

MONTGOMERY SQUARE

# MONTGOMERYVILLE, PA

KNAPP ROAD AND ROUTE 202

±2,925 & PADS AVAILABLE FOR LEASE; GLA: 254,432 SF

PHILADELPHIA MSA

JOIN  
**BOOT BARN**  **target** **GIANT**  
**BARNES & NOBLE**  **PETSMART** **ROSS**  
 **DOLLAR TREE**  
**NOW OPEN: DICK'S**

**SUPER-REGIONAL POWER CENTER WITH STRONG INCOMES & DENSITY**



LEASED BY:



**METRO**<sup>®</sup>  
COMMERCIAL



**KIMCO**  
REALTY

OWNED & MANAGED BY:

[metrocommercial.com](http://metrocommercial.com) | Plymouth Meeting, PA | Mount Laurel, NJ | Miami, FL | Philadelphia, PA

**get in touch.**

**JOE DOUGHERTY**

Office 610.260.2670

Direct 610.580.7663

[jdougherty@metrocommercial.com](mailto:jdougherty@metrocommercial.com)

**VALERIE BARGER**

Office 610.260.2661

Direct 610.306.6488

[vbarger@metrocommercial.com](mailto:vbarger@metrocommercial.com)



## EASY ACCESS FROM ROUTE 309 AND THE PA TURNPIKE (ROUTE 276)



MONTGOMERY SQUARE  
**MONTGOMERYVILLE, PA**  
 KNAPP ROAD AND ROUTE 202



[www.metrocommercial.com](http://www.metrocommercial.com)

The information and images contained herein are from sources deemed reliable. However, Metro Commercial Real Estate, Inc. makes no representation whatsoever as to their accuracy or authenticity. Images shown may be modified for illustrative purposes. Images may be out-of-date and not current.



# OPPORTUNITIES IN GIANT ANCHORED CENTER



The information and images contained herein are from sources deemed reliable. However, Metro Commercial Real Estate, Inc. makes no representation whatsoever as to their accuracy or authenticity. Images shown may be modified for illustrative purposes. Images may be out-of-date and not current.

MONTGOMERY SQUARE  
**MONTGOMERYVILLE, PA**  
KNAPP ROAD AND ROUTE 202



[www.metrocommercial.com](http://www.metrocommercial.com)



## OUTPARCEL POSITIONS AVAILABLE!



TENANT	SQFT	WIDTH
2 PETSMART	26,340	
3 SALONS BY JC	14,861	
4 DOLLAR TREE	11,430	55'
5 I LOVE KICKBOXING	3,071	30'
6 GIANT FOOD SUPERMARKET	67,179	
7 BOOT BARN	13,427	
8 ROSS	23,629	
9 DICK'S SPORTING GOODS	28,892	
10 DICK'S SPORTING GOODS	32,037	
11 AMERICA'S BEST CONTACTS & EYE	3,490	
12 BARNES & NOBLE	23,136	
13 KRISPY KREME	4,015	
14 AVAILABLE	2,925	
PAD SITE		
PAD SITE		

The information and images contained herein are from sources deemed reliable. However, Metro Commercial Real Estate, Inc. makes no representation whatsoever as to their accuracy or authenticity. Images shown may be modified for illustrative purposes. Images may be out-of-date and not current.

MONTGOMERY SQUARE  
**MONTGOMERYVILLE, PA**  
 KNAPP ROAD AND ROUTE 202



[www.metrocommercial.com](http://www.metrocommercial.com)



## PROPERTY PHOTOS



The information and images contained herein are from sources deemed reliable. However, Metro Commercial Real Estate, Inc. makes no representation whatsoever as to their accuracy or authenticity. Images shown may be modified for illustrative purposes. Images may be out-of-date and not current.

MONTGOMERY SQUARE  
**MONTGOMERYVILLE, PA**  
 KNAPP ROAD AND ROUTE 202



[www.metrocommercial.com](http://www.metrocommercial.com)

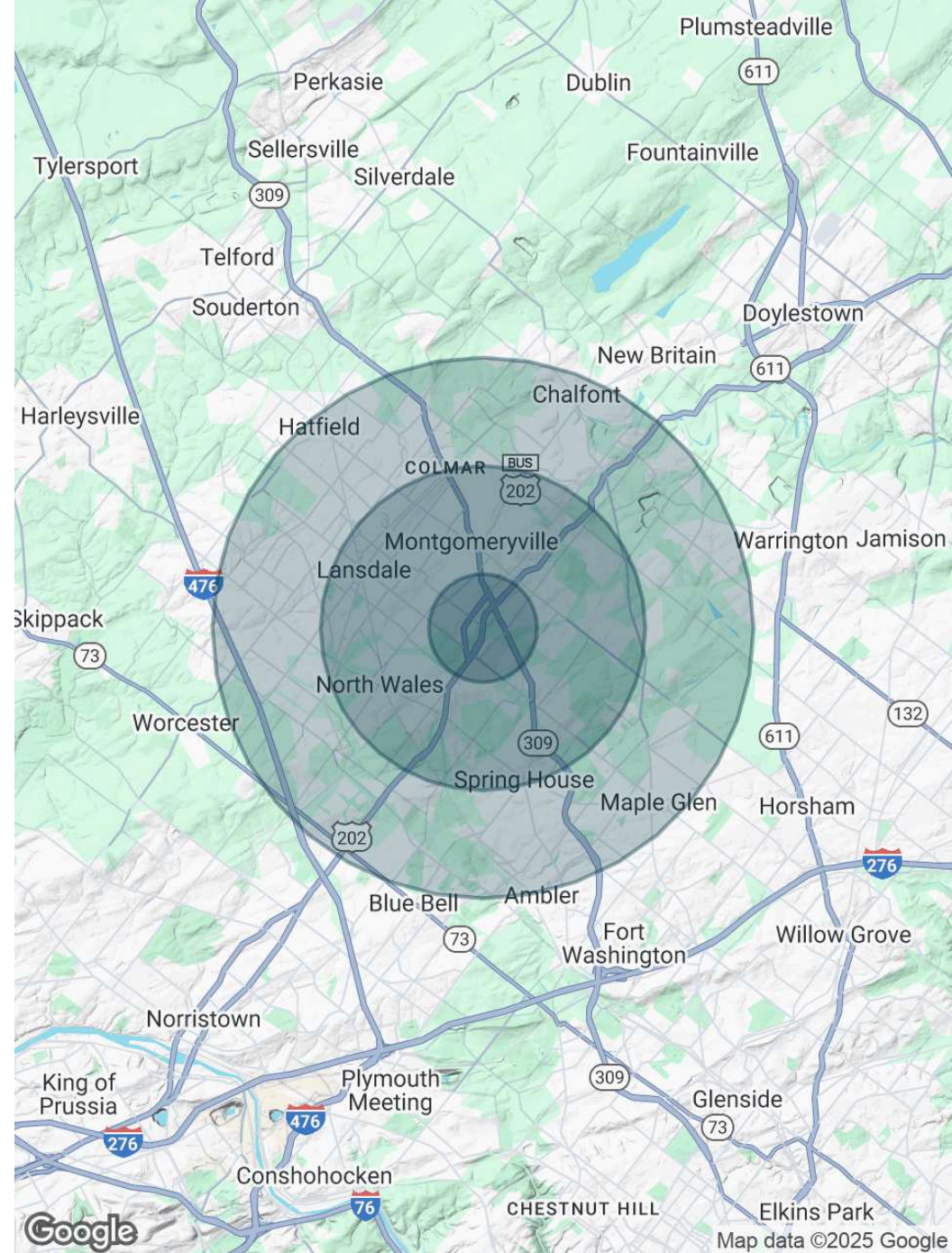


## DEMOGRAPHICS MAP & REPORT

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	6,635	69,000	157,943
Average Age	44	44	44
Average Age (Male)	43	42	43
Average Age (Female)	46	45	45

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	2,683	26,253	60,073
# of Persons per HH	2.5	2.6	2.6
Average HH Income	\$138,118	\$159,475	\$165,466
Average House Value	\$442,001	\$509,599	\$528,392

Demographics data derived from AlphaMap



The information and images contained herein are from sources deemed reliable. However, Metro Commercial Real Estate, Inc. makes no representation whatsoever as to their accuracy or authenticity. Images shown may be modified for illustrative purposes. Images may be out-of-date and not current.

MONTGOMERY SQUARE  
**MONTGOMERYVILLE, PA**  
 KNAPP ROAD AND ROUTE 202



[www.metrocommercial.com](http://www.metrocommercial.com)