

Montgomery County | Pennsylvania

## Retail/ COFFEE SHOP AT SPRING MILL STATION

One Station Avenue | Conshohocken | 19428



### PROPERTY HIGHLIGHTS

- Former bike shop with coffee
- Ideal walking distance to septa regional rail
- Handicap Bathroom
- Sink, counters
- Located next to office park Quaker park, Spring Mill Corporate center
- Schuylkill river bike path
- Office buildings for lunch traffic
- 10 Parking spaces on the lot plus street parking
- Located next to Courts at Spring Mill (395 apartments) River Walk Apartments and Londonbury Apartments.



### DEMOGRAPHICS (\*)

	1 Mile	3 Miles	5 Miles
Population	10,145	49,687	219,835
Average HH Income	\$138,659	\$162,832	\$141,046
Total Businesses	561	3,260	12,594
Number of Employees	8,158	51,210	158,464

(\*) Source: AGS TM

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