

Former Pep Boys Auto

FOR SALE!

901 North Wales Road - North Wales, PA 19454

±20,544 SF on ±3.13 AC Available For Lease or Sale



Questions? Contact Us.

Greg Jones

GJones@jcbarprop.com

p. 610-234-6491

c. 484-948-5217

Former Pep Boys Auto

FOR SALE!

901 North Wales Road - North Wales, PA 19454

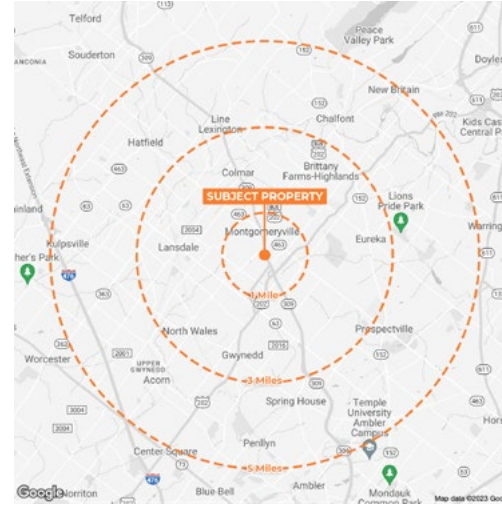
±20,544 SF on ±3.13 AC Available For Lease or Sale

Highlights

- Free-standing former Pep Boy Auto located in North Wales - super regional Montgomeryville - market
 - 9 full size bays for auto/truck use
 - 159 parking spaces
 - Zoned: C1 (Commercial Retail)
- Bethlehem Pike 30,013 AADT
- North Wales Road 9,755 AADT

Demographic	1 Mile	3 Miles	5 Miles
Population	8,850	73,699	151,554
Households	3,353	28,345	58,112
Avg HH Income	\$166,513	\$151,929	\$163,555
Daytime Employees	4,414	37,473	68,527

Map data ©2023 Google



Major Employers

- Merck Sharp & Dohme Corp
- Abington Memorial Hospital
- Main Line Hospitals
- State Government
- Albert Einstein Medical Ctr
- SmithKline Beecham
- SEI Investments Company
- Giant Food Stores
- United Parcel Service
- Lockheed Martin
- Montgomery County
- Federal Government
- Hatfield Quality Meats
- North Penn School District
- Janssen Research
- Wawa
- Wal-Mart
- Target

Questions? Contact Us.

Greg Jones

GJones@jcbarprop.com

p. 610-234-6491

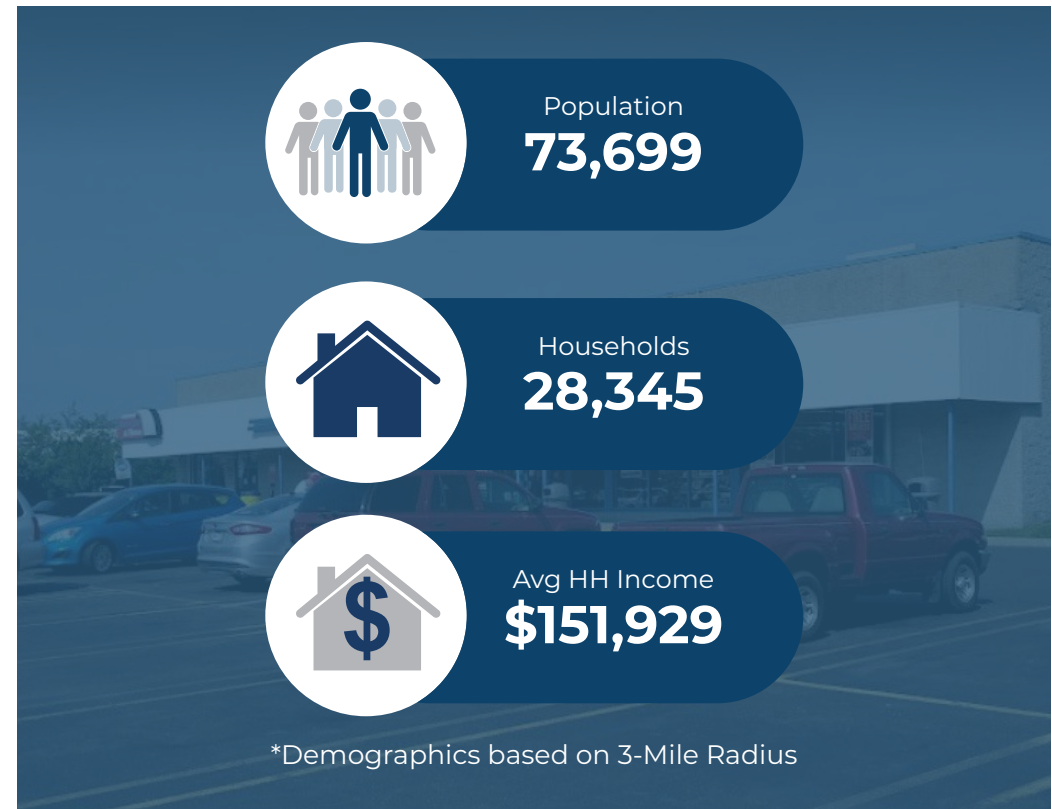
c. 484-948-5217

About North Wales

North Wales is a borough in Montgomery County – the third largest county in Pennsylvania -- situated less than a mile from the super-regional market of Montgomeryville. North Wales is a suburb of Philadelphia, approximately 27 miles north of Center City Philadelphia.

About the Subject Property

The Pep Boys is located on North Wales Road with 9,755 AADT and Bethlehem Pike with 30,013 AADT. The subject property is 20,544 square feet on 3.13 AC on 1-story. The lot has 159 parking spaces and the property is zoned for Commercial- Retail.



Area Facts

Montgomery County Colleges

- Arcadia University
- Bryn Mawr College
- Harcum College
- Montgomery County College
- Rosemont College
- Saint Joseph's University
- Ursinus College

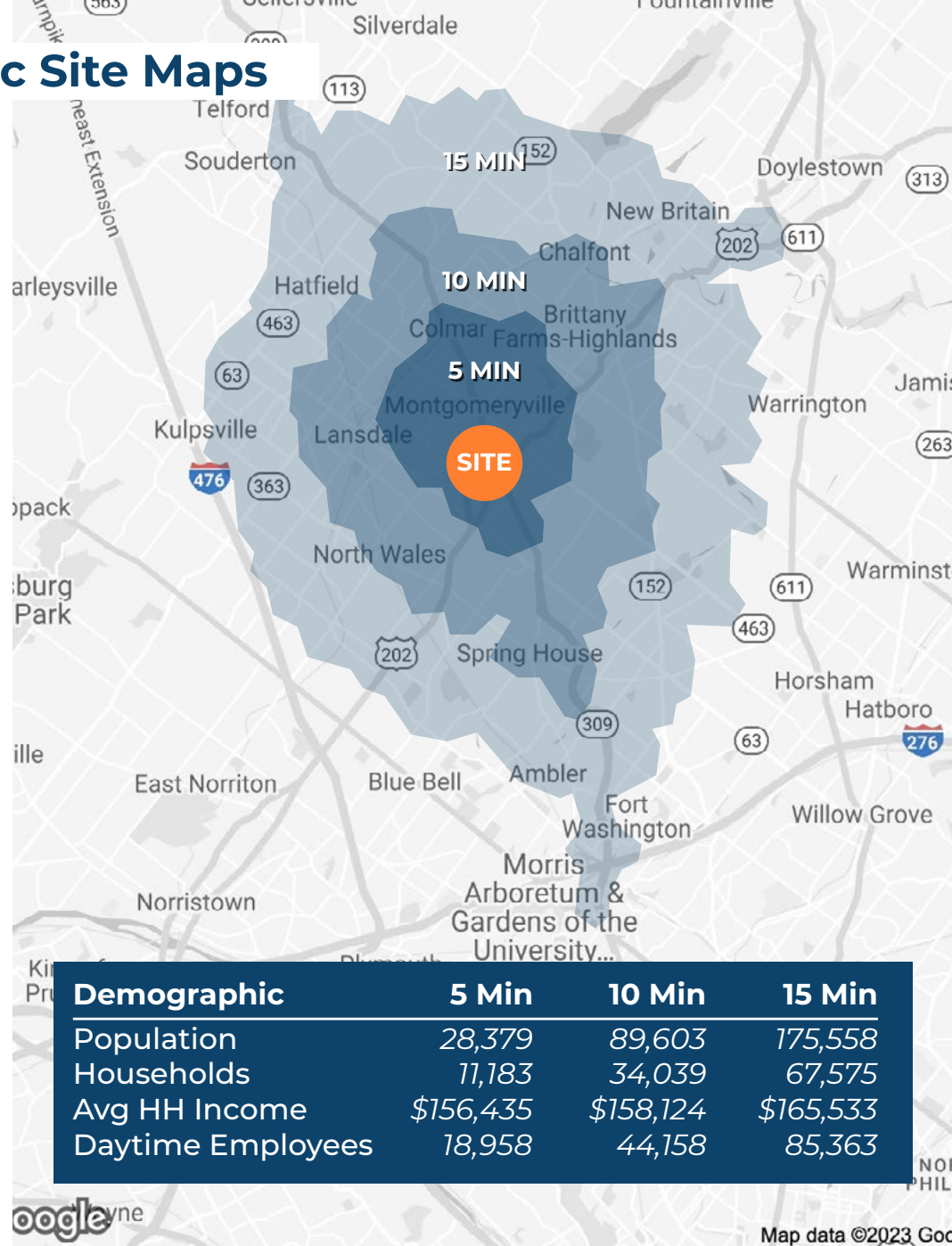
Major Employers

- Merck Sharp & Dohme Corporation
- Abington Memorial Hospital
- Main Line Hospitals Inc
- State Government
- Albert Einstein Medical Center
- SmithKline Beecham Corporation
- SEI Investments Company

Major Attractions

- Valley Forge National Park
- King of Prussia Mall
- Washington Memorial Chapel
- National Memorial Arch
- Merrymead Farm
- The Stoogeum
- Ardmore Farmers Market

Geographic Site Maps



Demographic	5 Min	10 Min	15 Min
Population	28,379	89,603	175,558
Households	11,183	34,039	67,575
Avg HH Income	\$156,435	\$158,124	\$165,533
Daytime Employees	18,958	44,158	85,363



463

HORSHAM ROAD 12,982 AADT

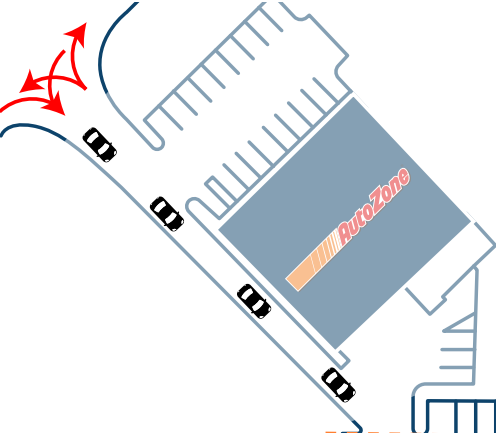
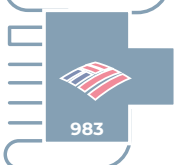


PYLON

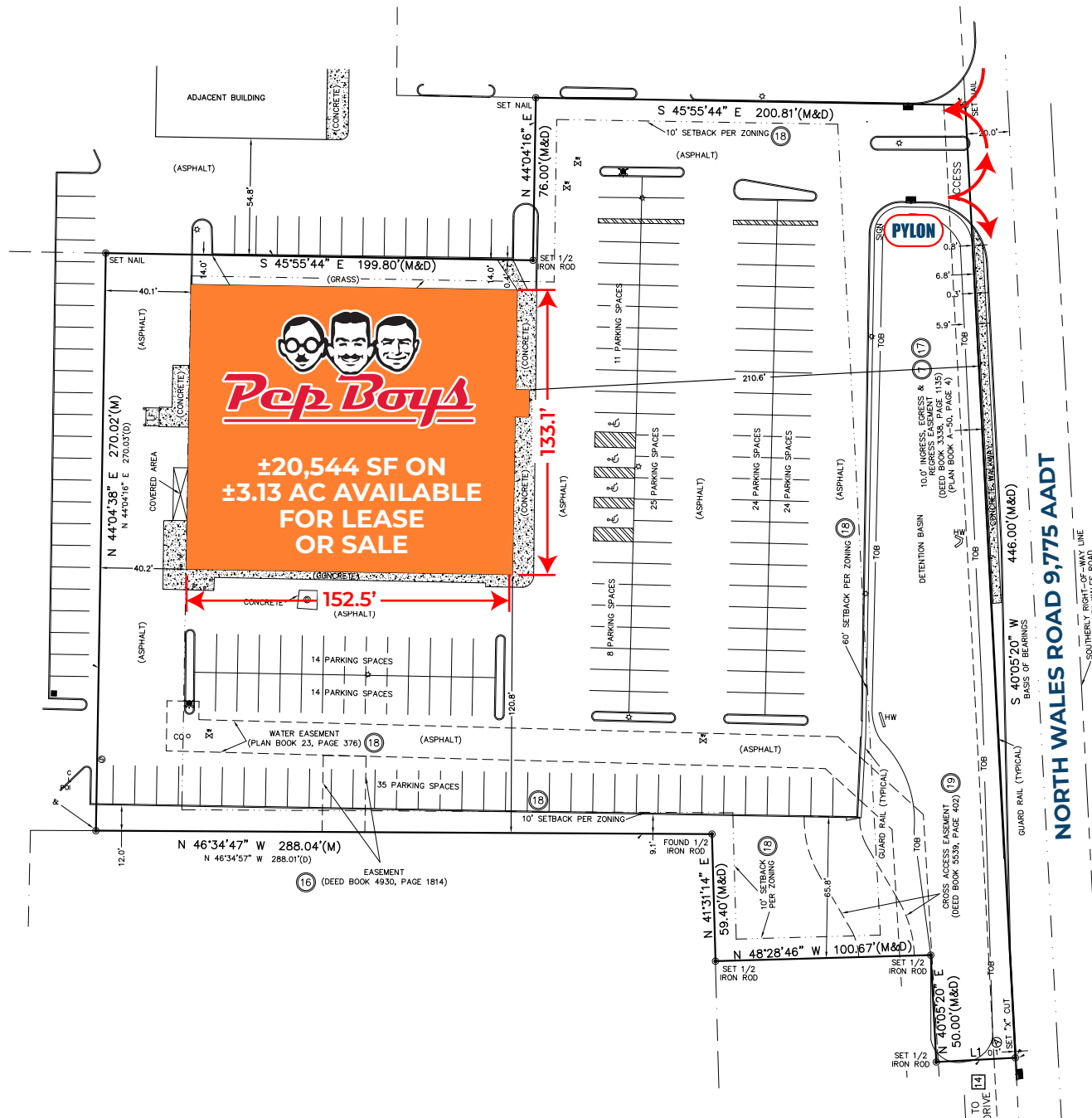
NORTH WALES ROAD 9,755 AADT

Pep Boys
±20,544 SF ON
±3.13 AC AVAILABLE
FOR LEASE
OR SALE

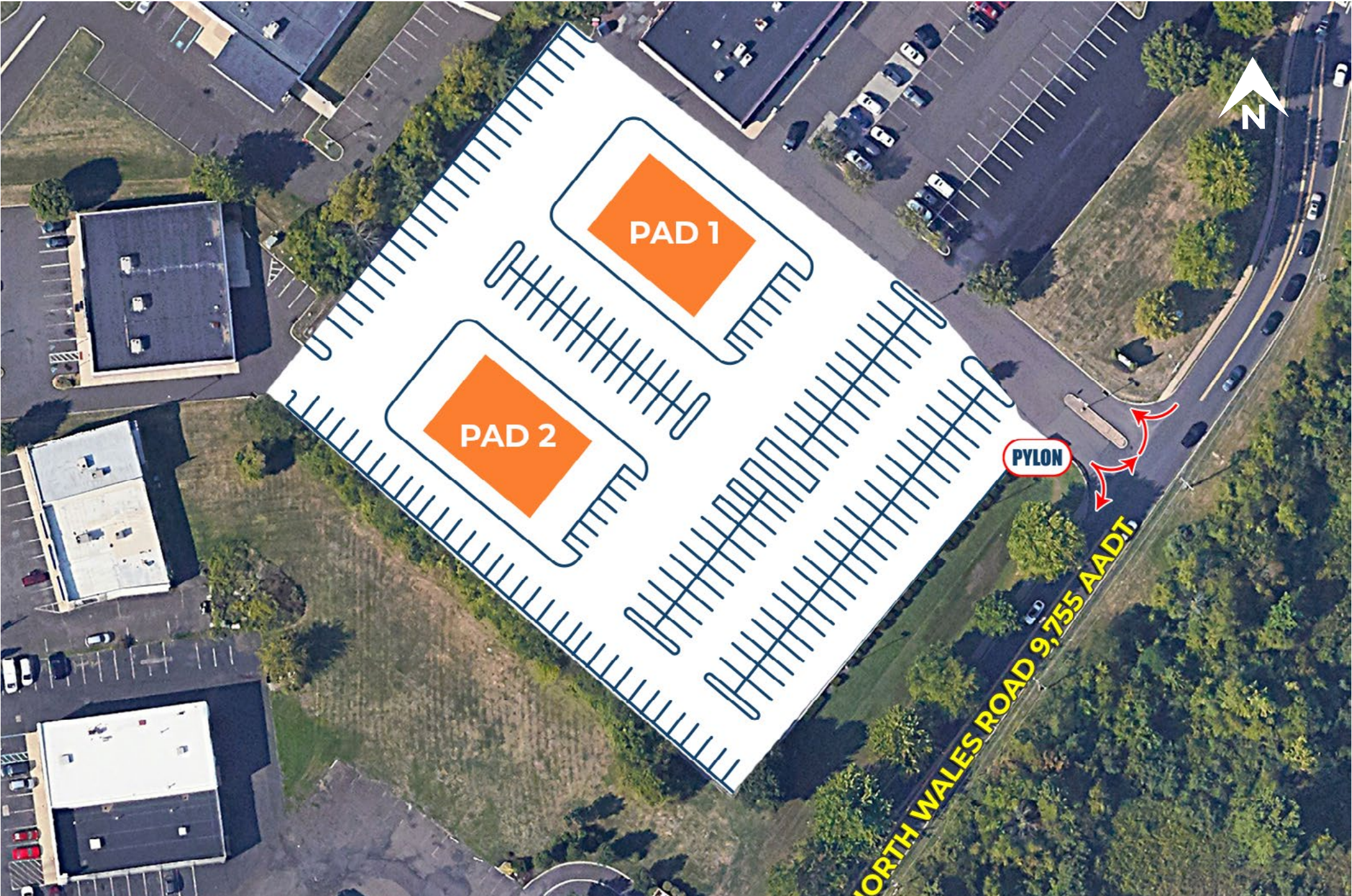
80'	HOMESTAR REALTY	80'	H&R BLOCK	CONTE HAIR	MONTGOMERY CLEANERS	80'	65'	CHO CHO SAN SUSHI BAR	80'	20'	Wawa
-----	-----------------	-----	-----------	------------	---------------------	-----	-----	-----------------------	-----	-----	------



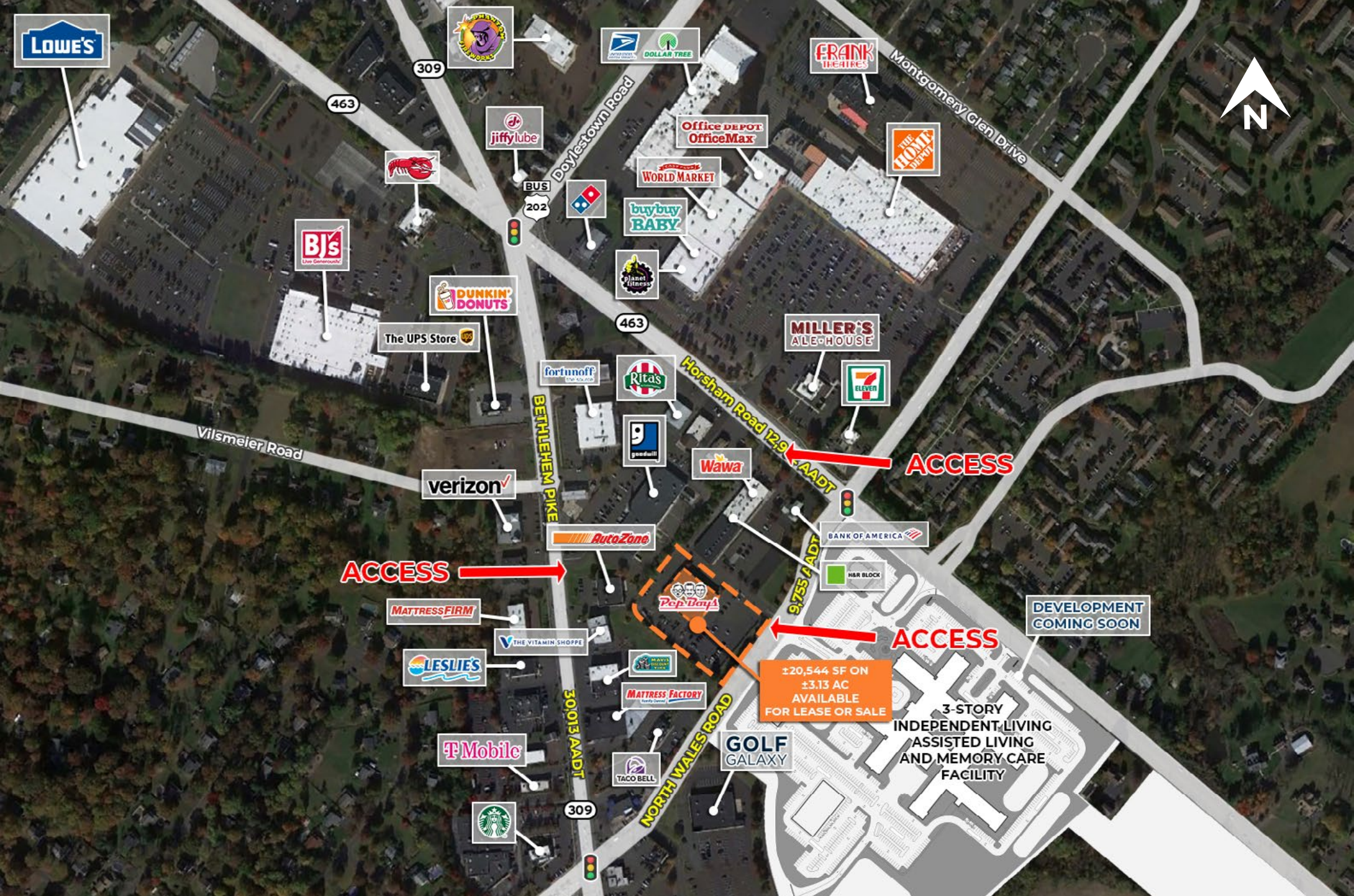
Site Plan



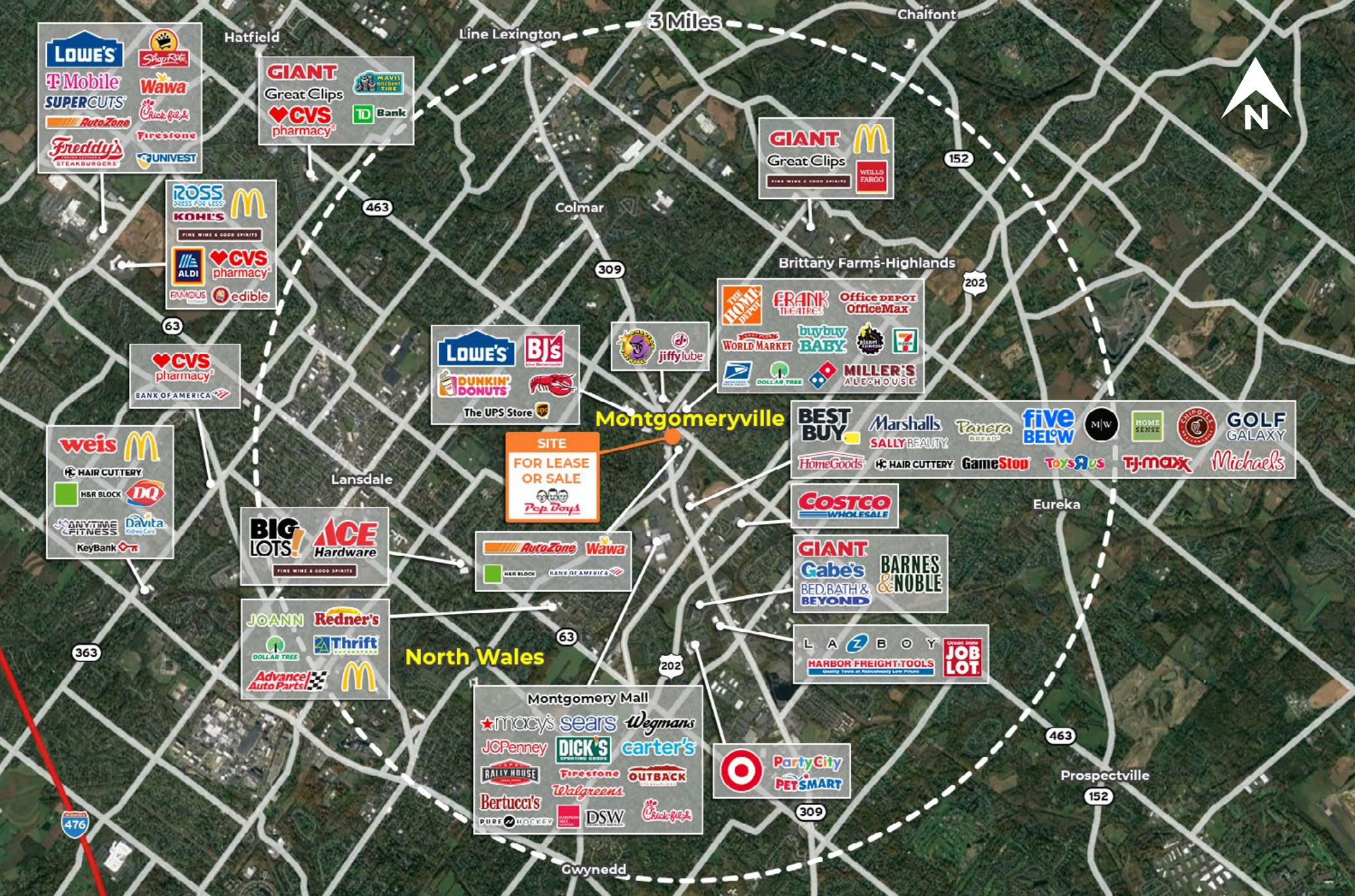
Site Plan



Proposed Development Plan



Local Aerial



Market Aerial

The information and images contained herein are from sources deemed reliable. However, J.C.BAR Properties, 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.