

# The Pavilion at Lansdale

401-611 S Broad Street - Lansdale, PA 19446

±1,000-3,350 SF Available for Lease



**Questions? Contact Us.**

**Melissa Lippe**

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## Highlights

- Recently repositioned Grocery Outlet anchored center with a dynamic mix of national, regional and local co-tenants
- Grocery Outlet Now Open!
- Located in Montgomery County - third largest county in PA
- Average Household Income of \$119,614 within three miles
- GLA: ±136,143 SF

### JOIN

**GROCERYOUTLET**  
bargain market

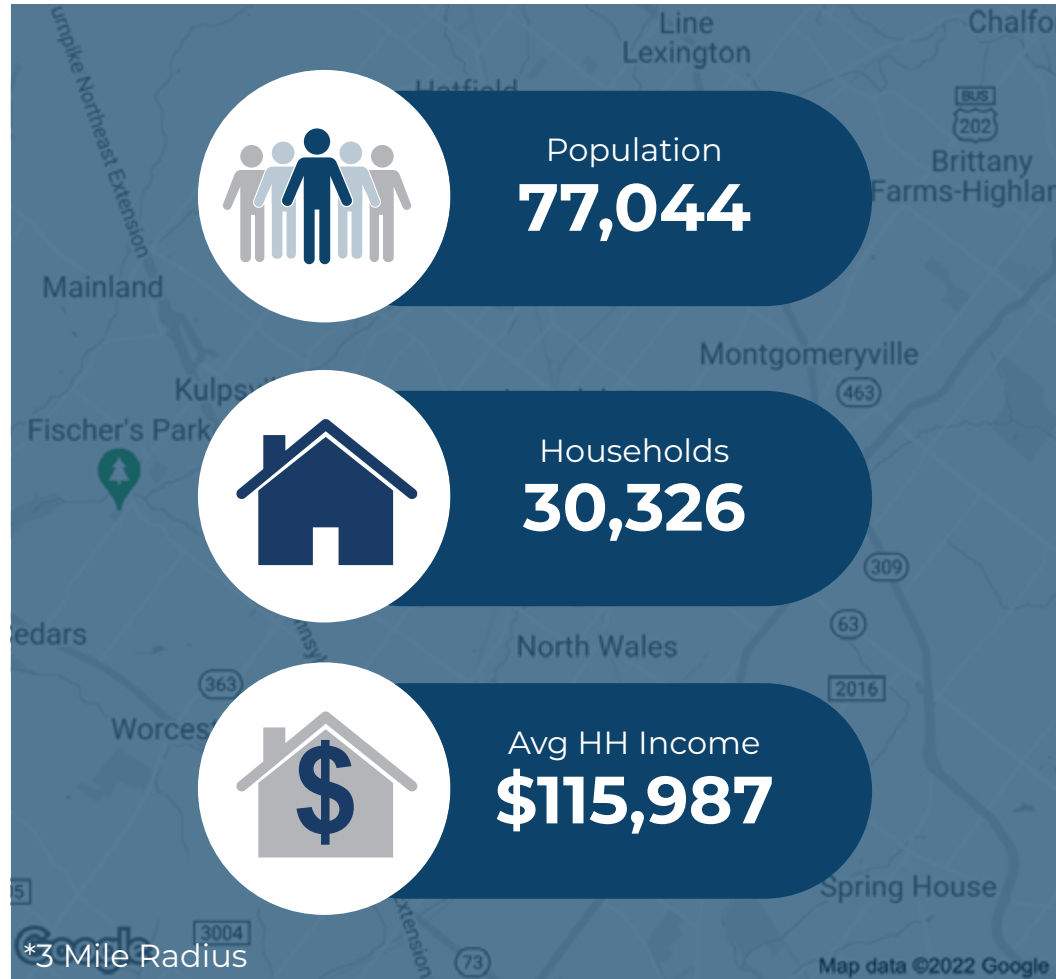
**MATTRESSFIRM**

**calluresalongroup**  
Professional Estimation Center

**PETS**  **PLUS**  
N A T U R A L

**GVH** GRAND VIEW HEALTH

Demographic	1 Mile	3 Miles	5 Miles
Population	20,623	77,044	145,645
Households	8,289	30,326	56,156
Avg HH Income	\$91,936	\$115,987	\$130,140
Daytime Employees	8,165	38,555	74,663



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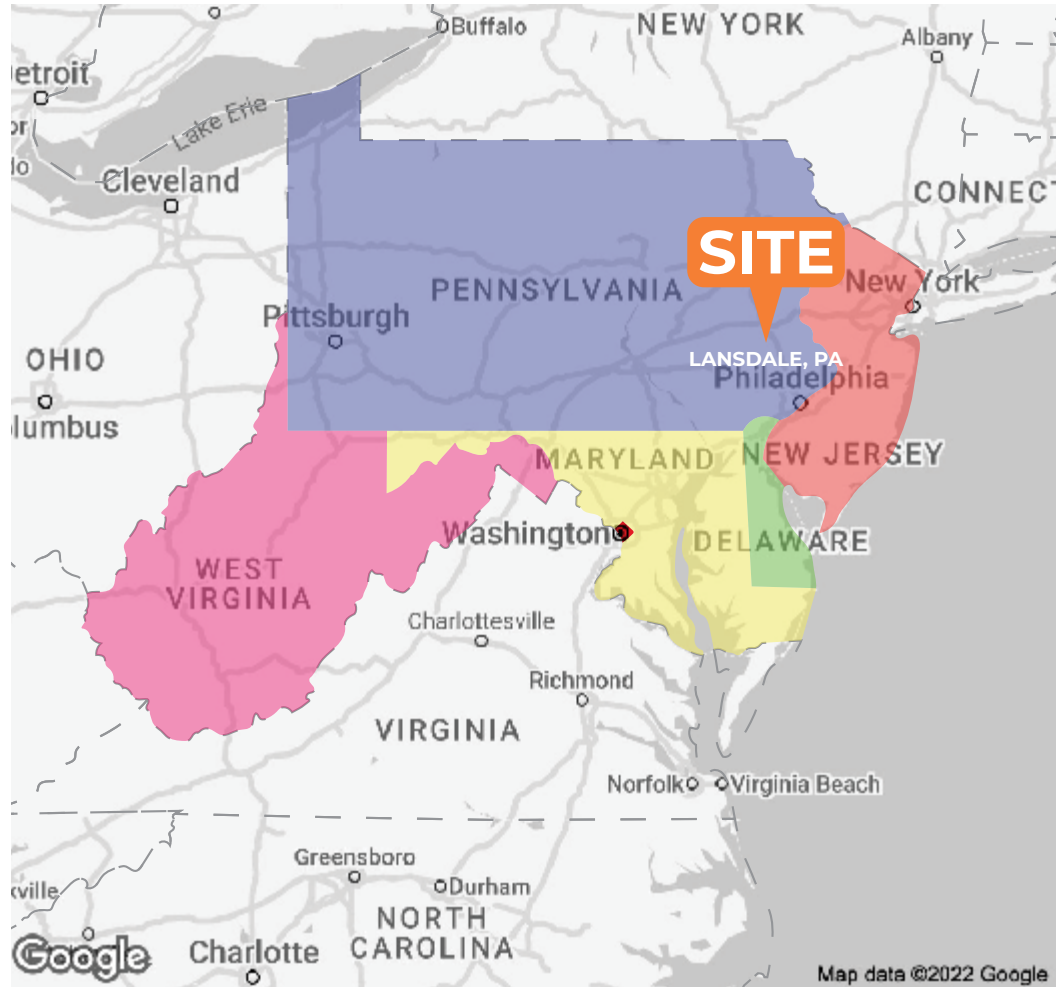
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## About The Pavilion at Lansdale

The Pavilion at Lansdale is approximately ±135,808 SF neighborhood center in the borough of Lansdale, within Montgomery County, PA. Recently, the center was repositioned which included adding anchor-tenant of 18k square feet, Grocery Outlet. In addition, Dollar Tree expanded and Pets Plus was expanded and relocated. Outlet successfully opened April 2022.

The anchor Tenants are joined alongside a dynamic mix of national, regional and local brands, such as: Mattress Firm, Children of America, Krux Fitness, Allure Salon Group -- and a wide array of dining options: Subway, Hong Kong Kitchen, Local Tap, Palermo's Pizza, Manhattan Bagel, and Amici Italian Market.

Within a three mile radius is a population of 77,044 residents with an average house hold income of \$115,987.



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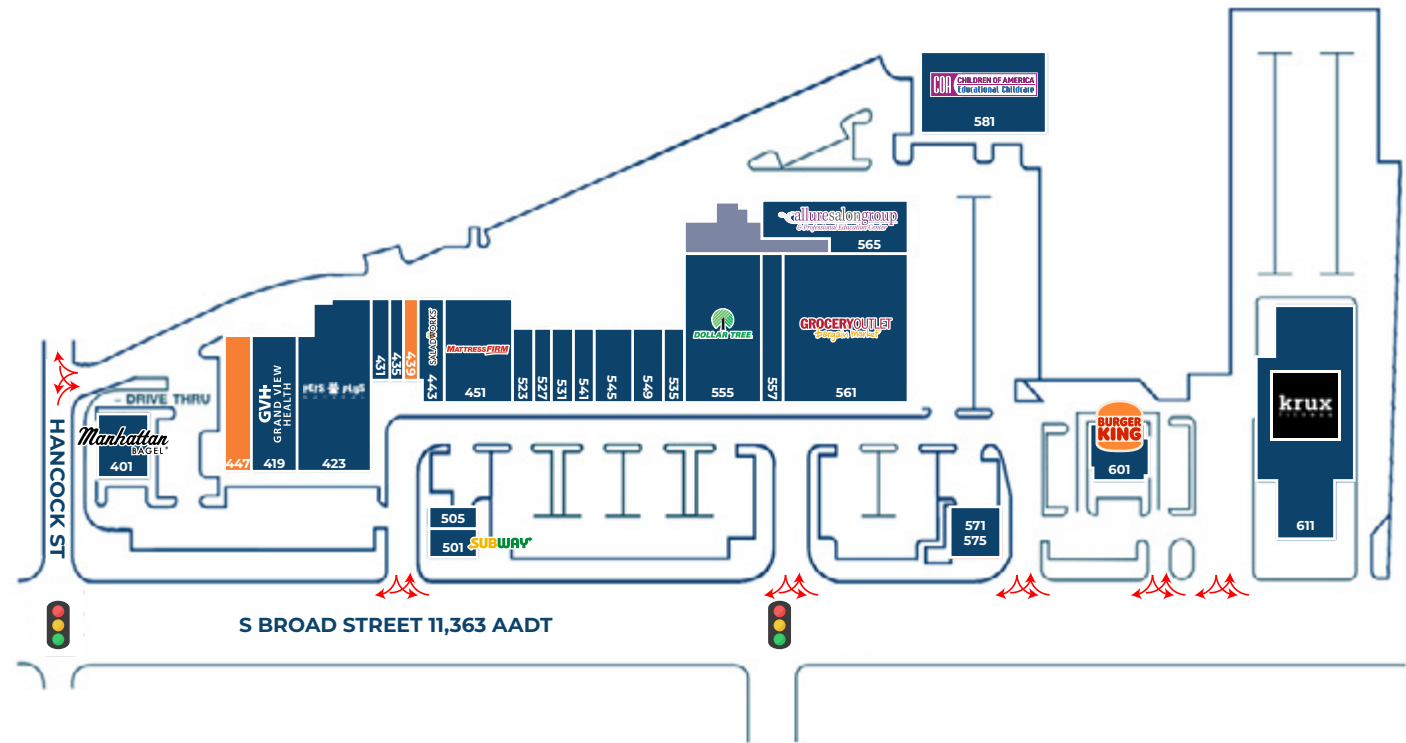
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# The Pavilion at Lansdale

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Unit	Tenant	Square Footage
401	Manhattan Bagel	±3,260 SF
419	Grand View Hospital	±6,030 SF
423	Pets Plus	±11,502 SF
431	Lans Nails	±1,280 SF
435	Hair Cuttery	±1,200 SF
439	AVAILABLE	±1,000 SF
443	Salad Works	±2,500 SF
447	AVAILABLE	±3,350 SF
451	Matress Firm	±7,000 SF
505	Mercy's Bakery	±1,000 SF
501	Subway	±1,500 SF
523	Milan Laser	±1,470 SF
527	Local Tap	±2,118 SF
531	Palerno's Pizza	±2,000 SF
535	Hong Kong	±1,400 SF
541	Advocate Healthcare	±2,000 SF
545	Amici Deli	±2,800 SF
549	Quest Diagnostics	±2,100 SF
555	Dollar Tree	±12,227 SF
557	NY Variety & Fashion	±3,360 SF
561	Grocery Outlet	±18,667 SF
565	Allure Salon Group	±6,542 SF
571-575	Wisters Barbecue	±2,800 SF
581	Children of America	±10,000 SF
601	Burger King	PAD
611	Krux Gym	±25,000 SF



## Site Plan





# Local Aerial



