

Pad Site Available!

901 North Wales Road - North Wales, PA 19454

Premium Pad Site - ±2,500-5,000 SF Proposed Available



Questions? Contact Us.

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Highlights

- **High-Visibility Location:** Prime corner pad site with exposure to over 39,000 vehicles daily at the intersection of Bethlehem Pike (30,013 AADT) and North Wales Road (9,755 AADT).
- **Affluent, Dense Demographics:** Located within a 3-mile radius of 73,699 residents with an average household income exceeding \$150,000 – ideal for retail, QSR, medical, or financial users.
- **Flexible Sale or Lease Opportunity:** Available for ground lease or purchase, offering ideal flexibility for owner-users, developers, or national tenants seeking a customized footprint
- **Zoned C1 – Commercial Retail:** Supports a wide range of uses including restaurant, bank, drive-thru, urgent care, daycare, or specialty retail.
- **Surrounded by National Retailers & Employers:** Proximity to Merck, Target, Walmart, Wawa, and SEI Investments, plus top regional destinations like Montgomeryville Mall and major medical centers

**COMING SOON**

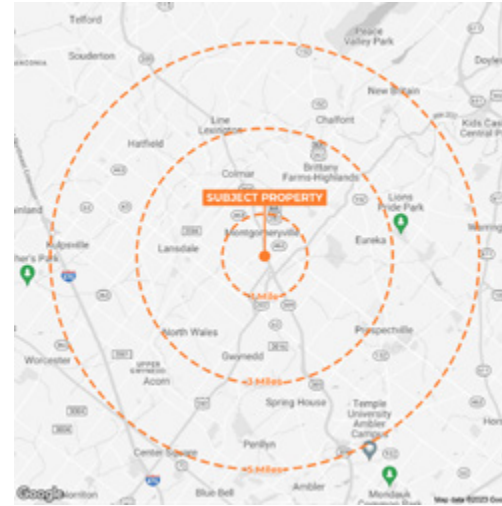
JOIN

**BANK OF AMERICA**



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

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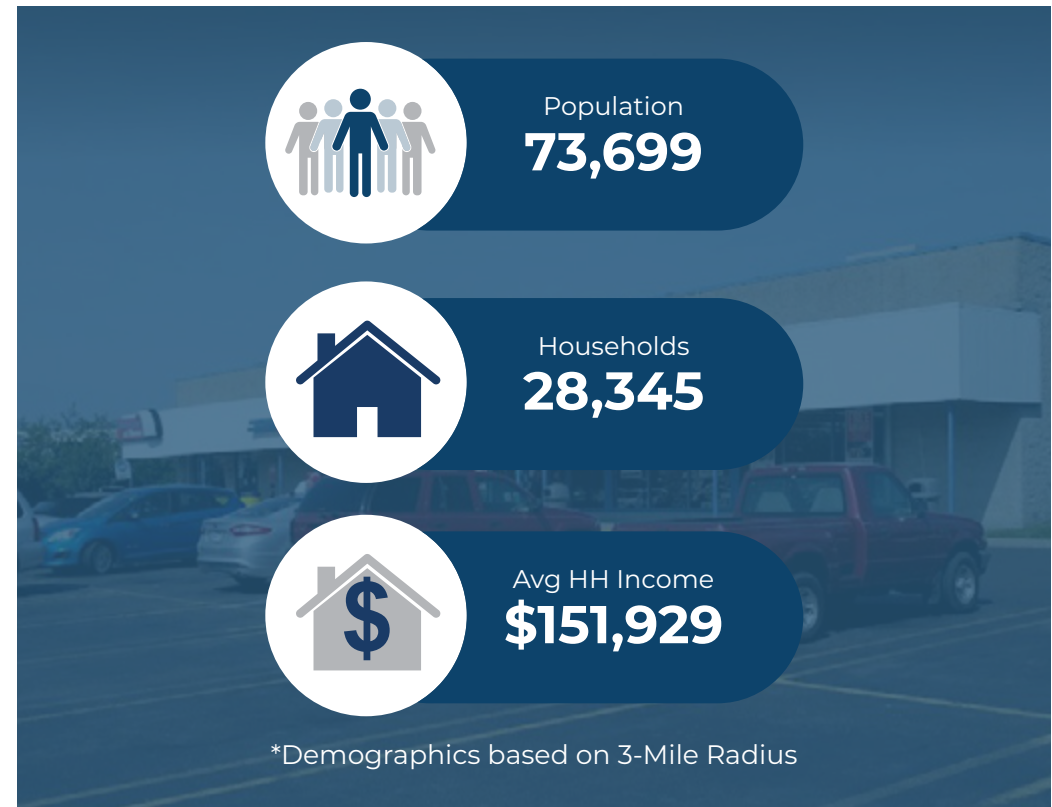
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About North Wales

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

This prime corner pad site offers exceptional visibility with exposure to over 39,000 vehicles daily at the busy intersection of Bethlehem Pike and North Wales Road. Positioned within a densely populated and affluent area—boasting nearly 74,000 residents and an average household income over \$150,000 within a 3-mile radius—the site is ideal for retail, QSR, medical, or financial uses. Zoned C1 for commercial retail, it supports a wide range of uses including restaurants, banks, drive-thrus, urgent care, daycare, and specialty retail. Available for ground lease or purchase, the property provides flexible options for owner-users, developers, or national tenants seeking a custom footprint. It's also surrounded by major employers and national retailers such as Merck, Target, Walmart, Wawa, and SEI Investments, with nearby attractions including Montgomeryville Mall and leading medical centers.



Area Facts

Montgomery County Colleges

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

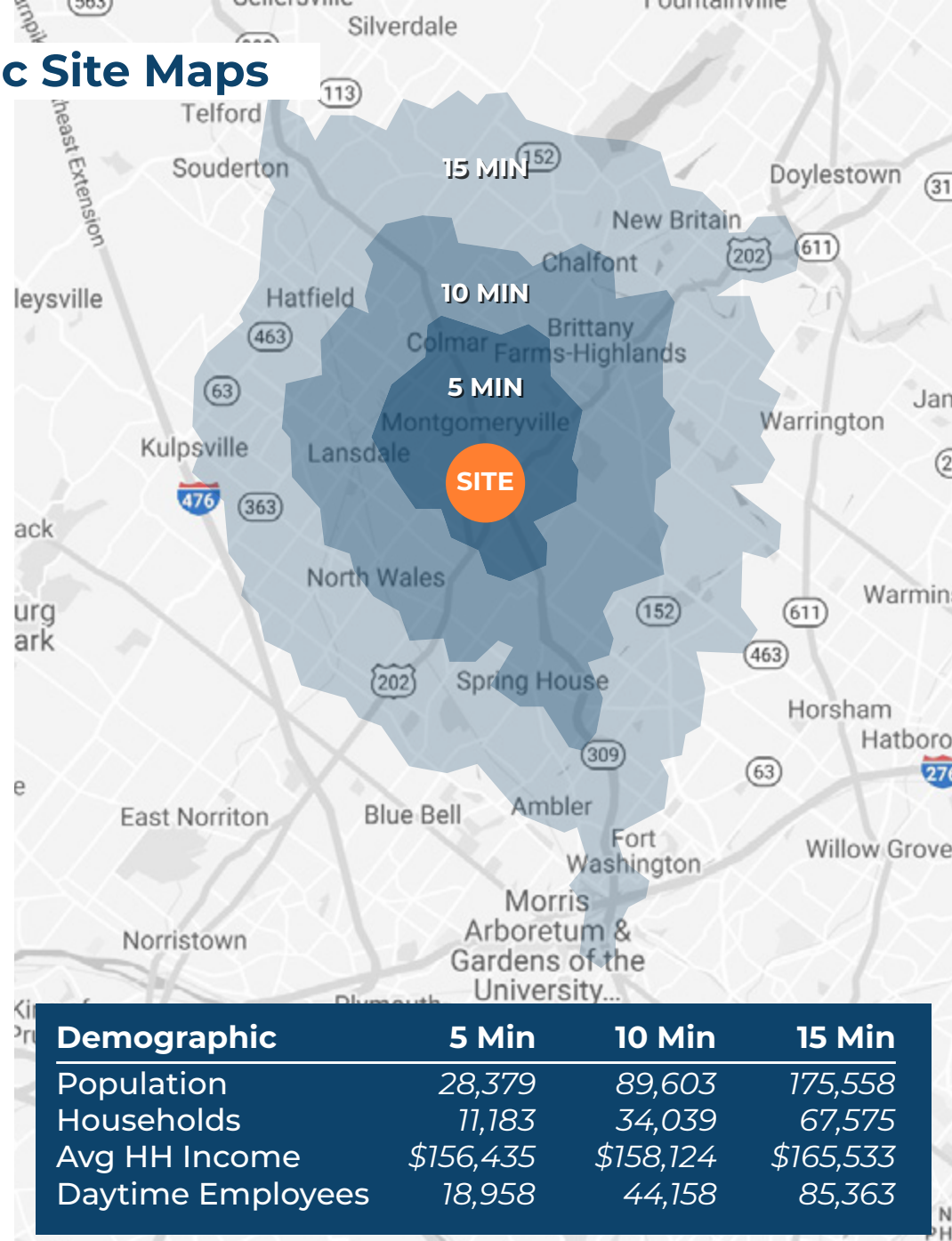
Major Employers

- 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

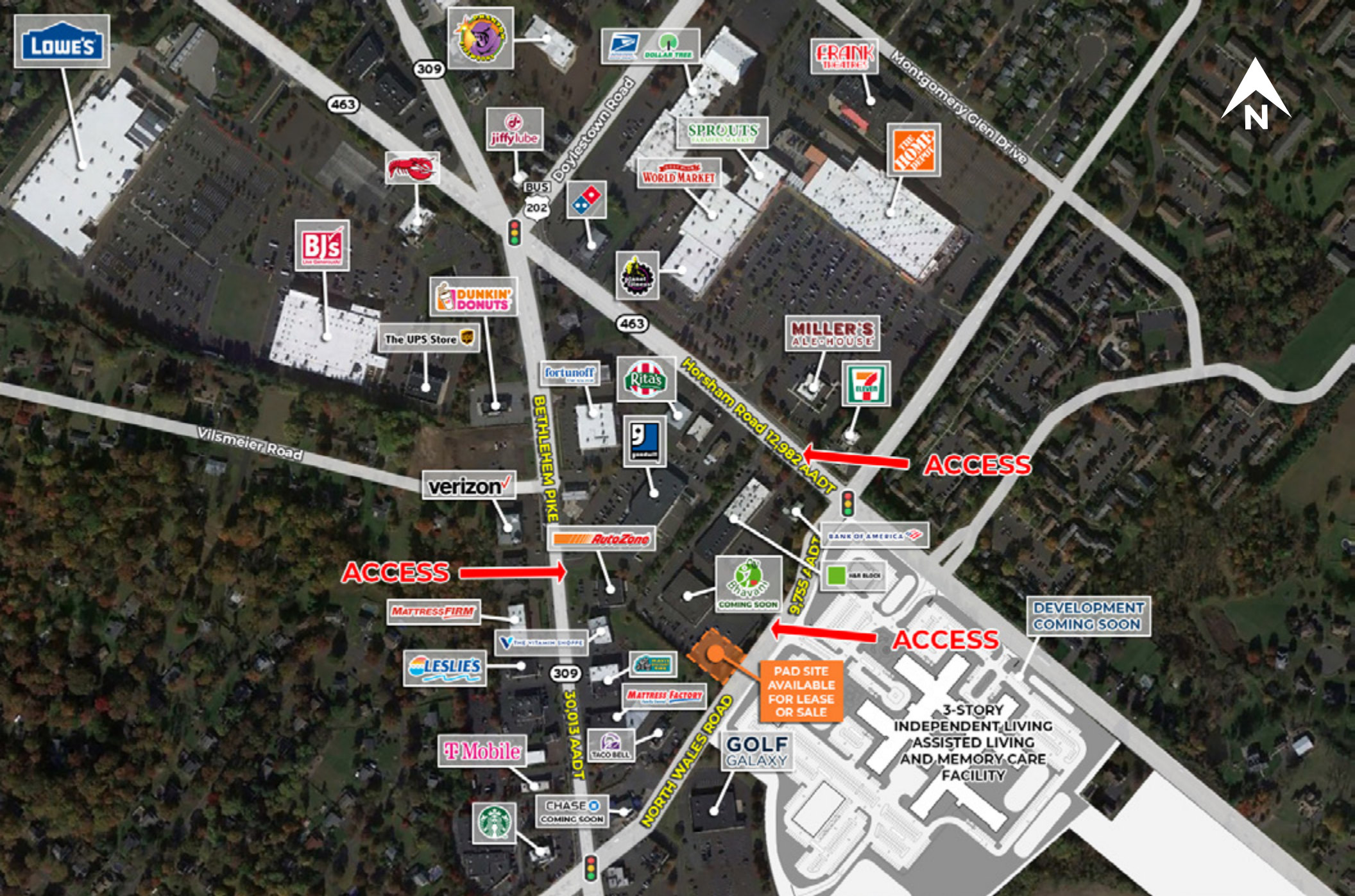
Geographic Site Maps



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







Local Aerial



Market Aerial