

MIXED USE BUILDING WITH PROPOSED ROOFTOP DINING

1004 - 1010 BETHLEHEM PIKE, MONTGOMERYVILLE, MONTGOMERY COUNTY, PA 18936



PROPERTY FEATURES & DETAILS

- Join Wawa, Wendy's, Citadel, and Kibitz Room Deli
- 3 story mixed-use building:
 - Ground floor: 5,161 SF
 - 1st floor: +/- 5,500 SF (divisible)
 - Upper Level: Rooftop Dining Opportunity
- Rear Pad Under Construction – 36 Townhomes by W.B. Homes
- Winner of the 2020 Montgomery Award for “Best in Transportation Planning & Design in Montgomery County”
- Centrally located in Montgomeryville/North Wales retail corridor
- Area retailers include Wegman's Target, Macy's, Giant Market, Dick's Sporting Goods, Whole Foods, Montgomery Mall, Firebirds Wood Fired Grill, Turning Point, Harvest Seasonal Grill
- ADT – 47,000 +/- vehicles per day
- HHI - \$141,000 within 3 mile radius

CONTACT

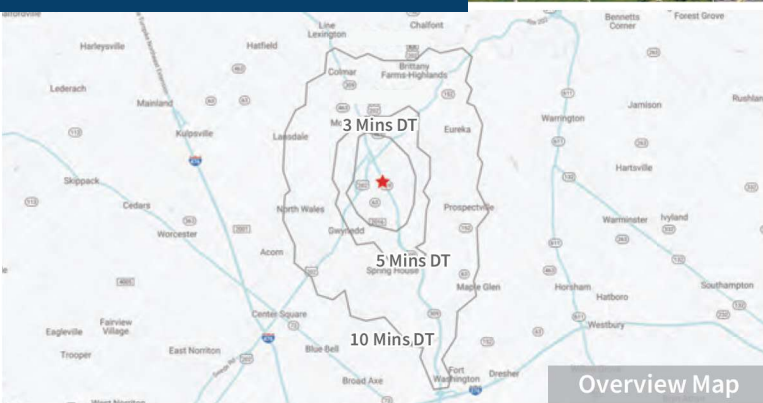
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www.kahnandco.com

SITE VIEW



OVERHEAD VIEW



DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
Population	7,512	59,631	155,327
Average HHI	\$126,859	\$141,284	\$138,661
Adj Daytime Demos (16 yrs+)	7,611	42,690	114,731

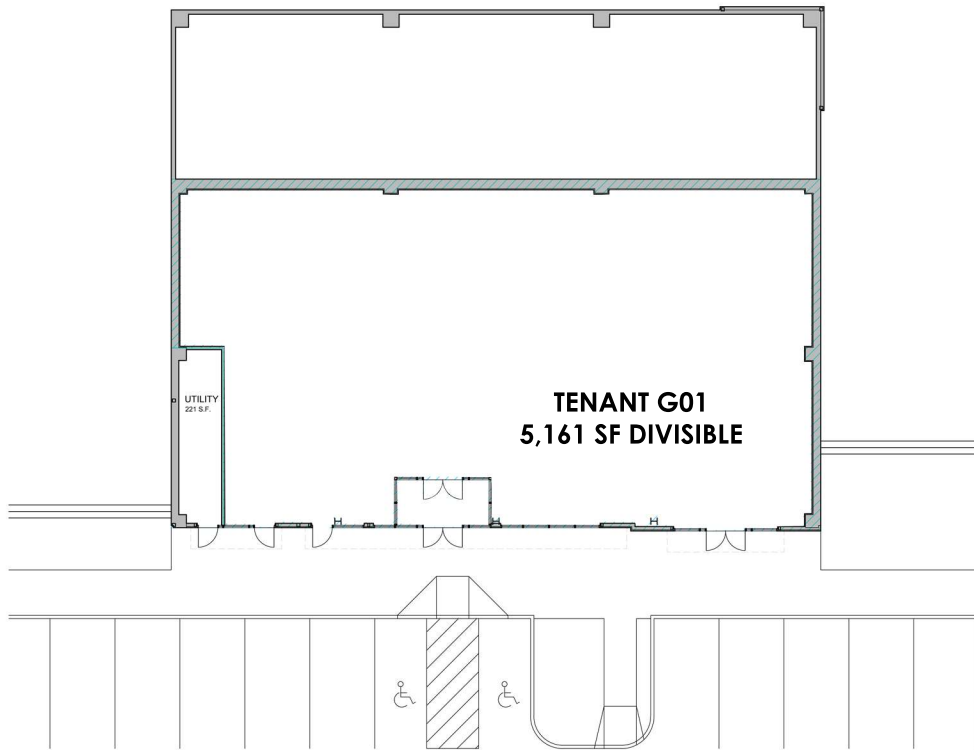
Demographic Data Source: Applied Geographic Solutions, 2022 (REGIS)

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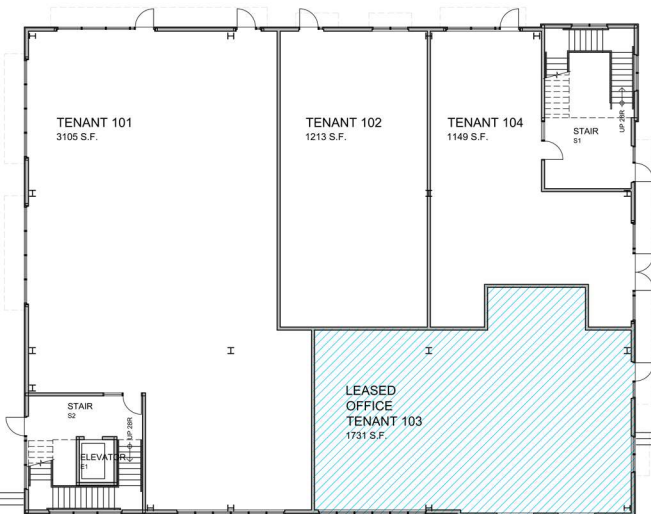
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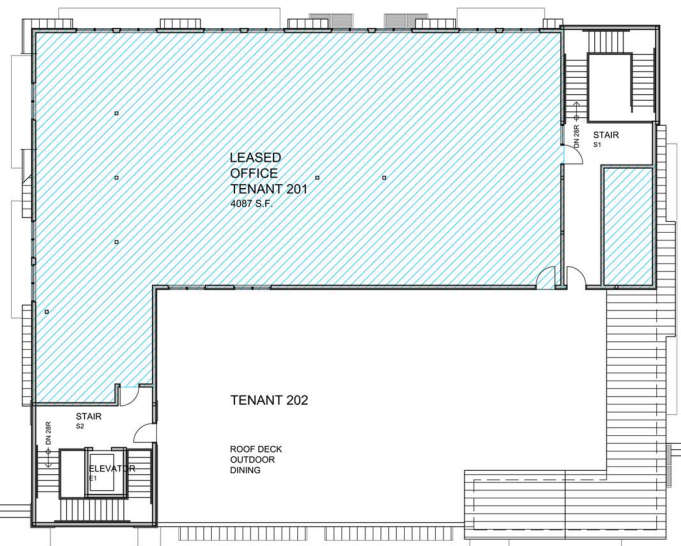
GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

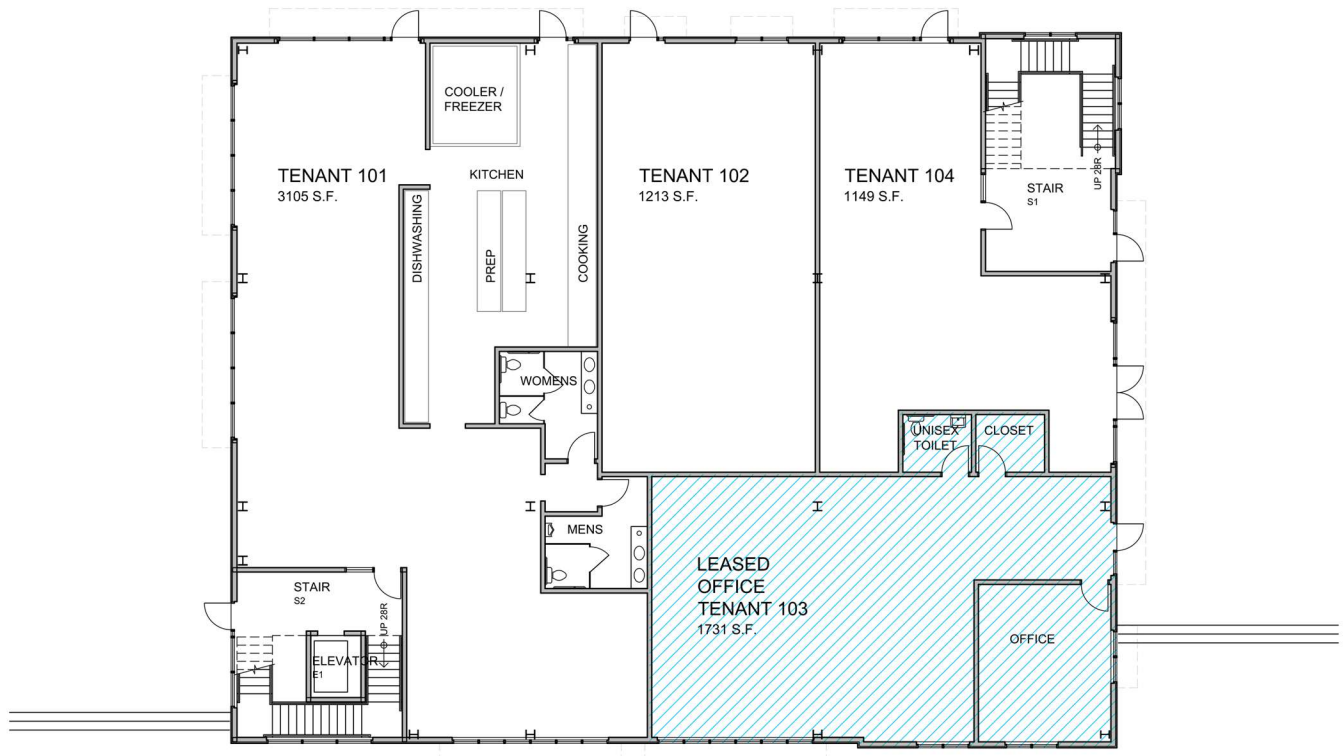
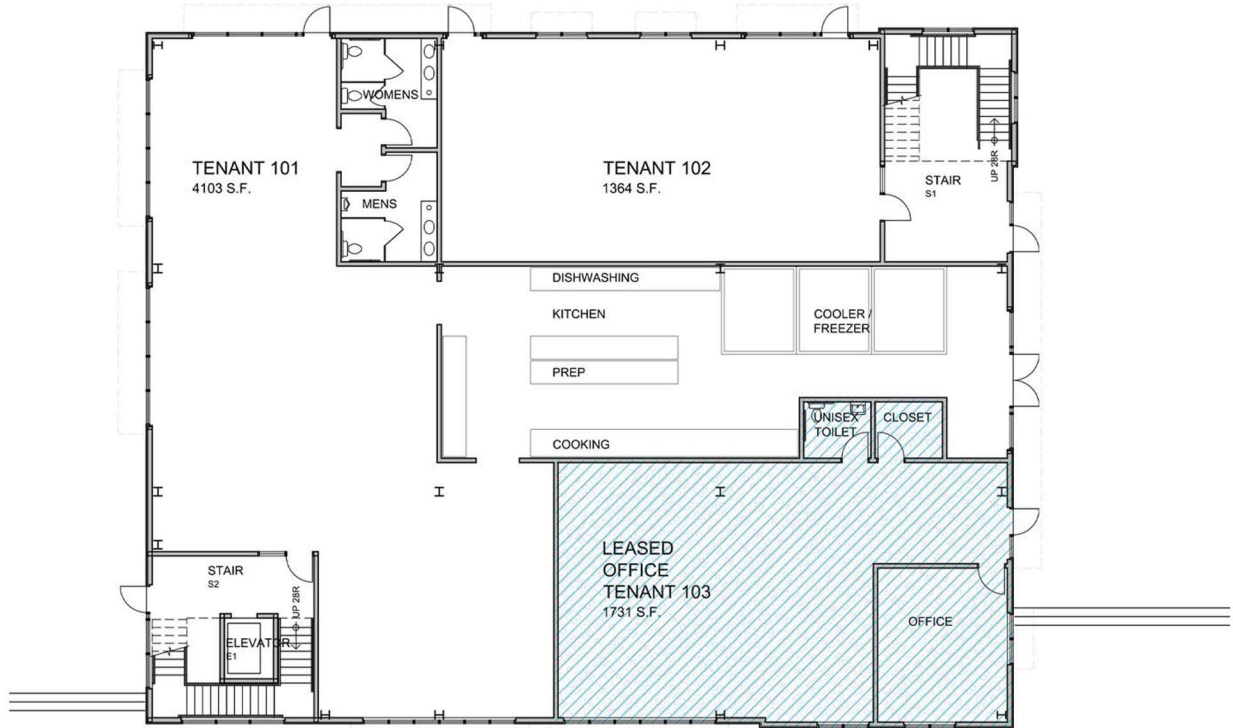


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FIRST FLOOR SIT DOWN RESTAURANT OPTIONS



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EAST FACADE - RENDERING



WEST FACADE - RENDERING



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EAST FACADE - RENDERING



TOWNHOME - RENDERING



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MONTGOMERYVILLE / NORTH WALES MARKET AERIAL

1008 Bethlehem Pike | Montgomery County, PA



Aerial Source: Google Earth Pro & Traffic Count Source: REGIS ('22)