

202 MARKETPLACE

ROUTE 202 & HORSHAM ROAD, MONTGOMERYVILLE, PA

±2,936 - 20,886 SF (PLUS 1,262 SF MEZZANINE) AVAILABLE FOR LEASE

UNDER
CONSTRUCTION



property highlights.

- Junior anchor endcap and small shop spaces for lease in super-regional Montgomeryville market directly off Five Points Intersection: Route 309 & Route 202
- Brand new facade renovations
- Situated in close proximity to Montgomeryville Mall with +1.1M SF of retail
- Ample parking and pylon sign presence available
- Total GLA: ±67,550 SF

stats.

2018 DEMOGRAPHICS*	1 MILE	3 MILES	5 MILES
EST. POPULATION	2,866	14,490	34,476
EST. HOUSEHOLDS	1,239	6,130	13,823
EST. AVG. HH INCOME	\$80,844	\$60,350	\$62,611

ROUTE 202 TRAFFIC COUNT: 14,625 VPD *ESRI 2018
HORSHAM ROAD TRAFFIC COUNT: 17,399 VPD



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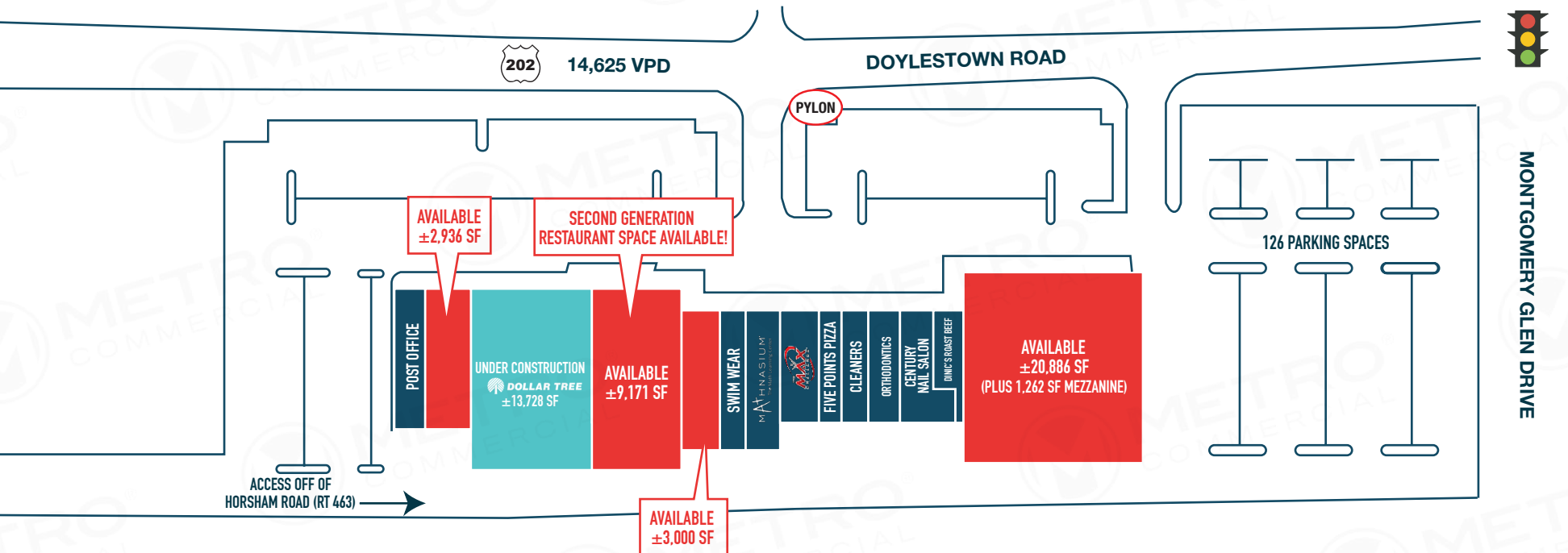
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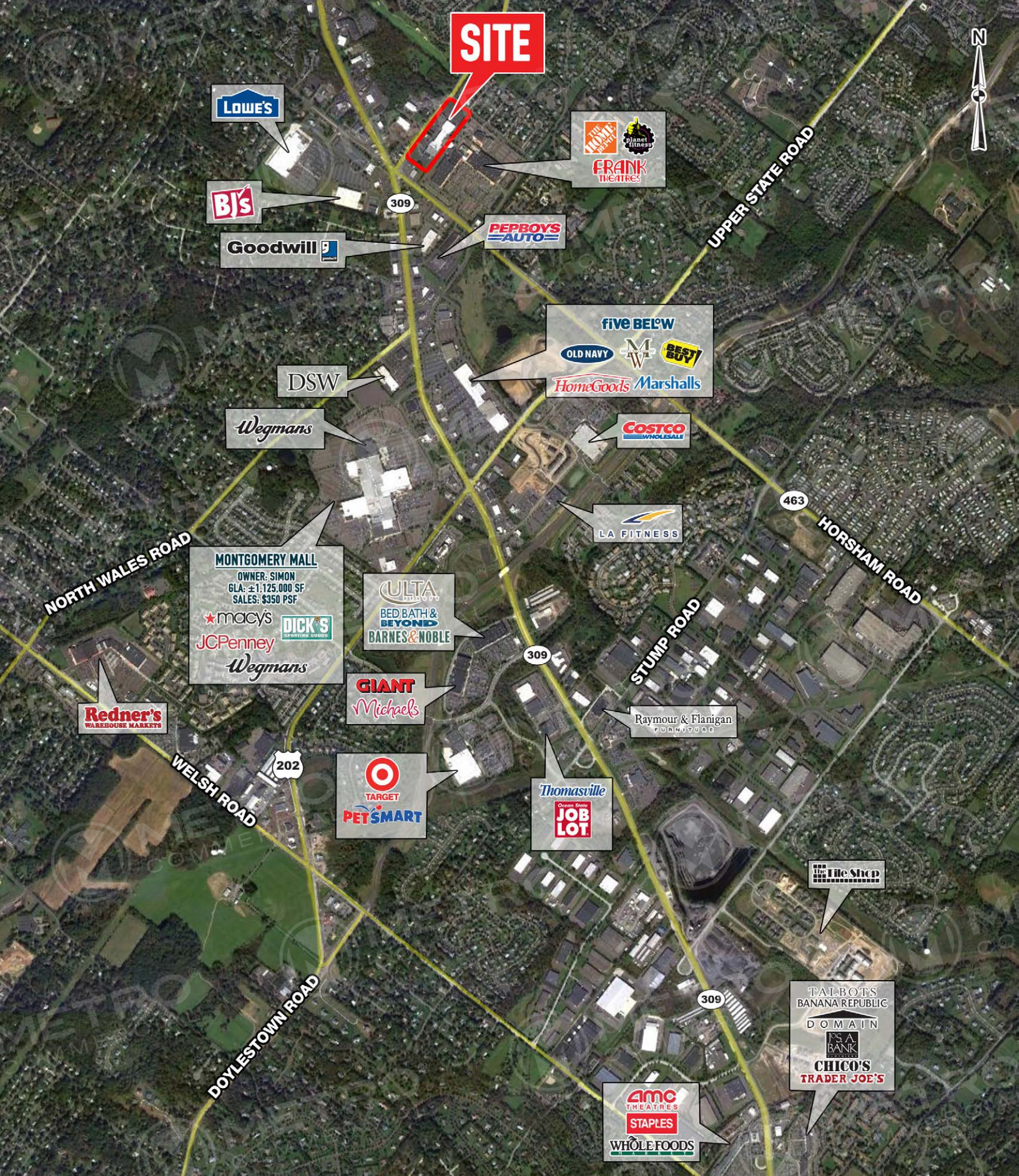




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SITE

LOWE'S

B.J.'s

Goodwill

309

**PEPBOYS
AUTO**

**FRANK
THEATRES**

UPPER STATE ROAD

FIVE BELOW

OLD NAVY

BEST BUY

HomeGoods **Marshalls**

DSW

Wegmans

**COSTCO
WHOLESALE**

463

HORSHAM ROAD

MONTGOMERY MALL

OWNER: SIMON
GLA: ±1,125,000 SF
SALES: \$350 PSF

macy's **DICK'S**
JCPenney **SPORTING GOODS**
Wegmans

ULTA

**BED BATH &
BEYOND**
BARNES & NOBLE

LA FITNESS

STUMP ROAD

309

**GIANT
MICHAEL'S**

Raymour & Flanigan
FURNITURE

**Redner's
WAREHOUSE MARKETS**

WELSH ROAD

202

TARGET
PETSMART

Thomasville

**JOE'S
JOB LOT**

The Tile Shop

DOYLESTOWN ROAD

309

TALBOTS
BANANA REPUBLIC
DOMAIN
USA BANK
CHICO'S
TRADER JOE'S

**AMC
THEATRES**

STAPLES

WHOLE FOODS

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