

## RALPH'S CORNER SHOPPING CENTER

Pad, Junior Anchor, Inline, & Endcap Spaces Available

2333 Welsh Rd, Lansdale, Montgomery County, PA 19446

EQUITY CRE



### PROPERTY FEATURES & DETAILS

- Junior Anchor: 11,675 SF
- Inline/Endcap: 1,800 SF – 8,965 SF
- Pad: 1.14 AC
- GLA: 236,175 SF



### LOCATION DETAILS

- Join Kohl's, Aldi, Ross, Fine Wine & Good Spirits, Applebee's, CVS and more!
- Busy corner location with three access points
- Strong traffic count and household incomes
- Weekday and weekend customer base

### CONTACT

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| UNIT | TENANT                   | UNIT   | TENANT                             | UNIT   | TENANT                       |
|------|--------------------------|--------|------------------------------------|--------|------------------------------|
| A1   | All-American Beverage    | C3     | InBalance Wellness Spa             | C18    | Edible Arrangements          |
| A2-3 | Fine Wine & Good Spirits | C4     | GameStop (1,800 SF Available 2026) | C19    | Yantze Chinese Rest.         |
| A4   | Aldi                     | C5     | Adams Spinal Center                | C20-21 | Ross Dress For Less          |
| A5   | AVAILABLE: 3,974 SF      | C6a    | The UPS Store                      | D1     | Kohl's                       |
| A6-7 | AVAILABLE: 7,701 SF      | C6b    | Urban L Hair Salon                 | PAD E  | CVS                          |
| B2a  | AVAILABLE: 4,470 SF      | C7-8   | The Little Gym                     | PAD F  | Citadel Federal Credit Union |
| B2b  | AVAILABLE: 4,495 SF      | C9     | AVAILABLE: 2,500 SF                | PAD G  | McDonald's                   |
| B3   | Hot Nails                | C10-13 | AVAILABLE: 6,300 SF                | PAD H  | Applebee's                   |
| B4   | Lansdale Lash Lounge     | C14    | Parker's Barber Shop               |        |                              |
| B5   | Ralph's Corner Cleaners  | C15    | Ralph's Corner Diner               |        |                              |
| C2   | ReMax                    | C16-17 | Famous Footwear                    |        |                              |
|      |                          |        |                                    | PAD I  | AVAILABLE<br>1.14 ACRES      |

### Demographics

|                            | 1 Mile    | 3 Miles   | 5 Miles   |
|----------------------------|-----------|-----------|-----------|
| Population                 | 6,780     | 67,504    | 147,326   |
| Average HHI                | \$147,541 | \$135,259 | \$149,497 |
| Adj Daytime Demos (16yrs+) | 7,908     | 52,400    | 108,672   |

Demographic Data Source: Applied Geographic Solutions, 2024 (REGIS)

The right space. The right move.



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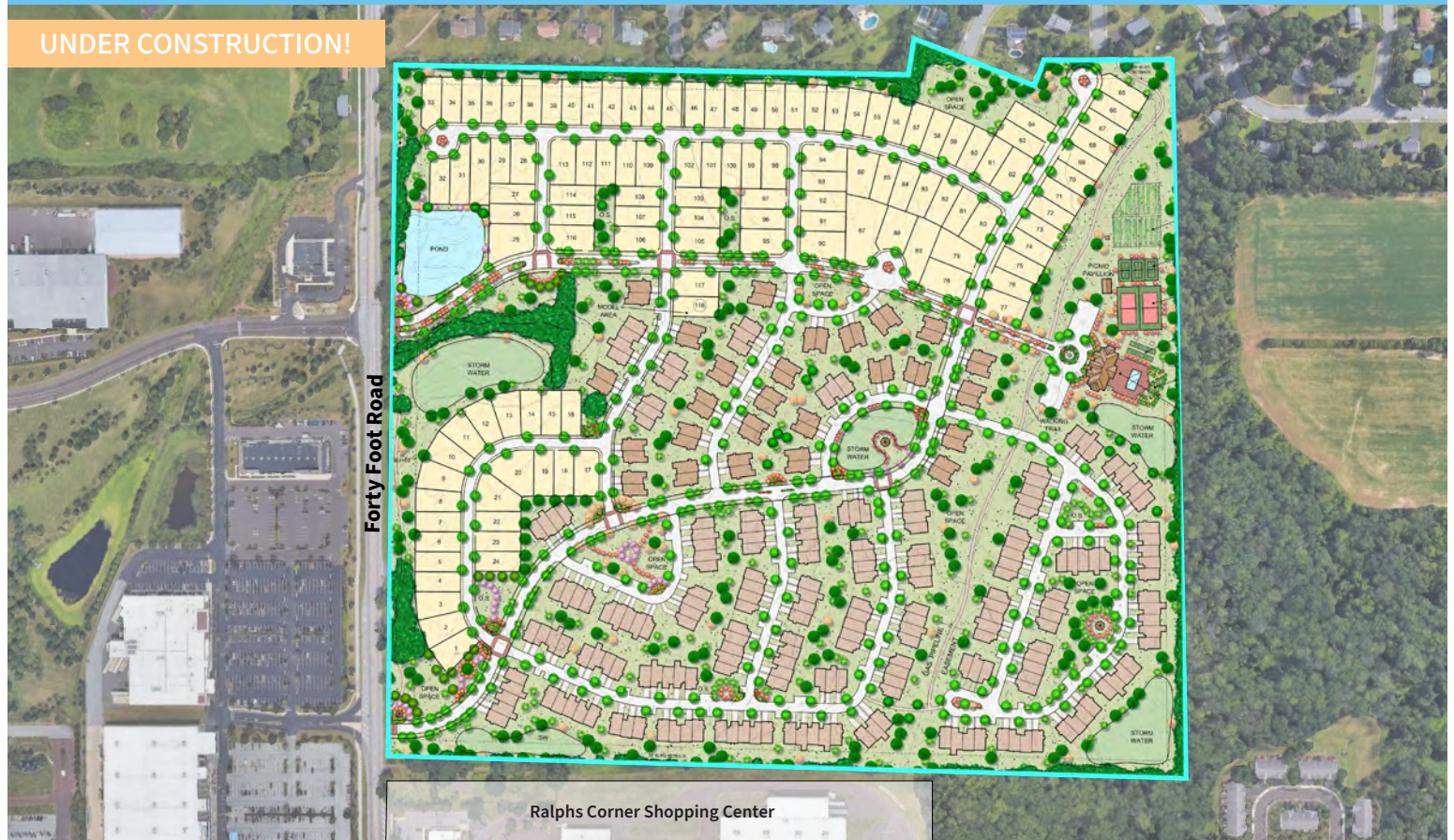
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Vacant 6,300 SF Space



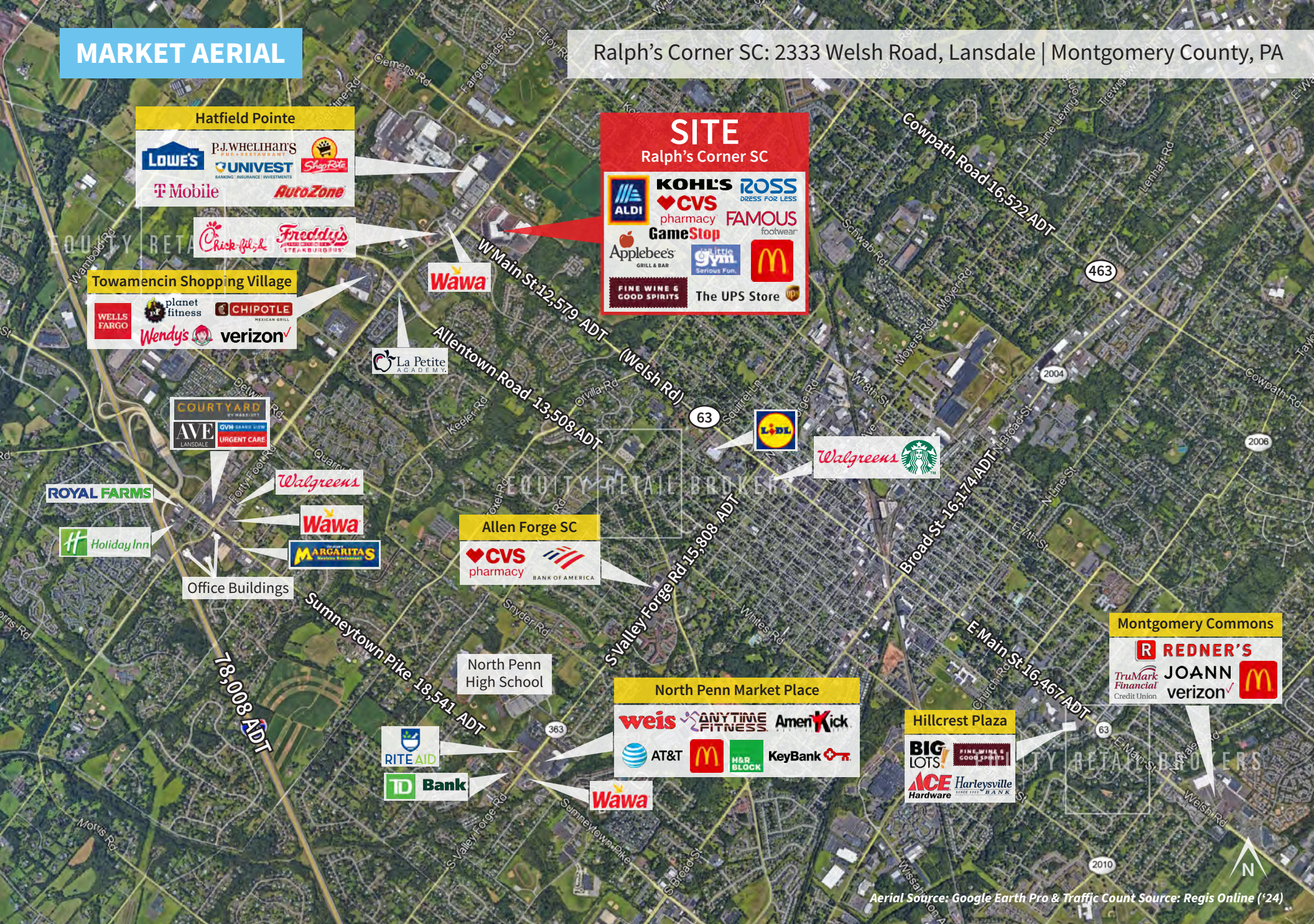
375 single, twin and townhouses proposed on 96 acres adjacent to Ralph's Corner Shopping Center

UNDER CONSTRUCTION!



# MARKET AERIAL

Ralph's Corner SC: 2333 Welsh Road, Lansdale | Montgomery County, PA



Aerial Source: Google Earth Pro & Traffic Count Source: Regis Online ('24)