

STATION SQUARE SHOPS
100-400 PENNBROOK PARKWAY
 LANSDALE, PA

±1,598 - 1,765 SF & PAD SITE AVAILABLE FOR LEASE

JOIN

Via Marconi
 SMOKEHOUSE
 TAVERN

Primo Hoagies

**UMAI JAPANESE
 RESTAURANT**



property highlights.

- Build to Suit (BTS) or Ground Lease (GL) pad site available
- Daytime employee count exceeds 193,000, with over 9,000 businesses within a 7-mile radius
- Minutes from Routes 63, 202, 309 & the PA Turnpike
- Adjacent to Homewood Suites (Hilton), Station Square apartments, over 800,000 SF of corporate offices including Merck Pharmaceuticals, Icon, & the SEPTA Pennbrook Station on the Lansdale/Doylestown Line

stats.

2018 DEMOGRAPHICS*	1 MILE	3 MILES	5 MILES
EST. POPULATION	12,076	71,701	144,897
EST. HOUSEHOLDS	5,132	28,627	55,882
EST. AVG. HH INCOME	\$86,783	\$112,466	\$125,146

CHURCH ROAD TRAFFIC COUNT: 8,751 VPD *ESRI 2018



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 COMMERCIAL
 REAL ESTATE, INC.

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PENNBROOK TRAIN STATION

MONTGOMERY COUNTY COURT

OFFICE ENTRANCE

CHINA KING

DRY CLEANER

CATARINA SALON

±1,765 SF

PUSH MIL SALON

±1,398 SF

UMAI JAPANESE RESTAURANT

PRIMO HOAGIES

HUSKY ENTERTAINMENT

OFFICE ENTRANCE

AVAILABLE PAD SITE

PYLON

GROUND LEASE (GL) OR BUILD TO SUIT (BTS) OPPORTUNITY

Via Marconi SMOKEHOUSE TAVERN

STATION SQUARE APARTMENT HOMES

CHURCH ROAD 8,751 VPD



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**100-400 PENNBROOK PARKWAY
LANSDALE, PA**





CHERRY STREET

SEPTA PARKING LOT

**SEPTA
REGIONAL RAIL
PENNBROOK STATION**



**PAD SITE
AVAILABLE**

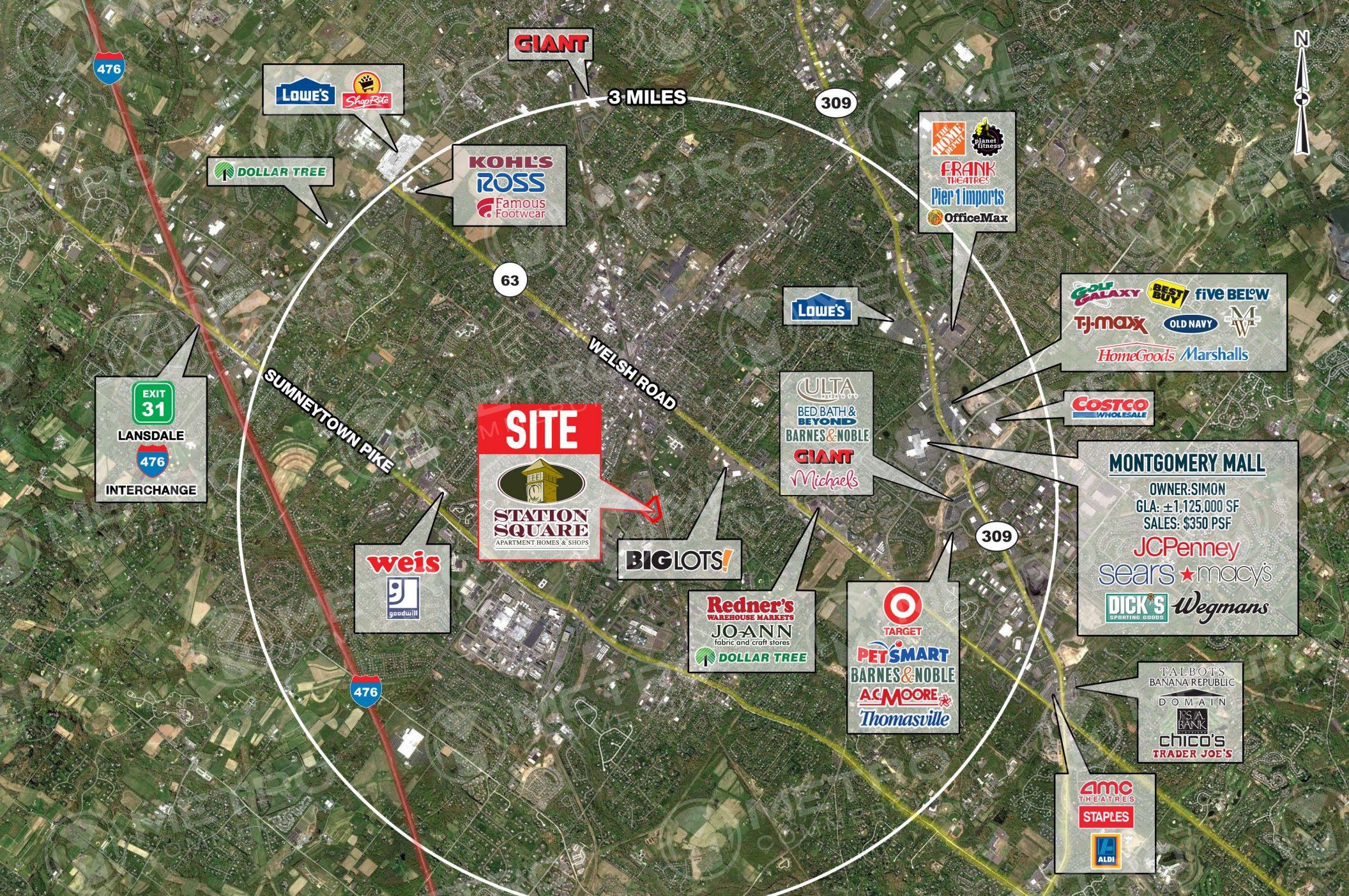
PYLON

CHURCH ROAD 8,751 VPD

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