

FOR LEASE

“NORTH GATE PLAZA” RETAIL SPACE

PENN'S  GRANT REALTY
Corporation

668 Bethlehem Pike
Montgomeryville, Montgomery County, PA

COMMERCIAL • INDUSTRIAL • INVESTMENT



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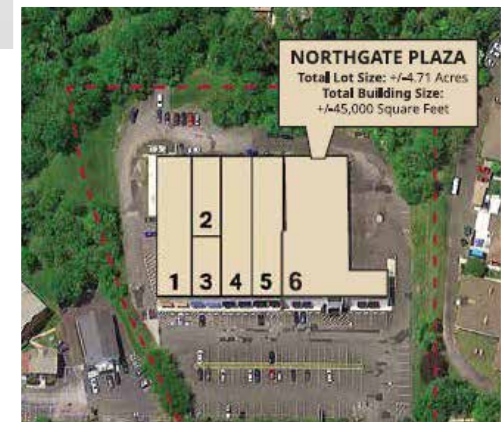
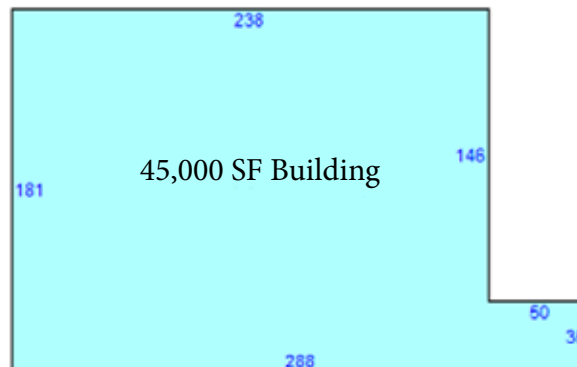
NORTH GATE PLAZA

668 Bethlehem Pike (Route 309) in Montgomeryville, PA – an exceptional opportunity for retail and light industrial ventures. Spanning 45,000 square feet, this versatile property boasts prime positioning just north of the Montgomery Mall. Strategically positioned along Route 309 (Bethlehem Pike), it enjoys unparalleled visibility with a traffic count exceeding 31,000 vehicles daily.

This commercial gem offers a dynamic blend of retail space in the front and alternative retail use at the rear, catering to diverse business needs. Complemented by a prominent pylon sign, the site ensures maximum exposure in a bustling retail corridor.

With over 100 on-site parking spaces, convenience is paramount for patrons and tenants alike. Impeccable demographics further enhance its appeal.

Zoned for commercial use, this property presents a lucrative opportunity to establish or expand your business in Montgomery County's thriving commercial landscape. Don't miss your chance to secure a prime spot in this sought-after location – seize the opportunity at 668 Bethlehem Pike today.



PROPERTY HIGHLIGHTS

- Superior High Visibility Location with Prominent Signage
- Frontage on Bethlehem Pike (Route 309)
- Excellent Demographics
- Pylon Sign
- 31,000+ Vehicles Traffic Count

PROPERTY SPECIFICATIONS

Unit 2

Unit Size: 3,800± SF
 Building Location: Back/Center
 Delivery Door: One (1) Drive-In

Unit 4

Unit Size: 7,215± SF
 Building Location: Front/Center

Ceiling Height: 17' Clear
 Parking: On-site
 Water: Public
 Sewer: Public
 Municipality: Montgomery Township
 Zoning: C-Commercial

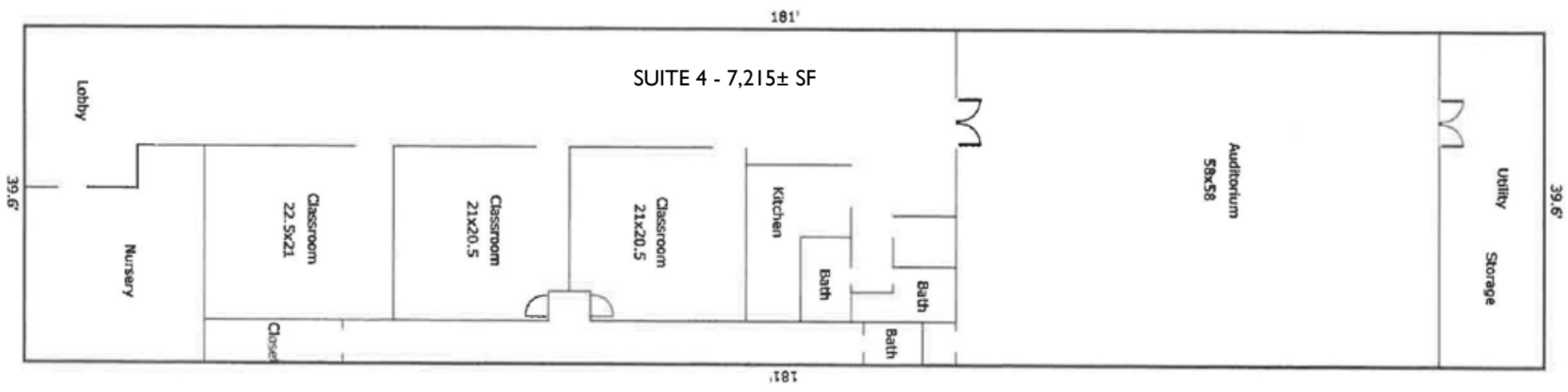
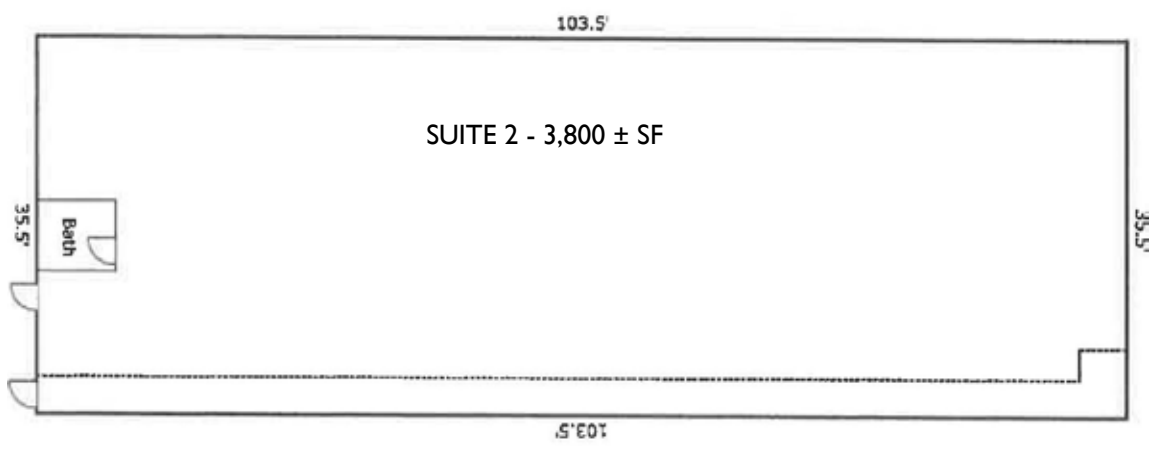


SUITE 2 - 3,800 ± SF



SUITE 4 - 7,215± SF







PROPERTY PERMITTED USES

- Art, Music, Photography
- Dance Studio
- Bakery, Confectionery
- Ice Cream Parlor
- Cabaret (Dancing & Live Entertainment)
- Indoor Recreation/Entertainment
- Fitness Center, Health Club
- Business or Professional Office
- Carpentry
- Conference Center
- Dry Cleaner**
- Financial Institution, Bank
- Medical or Dental Office
- Ambulatory Health Care Center*
- Municipal
- Veterinarian
- Animal Hospital**
- Pet Store*
- Day Care Facility
- Senior Day Care
- Copy Center
- Post Office*
- Restaurant/Taproom/Tavern
- Retail Sales
- Theater, Radio, TV Studio
- Job Printing
- Newspaper Publishing
- Personal Services: Tailor, Dress Maker, Barber/Beauty
- Salon, Shoe Repair
- Trade/Vocational School
- Learning Center
- Wholesale**

* Conditional Use

** Special Exception Use



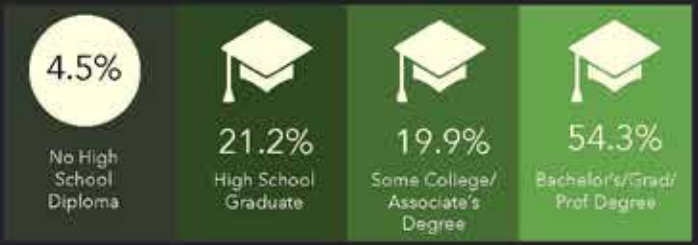
DEMOGRAPHIC PROFILE

668 Bethlehem Pike, Montgomeryville, Pennsylvania, 18936
 Ring of 5 miles



Source: This infographic contains data provided by Esri (2023, 2026)
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EDUCATION



EMPLOYMENT



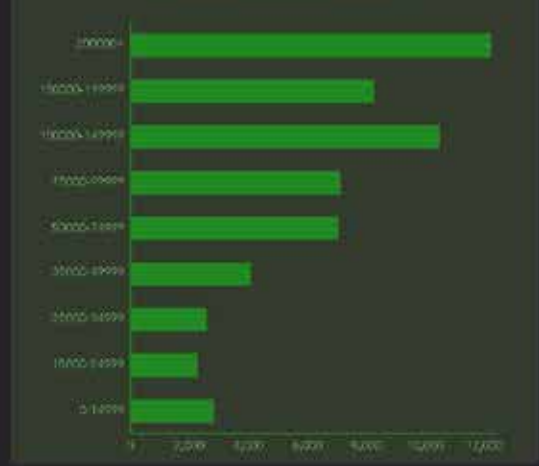
KEY FACTS



INCOME



HOUSEHOLD INCOME (\$)



COMMUNITY SUMMARY

668 Bethlehem Pike, Montgomeryville, Pennsylvania, 18936
Ring of 5 miles

147,757	0.39%	2.55	50.9	\$43.6	\$108,914	\$440,270	\$366,634	20.6%	58.9%	20.6%
Population Total	Population Growth	Average HH Size	Diversity Index	Median Age	Median HH Income	Median Home Value	Median Net Worth	Age <18	Age 18-64	Age 65+



11.0%
Services

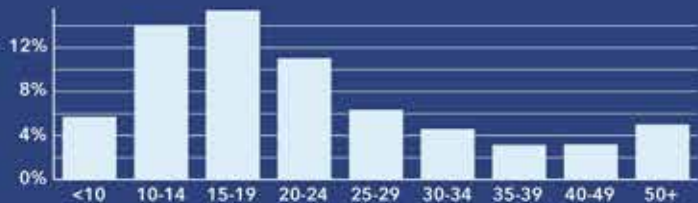


15.1%
Blue Collar



74.0%
White Collar

Mortgage as Percent of Salary



Age Profile: 5 Year Increments



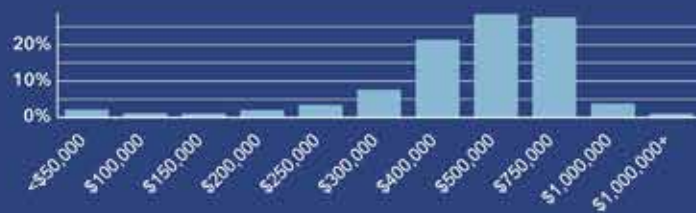
Home Ownership



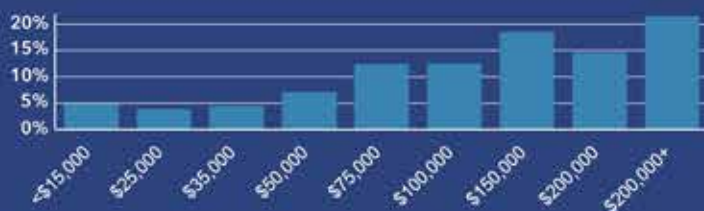
Housing: Year Built



Home Value



Household Income



Educational Attainment



Commute Time: Minutes



Source: This infographic contains data provided by Esri (2023), ACS (2017-2021).

Dots show comparison to Montgomery County

668 Bethlehem Pike, Montgomeryville, Pennsylvania, 18936

Ring of 1 mile

Eating Places



6

Bakers(Retail)



2

Bars and Pubs



3

Coffee Shops



0

Juice Bars



3

Doughnut Shops



3

Ice Cream Parlors



4

Pizza Restaurants



29

Other Restaurants

8,153

Population

3,107

Households

2.57

Avg Size Household

43.9

Median Age

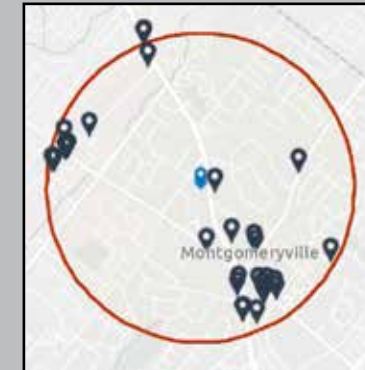
\$115,732

Median Household Income

\$447,772

Median Home Value

ONE MILE RADIUS



Annual Household Spending

\$5,158

Meals at Restaurants

\$845

Food & Drink on Trips

Local Business Summary

428

Total Businesses

5,152

Total Employees

Average Annual Spend per Household on Eating Out



\$513

Breakfast



\$1,517

Lunch



\$2,709

Dinner

