

FOR LEASE: 1,200 SF VACANT PAD SITE

931 North Wales Road

North Wales, Montgomery County, PA 19454

EQUITY CRE



PROPERTY FEATURES & DETAILS

- Pad site in front of existing Taco Bell
- For ground lease or build to suit
- Close to Montgomery Mall, Airport Square
- Area retailers include Wegmans, Dick's Sporting Goods, Best Buy, Chick-fil-A, Starbucks, AutoZone, T-Mobile, Sleep Number, and Chipotle



LOCATION DETAILS

- Located beside the intersection of North Wales Road and Bethlehem Pike, with access to both
- ±31k ADT on Bethlehem Pike
- Adj. daytime population: approximately 59,400 in 3 mi. radius
- Avg HHI: approximately \$154,000 in 3 mi. radius

CONTACT

KEITH SEYMOUR

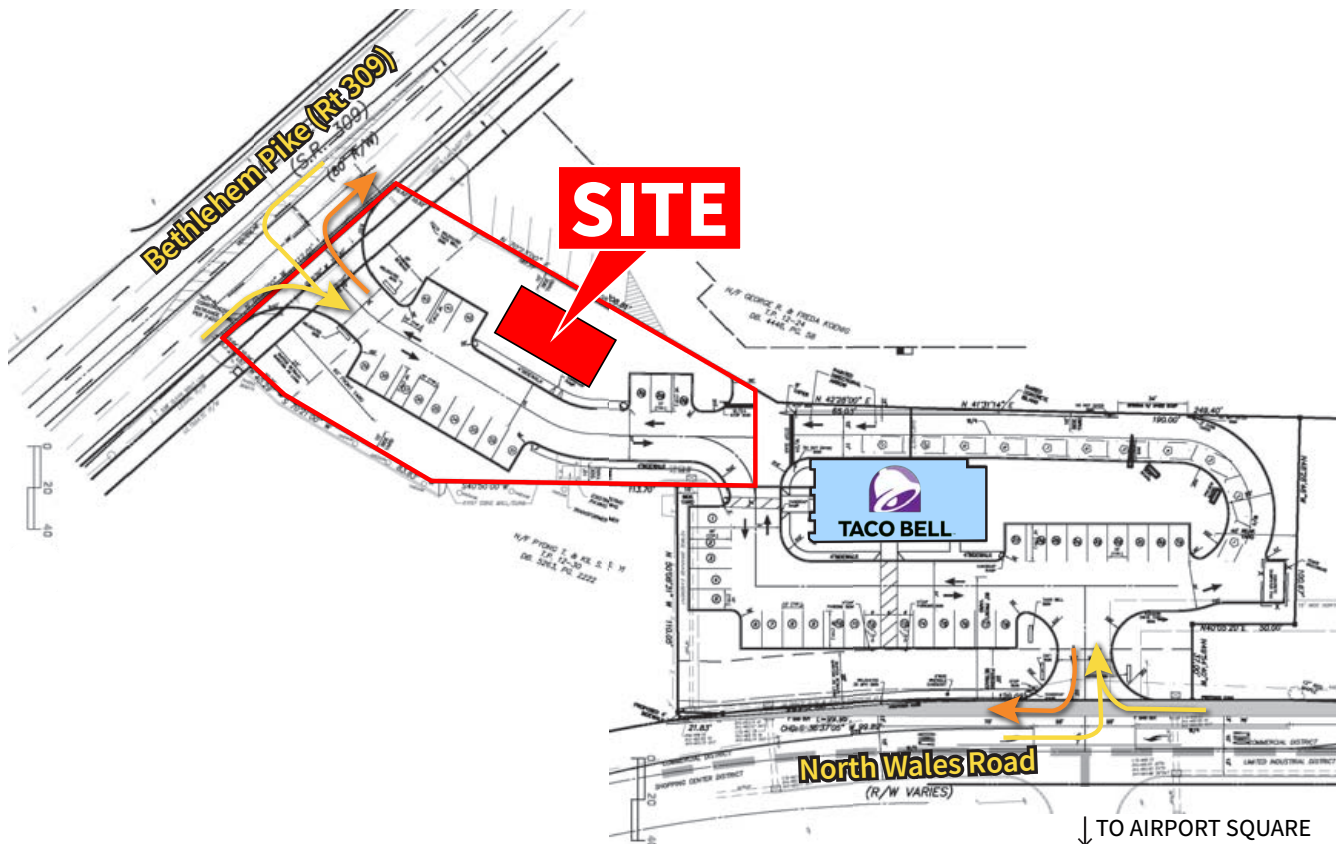
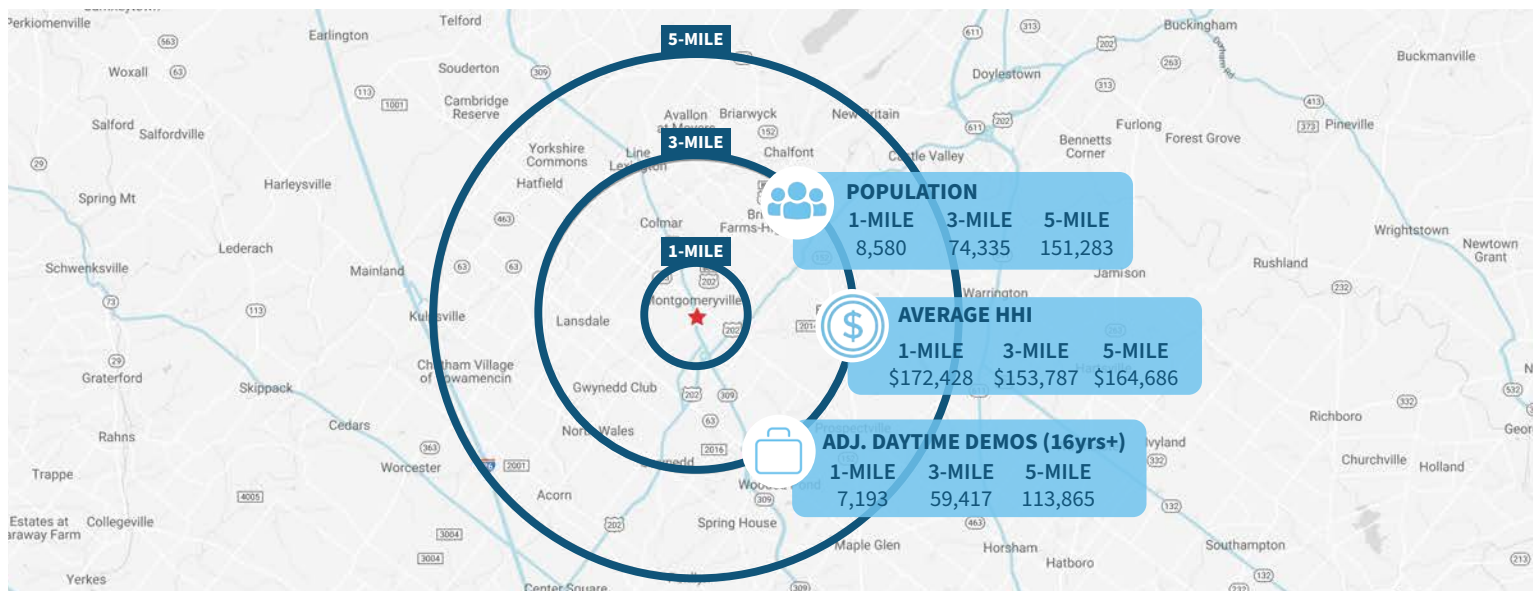
kseymour@equitycre.com

DIRECT 484.417.2249

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EQUITY CRE**Demographic Overview (1, 3, 5-mile radius)****The right space. The right move.****CMRE** CAPITAL MARKETS
REAL ESTATE NETWORK

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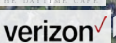
MARKET AERIAL

931 North Wales Rd, North Wales | Montgomery County, PA

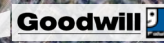
Five Points Plaza



Montgomeryville



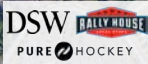
Water Tower Square



Airport Square



Montgomeryville Mall



Montgomery Square



General Hancock SC



Aerial Source: Google Earth Pro & Traffic Count source: Placer.ai ('24)

Compliments of:

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Plymouth Meeting, PA ■ Philadelphia, PA ■ 610.645.7700 ■ www.equitycre.com

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