

SWEDE SQUARE GERMANTOWN PIKE & SWEDE ROAD

EAST NORRITON TOWNSHIP, PA

±3,000-10,507 SF AVAILABLE FOR LEASE



property highlights.

- Prominent small shop and junior anchor opportunity on Germantown Pike
- Strong area demographics and traffic counts
- Total GLA: ±100,816 SF
- Owned & managed by: **cdr**

stats.

2016 DEMOGRAPHICS*	3 MILES	5 MILES	7 MILES
EST. POPULATION	83,131	167,241	296,697
EST. HOUSEHOLDS	31,410	65,815	117,191
EST. AVG. HH INCOME	\$92,627	\$104,085	\$114,887

GERMANTOWN PIKE TRAFFIC COUNT: 25,407 VPD *ESRI 2016
SWEDE ROAD TRAFFIC COUNT: 18,565 VPD



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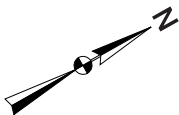
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1	CONTINENTAL BANK	3,000 SF	8	AVAILABLE	10,507 SF	14	MAESTRO CHIROPRACTIC & REHAB	2,000 SF
3	LAZY SUZY LAUNDROMAT	1,420 SF	9	JEM RESTUARANT	2,015 SF	15	IDENTOGO	1,572 SF
4	CHARLIE'S PIZZA	1,420 SF	10	SWEDE SQUARE BEVERAGE	2,000 SF	16	MENCHIE'S FROZEN YOGURT	2,000 SF
5	PANERA BREAD	5,318 SF	11	LA VITA BELLA DAY SPA	6,000 SF	17	LA FITNESS	37,200 SF
6	SWEDE SQUARE DRY CLEANERS	1,600 SF	12	AVAILABLE	3,000 SF	18	GOOD YEAR TIRE & RUBBER	7,100 SF
7	MINADO RESTAURANT	11,200 SF	13	HOLLYWOOD NAILS	1,200 SF	19	SONIC DRIVE IN	2,264 SF

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SWEDE SQUARE EAST NORRITON TWP., PA



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