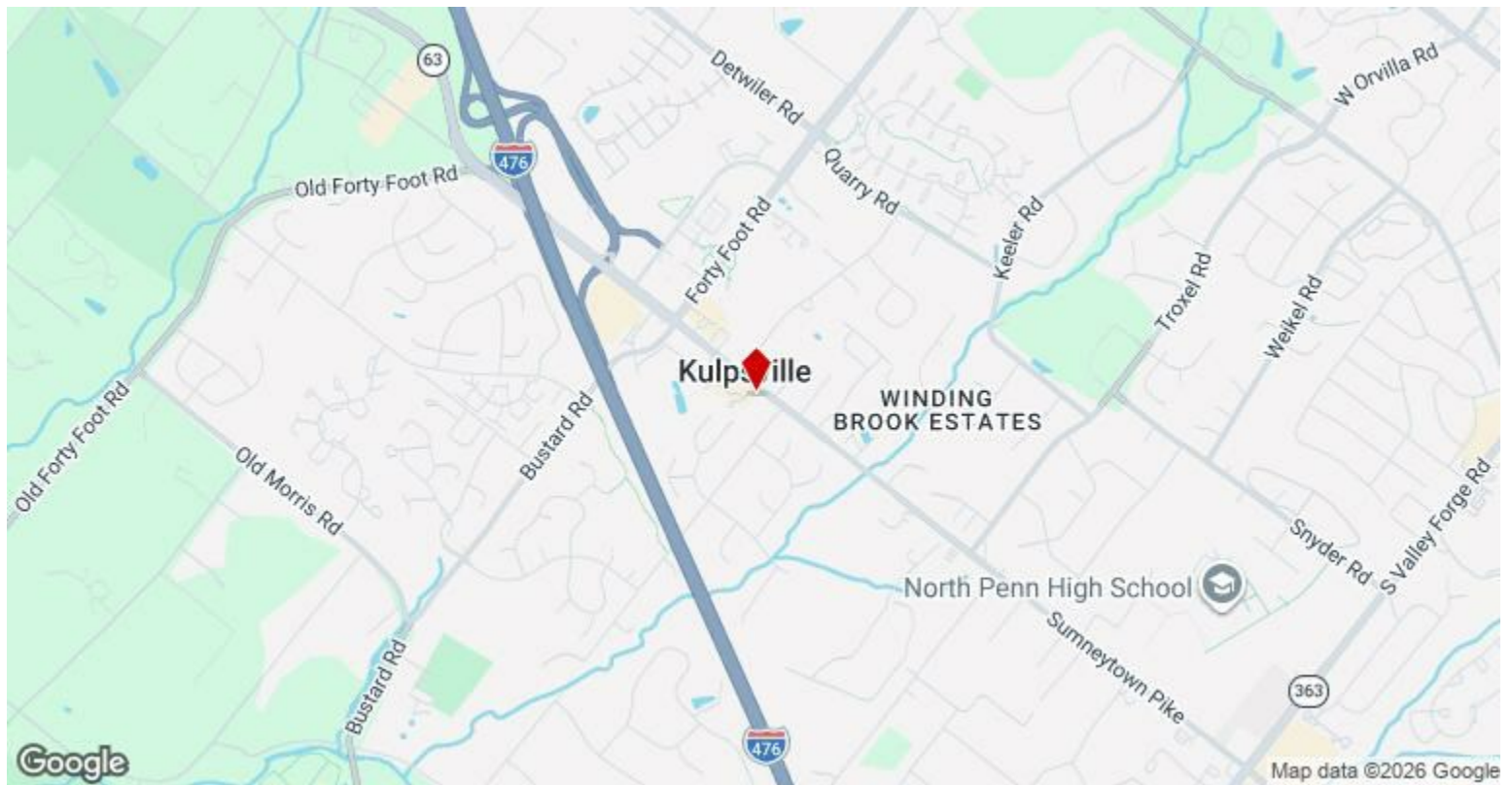
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1st Floor

Space Available	2,000 SF
Rental Rate	\$25.00 /SF/YR
Date Available	August 01, 2026
Service Type	Triple Net (NNN)
Space Type	Relet
Space Use	Office
Lease Term	Negotiable

Major Tenant Information

Tenant	SF Occupied	Lease Expired
Cehjla Inc	-	June 2017
North Penn Dental Arts	-	



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This space is currently built out and operating as a salon, creating an excellent opportunity for a new salon owner, med spa, aesthetics provider, beauty/wellness concept, or service-based business to step into an already improved space. The current tenant's lease ends July 31, 2026, and the space can be available as early as August 1, 2026.

For a salon, spa, med spa, aesthetics, wellness, or beauty operator, this may offer a smoother and faster path to opening compared to starting from scratch. The current salon tenant may be willing to sell or leave certain fixtures and improvements in place, subject to separate agreement between the parties.

For other users, ownership can also deliver the space as a vanilla shell, allowing a new tenant to design and build out the space to fit their own concept.

The property offers strong visibility along Sumneytown Pike, easy access, monument signage, on-site parking, natural light, and a flexible layout. The surrounding Towamencin/Lansdale market also supports higher-end service concepts, with strong household income levels, nearby home values, and new residential development helping drive demand for premium personal care, wellness, medical-adjacent, and service-based businesses.

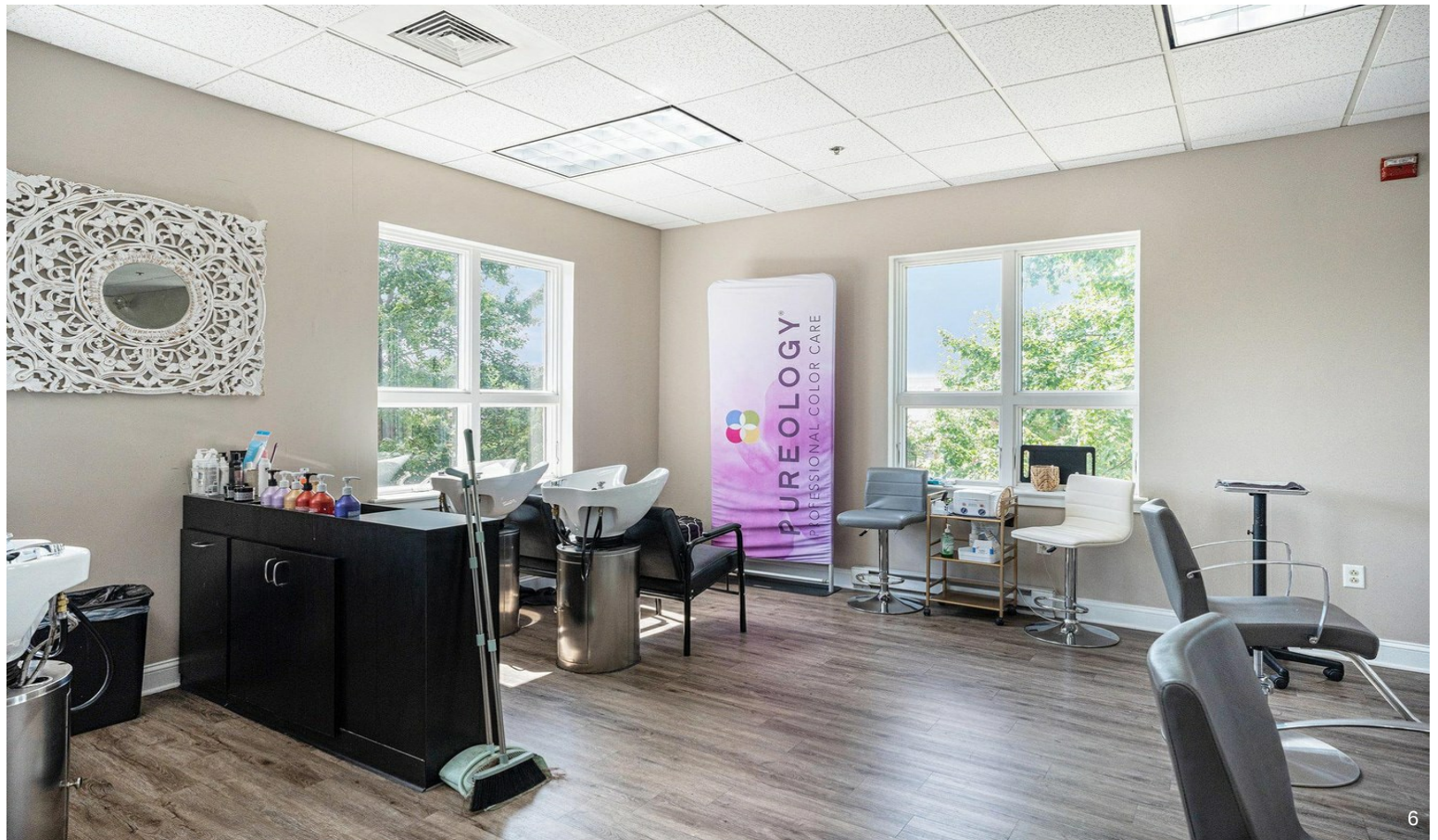
The property is also located near the former Freddy Hill Farms redevelopment area of 140-200 single-family homes. This anticipated residential growth may further expand the local customer base for salon, med spa, wellness, retail, and professional users.

Potential uses may include salon, med spa, aesthetics, wellness, boutique fitness, retail, professional office, health services, or other compatible commercial uses, subject to township approval.

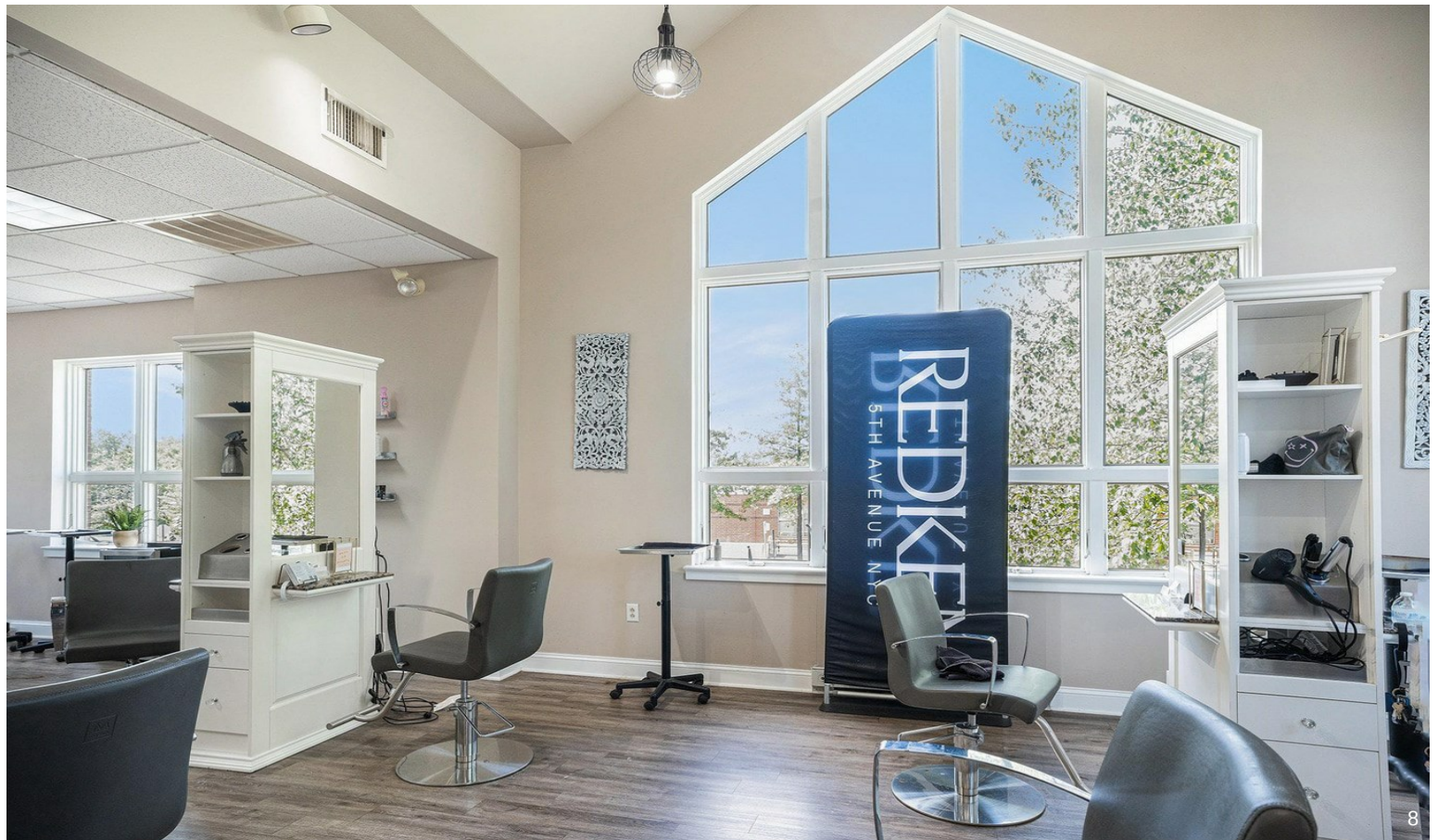
Property Photos



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