

202 Marketplace

411 Doylestown Road, Montgomeryville, PA 18936



Offering Memorandum

±67,550 SF
100% Occupied
Shopping
Center
For Sale



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SHERWIN
WILLIAMS



202 Marketplace

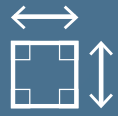
411 Doylestown Road, Montgomeryville, PA 18936





Executive Summary

Property Highlights



±67,550 SF
Gross Leasable Area



100%
Occupancy



±7.78 AC
Land Size Area



390
Parking Spaces

Featured Tenants



**SHERWIN
WILLIAMS**



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Offering Summary

Constructed in 1975 and renovated in 1996 and again in 2018, 202 Marketplace is a community center comprised of ±67,550 square feet of retail space.

The 202 Marketplace is occupied by national, regional and local tenants but most notably is anchored by Dollar Tree, the Celebree School, and most recently, Sherwin Williams. This fully occupied center offers owner-operators the immediate ability to cash flow a stable center in a mature-regional market.

The property is located between two signalized intersections directly adjacent to Bethlehem Pike in the dense Montgomeryville retail corridor with a 5-mile population of 149,137 and average household income of \$155,639. The property is easily accessible to the major thoroughfare of Bethlehem Pike, the North-South corridor that creates a strong road network system to the regional and local communities.



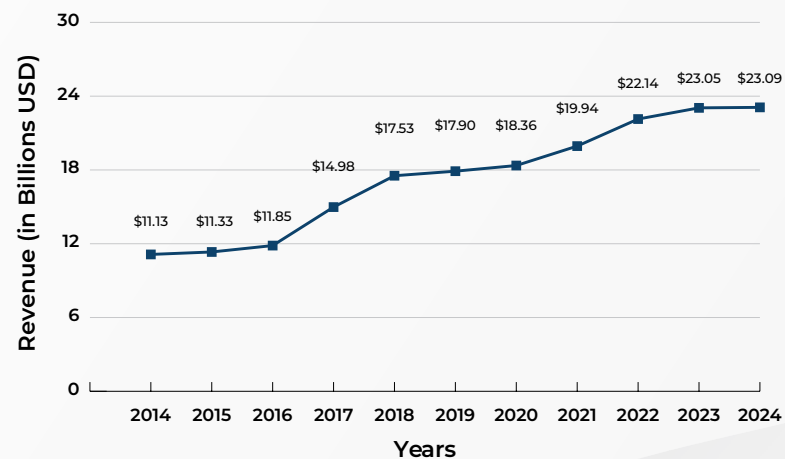


**SHERWIN
WILLIAMS®**

High Performing Tenant

Brand New
10-Year
Lease

Over the past decade, Sherwin-Williams has experienced consistent revenue growth, reflecting its strong position in the paint and coatings industry. Below is a summary of the company's annual revenues from 2014 to 2024:



Sherwin-Williams is a global leader in the manufacture, distribution, and sale of paint, coatings, and related products. Founded in 1866, the company serves both professional and consumer markets through its extensive network of retail stores, service centers, and e-commerce platforms. With a broad range of products for residential, commercial, and industrial use, Sherwin-Williams is recognized for its high-quality paints and coatings used in various applications, including home improvement, automotive, and industrial sectors. The company's extensive portfolio includes popular brands like Valspar, Minwax, and Dutch Boy, catering to a diverse range of customer needs.

Sherwin-Williams was founded by Henry Sherwin and Edward Williams in Cleveland, Ohio, with the goal of providing high-quality paints to consumers. Initially focused on creating a new type of ready-mixed paint, the company expanded quickly as it introduced innovative products and efficient distribution methods. Throughout the 20th century, Sherwin-Williams grew rapidly, acquiring various paint and coatings companies, including the famous Valspar Corporation in 2017. These acquisitions have strengthened the company's presence globally, making Sherwin-Williams one of the largest and most respected brands in the paint and coatings industry. The company's innovation continues to be a key factor in its success, with ongoing advancements in eco-friendly paints and coatings technologies.

Sherwin-Williams has demonstrated consistent growth in the market and has been a strong performer on the stock exchange. As of recent years, it is considered one of the top players in the global paint industry. The company's strategic acquisitions, strong brand recognition, and commitment to product innovation have helped it maintain a dominant position. Sherwin-Williams has also benefited from increasing demand for home improvement products, particularly during the COVID-19 pandemic, when home renovation projects surged. Despite fluctuations in raw material costs and global supply chain challenges, Sherwin-Williams continues to show resilience, posting strong earnings and maintaining a solid market presence. With a focus on sustainability and expanding into new global markets, the company is well-positioned for future growth.





Property Overview

Property Overview Aerial

411 Doylestown Road, Montgomeryville, PA 18936

202 MARKETPLACE

Montgomery Glen Drive

BUS
202

Doylestown Road 12,637 AADT

Horsham Road 12,982 AADT

463

309

Bethlehem Pike 30,013 AADT

Property Description

Address	411 Doylestown Road Montgomeryville, PA 18936
Gross Leasable Area	±67,550 Square Feet
Year Built	1975
Floors	1
Parking Spaces	390 (5.9 per 1,000 SF)
Occupancy	100%
Land Size Area	7.78 Acres

Montgomeryville, Pennsylvania, is a suburban community located in Montgomery County, about 20 miles north of Philadelphia. The town is part of the larger Philadelphia metropolitan area, offering a balance of suburban tranquility with convenient access to the bustling city. Montgomeryville is situated at the intersection of major roadways, including (Bethlehem Pike) Route 309 and the Pennsylvania Turnpike, making it easily accessible and connecting residents and businesses to the larger region. Known for its excellent location and a range of amenities, Montgomeryville has developed into a thriving community that attracts both families and professionals looking for a suburban lifestyle with urban conveniences.

Summary

The 202 Marketplace is located at 411 Doylestown Road in Montgomeryville, PA, underwent significant renovations aimed at enhancing its appeal and functionality as a retail center. In 2016, the landlord initiated a major capital improvement project that included updating the exterior façade, resurfacing the parking lot, and renovating the pylon signage. These enhancements were designed to modernize the shopping center’s appearance and improve the overall customer experience.

The renovation efforts were nearing completion by mid-2018, with marketing materials highlighting the new exterior image and the

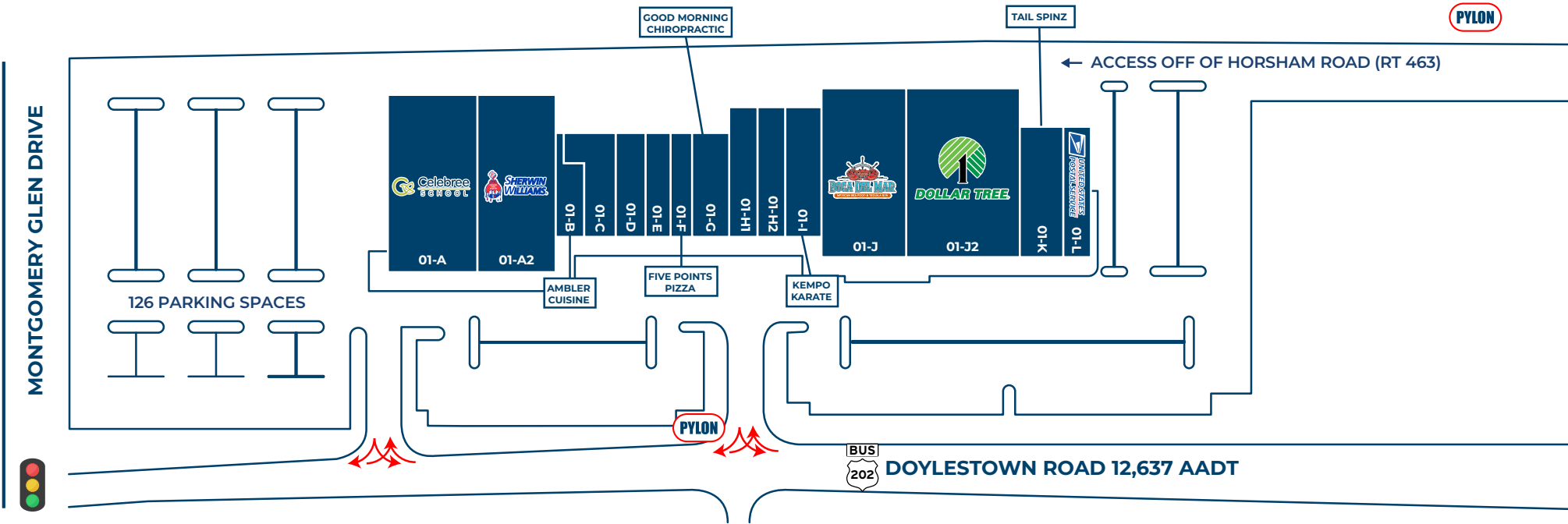
availability of retail spaces ranging from 1,500 to 21,000 square feet. The improvements were successful in cultivating a diverse attract a diverse range of tenants, including retailers, restaurants, service providers, and professional users, thereby enriching the commercial landscape of the Montgomeryville area.

These strategic enhancements reflect the management’s commitment to maintaining a vibrant and competitive retail environment at 202 Marketplace, ensuring it continues to meet the evolving needs of both businesses and shoppers in the region.

Site Plan



Unit	Tenant	Square Footage
01-A	Celebree	±10,200 SF
01-A2	Sherwin Williams	±9,400 SF
01-B	Ambler Asian Cuisine	±1,383 SF
01-C	New Century Nails & Spa	±2,217 SF
01-D	Kelly Hodges Orthodontics	±2,000 SF
01-E	Country Fresh Cleaners	±1,600 SF
01-F	Blue Bell's 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	Balista Bistro	±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



Notable Tenants



Number of Locations:	15,288 (Feb 2020)
Headquarters:	Chesapeake, Virginia
Services:	Retail, Variety, Discount
Revenue:	\$25.5 billion (Jan 2021)
No. of Employees:	193,000+
Website:	dollartree.com

Dollar Tree, Inc. is an American multi-price-point chain of discount variety stores. Headquartered in Chesapeake, Virginia, it is a Fortune 500 company and operates 15,288 stores throughout the 48 contiguous U.S. states and Canada. Its stores are supported by a nationwide logistics network of 24 distribution centers. Additionally, the company operates stores under the name of Dollar Bills, as well as a multi-price-point variety chain under the Family Dollar banner.

Dollar Tree competes in the dollar store and low-end retail markets. Each Dollar Tree stocks a variety of products, including national, regional, and private-label brands.



Number of Locations:	31,132 (2024)
Headquarters:	Washington, D.C.
Services:	Public Service
Revenue:	\$19.7 billion
No. of Employees:	635,350 (2024)
Website:	usps.com

The United States Postal Service, also known as the Post Office, U.S. Mail, or Postal Service, is an independent agency of the executive branch of the United States federal government responsible for providing postal service in the United States, its insular areas, and its associated states. It is one of the few government agencies explicitly authorized by the Constitution of the United States. As of 2023, the USPS has 525,469 career employees and 114,623 non-career employees. The USPS has a monopoly on traditional letter delivery within the U.S. and operates under a universal service obligation (USO), both of which are defined across a broad set of legal mandates, which obligate it to provide uniform price and quality across the entirety of its service area.

Notable Tenants



Number of Locations:	4,773 (2024)
Headquarters:	Cleveland, OH
Services:	Paint, Home Improvement
Revenue:	\$23.1 billion (2024)
No. of Employees:	63,890+
Website:	sherwin-williams.com

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Celebree School is a recognized leader in providing the best childcare and early education for infants, preschoolers, and school-age children. Their daycare franchise opportunities create a new kind of neighborhood: one where owners, educators, parents, and children unite in support of one another.

Since 1994, Celebree School has been caring for and impacting the lives of children in Maryland and Delaware. Today, they are expanding their schools through a daycare franchise that offers children throughout the Northeast and across the US the opportunity to experience the Celebree difference!



Market Analysis



Market Overview



Major Employers

- Merck, Sharp & Dohme
- Abington Memorial Hospital
- Main Line Hospitals
- State Government
- SEI Investments Company
- Albert Einstein Medical Center
- SmithKline Beecham
- Giant Food Stores
- Lockheed Martin
- United Parcel Service
- Federal Government
- Montgomery County
- Hatfield Quality Meats
- North Penn School District
- Wawa
- Wal-Mart
- Janssen Research & Development
- Excel Companion Care
- Target
- Universal Protection Service
- General Healthcare Resources
- Lower Merion School District

Demographic

	1 Mile	3 Miles	5 Miles
Population	7,585	72,691	149,137
Households	2,843	27,914	57,516
Avg HH Income	\$158,558	\$155,639	\$164,114
Daytime Employees	4,016	35,618	66,727
Total Businesses	417	3,052	5,550
Total Housing Units	2,944	28,912	59,497



202 Marketplace

411 Doylestown Road
Montgomeryville, PA 18936

Exclusive Representation

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