

# 411 Doylestown Rd

Montgomeryville, PA 18936

Small Shops: 2,000 SF - 9,400 SF



## Highlights

- Jr Anchor endcap and Small Shop space for lease
- Located directly off of Five Points Intersection: RT 309 & RT 202
- Brand new renovations, with ample parking & pylon presence
- Situated close to Montgomeryville Mall (±1.1M SF of retail)

## Demographics



71,652

Est. Population



27,078

Est. Households



\$121,459

Est. Avg. HH Income

- Doylestown Road Count: - 12,637 A.D.T.
- Horsham Road Count: - 12,982 A.D.T.
- Bethlehem Pike (Route 309) Count: - 30,013 A.D.T.



224 St. Charles Way, Suite 290 York, PA 17402 Corporate  
Office License Number: RB066270  
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## Questions? Get in touch.



**Greg Jones**

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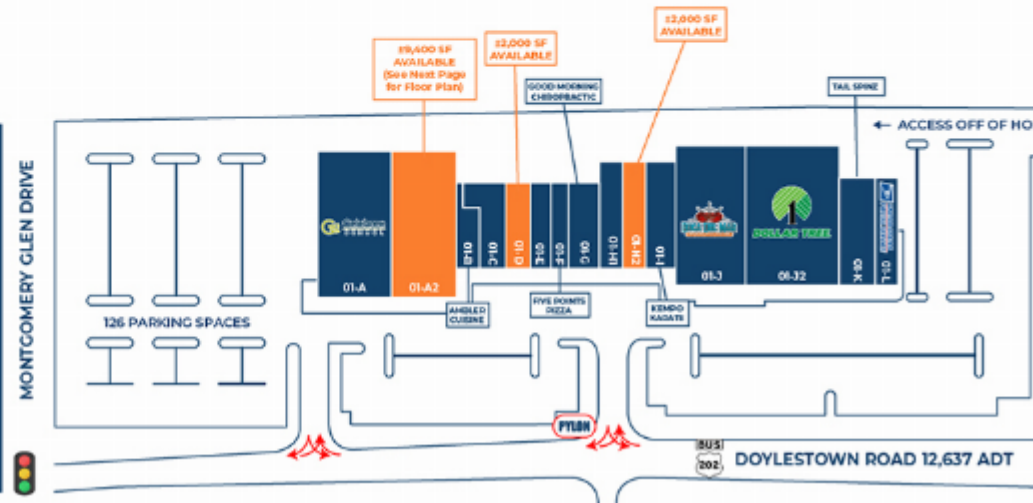
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## Spaces

- Small Shops Space (01-A2)  
9,400 SF
- Small Shops Space (01-D)  
2,000 SF
- Small Shops Space (01-H2)  
2,000 SF

Unit	Tenant	Square Footage
01-A	Celebree	±10,200 SF
01-A2	AVAILABLE	±9,400 SF
01-B	Ambler Asian Cuisine	±1,383 SF
01-C	New Century Nails & Spa	±2,217 SF
01-D	AVAILABLE	±2,000 SF
01-E	Country Fresh Cleaners	±1,600 SF
01-F	Blue Bells Five Points Pizza	±1,600 SF
01-G	Good Morning Chiropractic, PC	±3,340 SF
01-H1	Vision Dance Studio	±1,860 SF
01-H2	AVAILABLE	±2,000 SF
01-I	Kempo Karate	±3,000 SF
01-J	Boca Del Mar	±9,171 SF
01-J2	Dollar Tree	±13,779 SF
01-K	Tail Spinz	±3,000 SF
01-L	USPS	±3,000 SF



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## Demographics

Demographic	1 Mile	3 Miles	5 Miles
Est. Population	8,349	71,652	147,726
Est. Households	3,094	27,078	55,801
Est. Avg. HH Income	\$145,058	\$121,459	\$130,092
Daytime Employees	6,067	36,621	70,890
Traffic Count	Doylestown Road - 12,637 A.D.T.		
Traffic Count	Horsham Road - 12,982 A.D.T.		
Traffic Count	Bethlehem Pike (Route 309) - 30,013 A.D.T.		



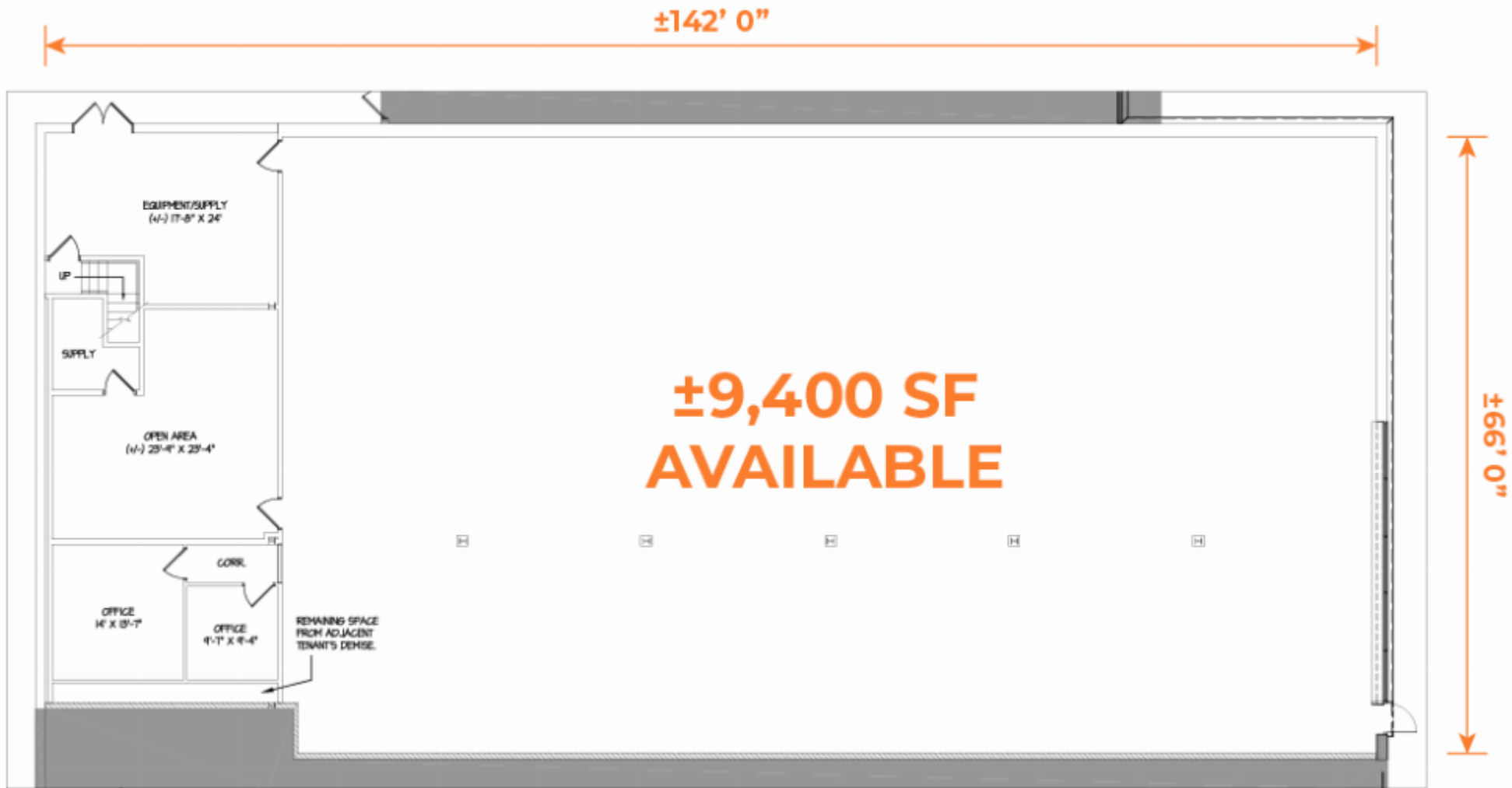
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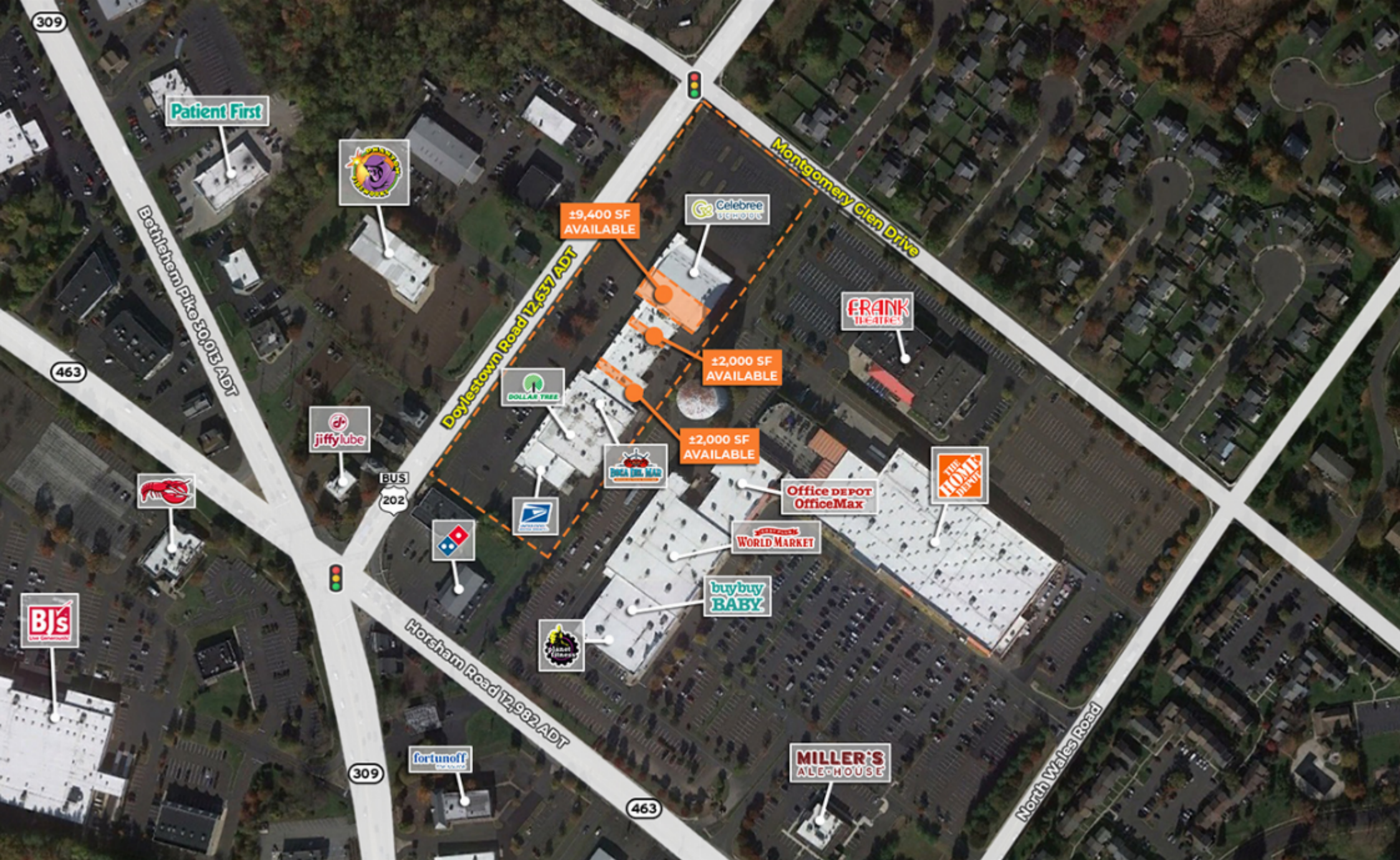


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AVAILABLE  
±10,000 SF



 Celebree  
SCHOOL



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