

# FOR LEASE

**850 S. VALLEY FORGE ROAD  
LANSDDALE, PA 19446**

## **ALLEN FORGE SHOPPING CENTER**

9,200 SF suite available for immediate lease!  
4,600 SF suite available for credit tenant.  
1,400 SF suite available Feb 1, 2023.

### **RETAIL LEASE OPPORTUNITY**



### **HIGH INCOME DEMOGRAPHIC WITH DEEP RESIDENTIAL POPULATIONS**

Great Location for a Fitness Center, Many Retail/Office uses, Restaurants and Medical Concepts!!!

Located near North Penn High School, Merck Pharmaceutical and well positioned at the busy, signalized intersection of Allentown Road and Valley Forge Road. High income demographic with deep residential populations. Great location for fitness center, many retail/office uses, restaurants and medical concepts!!!



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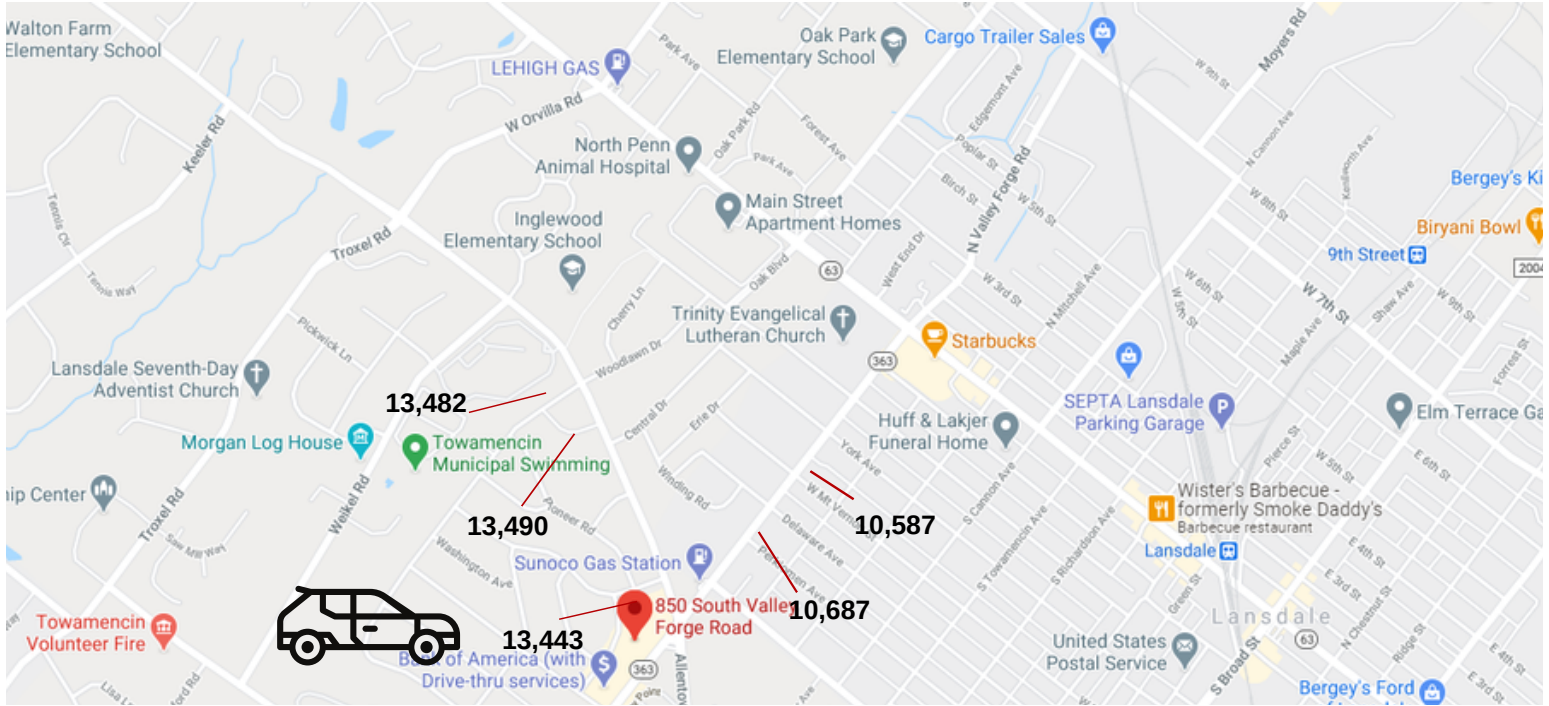




# TRAFFIC



# High income demographics within 5 miles of the center



Source: Loopnet.com, Google Maps



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- Recently Renovated
- Well Established
- Valley Forge Rd
- Conveniently Located
- Ample Parking
- Pylon Signage

# Allen Forge Shopping Center

850 S. Valley Forge Rd.  
Lansdale, PA 19446



- |                                       |                                    |
|---------------------------------------|------------------------------------|
| A. Bank of America                    | J. Genuardi's Florist              |
| B. Wash Stop Laundromat               | K. La Mirage Salon                 |
| C. Kowloon Chinese Restaurant         | L. Ray's Pizza                     |
| D. Pivot Therapy                      | M. YSK Cleaners                    |
| E. Family Vision                      | N. <b>4,600/9,200 SF Available</b> |
| F. <b>1,400 SF Avail. Feb 1, 2023</b> | O. Blue Dog Cafe                   |
| G. Las Fridas                         | P. Vytal Options                   |
| H. Unique Nails                       | Q. Freestanding CVS                |
| I. Sumney Forge Family Dentistry      |                                    |



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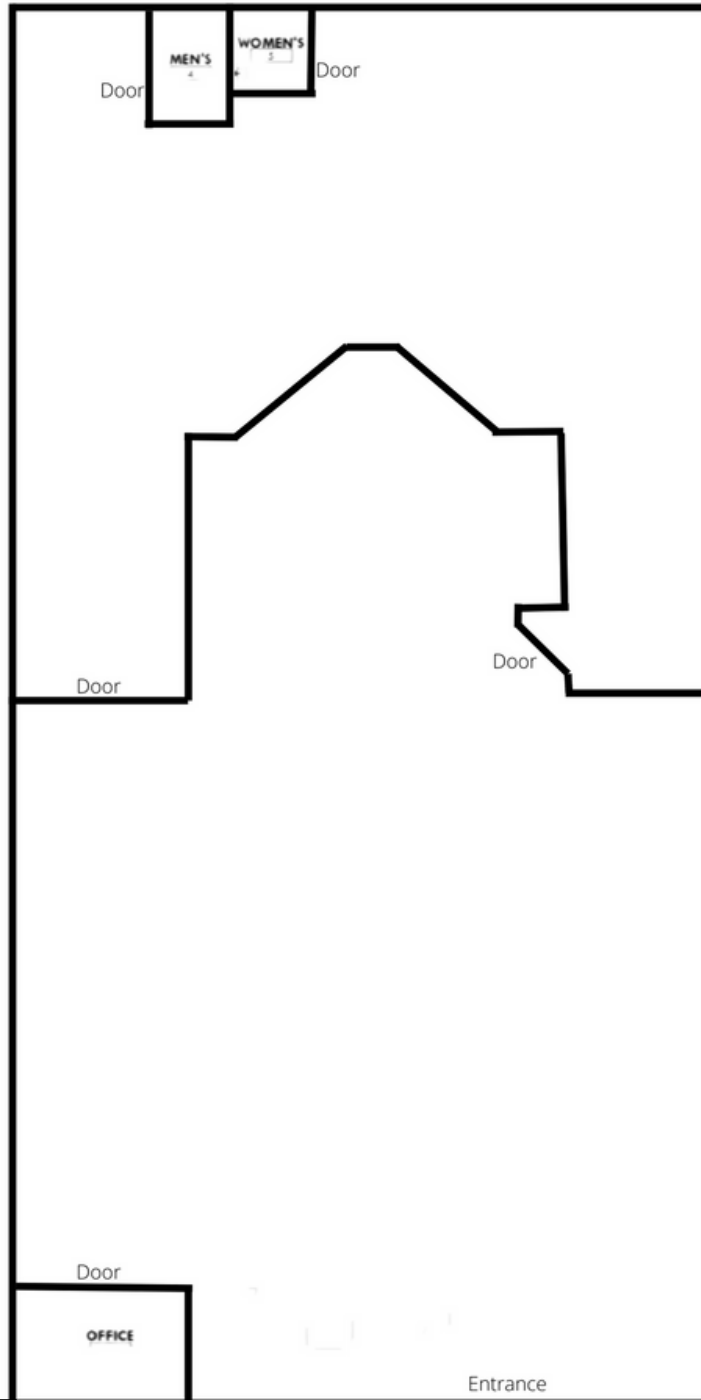
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- Two Restrooms
- Private Office

• 9,200 SF Space

- Stock Area
- Retail Floor

Floor Plan



YSK Cleaners

Blue Dog Cafe



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