

FOR LEASE: FREESTANDING PAD W/ PROPOSED DRIVE-THRU

931 Bethlehem Pike, Montgomeryville, Montgomery County, PA 19454

EQUITY CRE



PROPERTY FEATURES & DETAILS

- $\pm 3,969$ SF w/ Drive-Thru window
- GLA: ± 1.14 AC
- Freestanding Building w/ previous drive-thru use
- 34 Dedicated Parking Spaces plus 8 shared spaces
- Exceptional frontage on Route 309
- Full Access via signal on Garden Golf Blvd
- Multiple ingress/egress points
- Centrally located in Montgomeryville Retail Corridor
- Proximate to Routes 202 and 309
- Area tenants include Costco, Target, Giant, Krispy Kreme, Raising Cane's, Shake Shack, Chick Fil A, Starbucks, and more
- ADT – 39,191 vehicles on Route 309

CONTACT

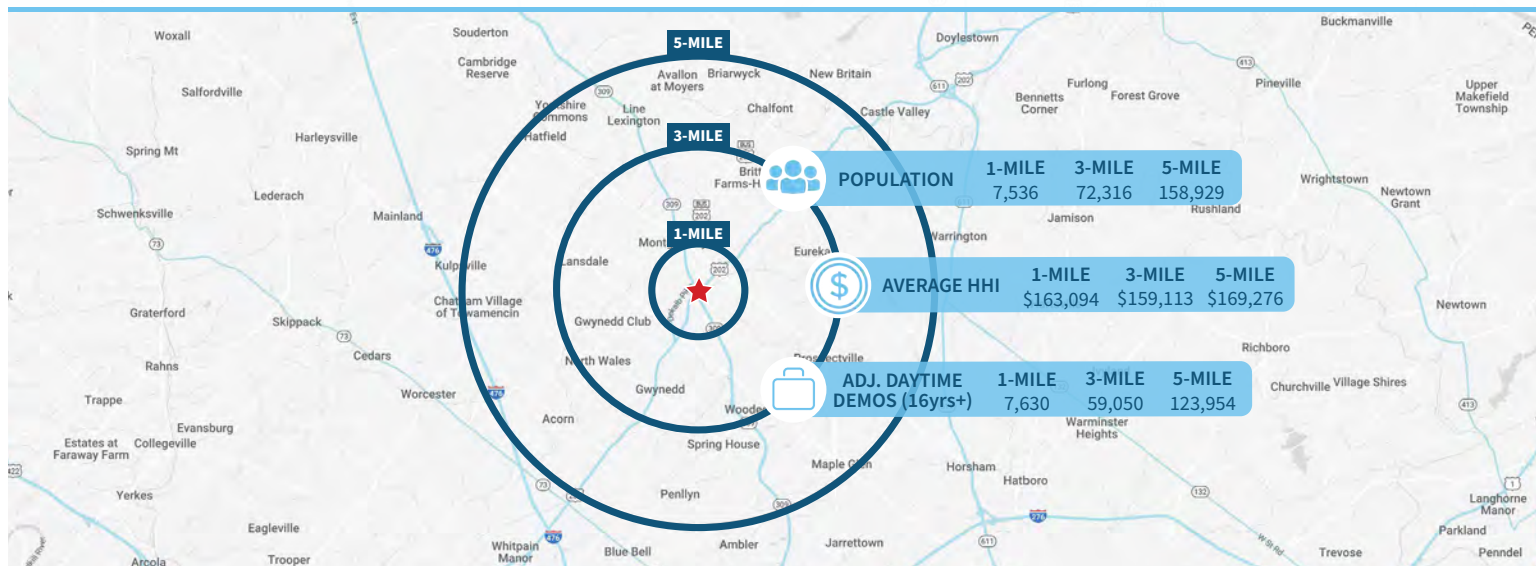
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EQUITY CRE**Demographic Overview (1, 3, 5-mile radius)****The right space. The right move.****CMRE** CAPITAL MARKETS
REAL ESTATE NETWORK

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07/25

MARKET AERIAL

931 Bethlehem Pike | Montgomeryville, PA

Five Point Plaza



Water Tower Square



North Wales Plaza



Airport Square SC



General Hancock SC



Shoppes at English Village



Gwynedd Crossing SC



Montgomery Square SC



Montgomery Commons



Montgomery Mall



SITE



Aerial Source: Google Earth Pro