

FOR LEASE RETAIL SPACE

668 Bethlehem Pike, Montgomeryville, Montgomery County, PA

NORTHGATE PLAZA

INLINE 6,880± SF



PENN'S GRANT REALTY
Corporation
COMMERCIAL INDUSTRIAL INVESTMENT
www.pgrealty.com

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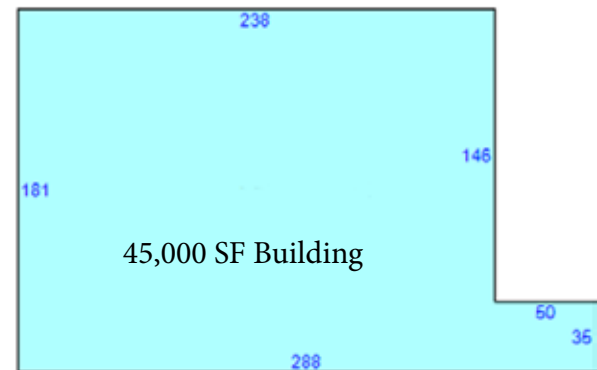
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NORTHGATE PLAZA

Positioned along Route 309—one of Montgomery County's premier retail corridors—Northgate Plaza offers an outstanding opportunity for retail and medical occupiers seeking exceptional visibility and accessibility. The 45,000-square-foot center is located just north of Montgomery Mall, benefiting from traffic counts exceeding 31,000 vehicles per day and strong surrounding demographics that support a wide range of uses.

The property offers flexible space suitable for retail, medical, showroom, or service-oriented uses. Existing co-tenants include Ethan Allen, My Salon Suite, Cosmoprof, USA Ninja Challenge, and Amazing Escape Room. Prominent pylon and building signage opportunities ensure superior exposure within this established retail corridor, while 132 on-site parking spaces provide ample convenience for both tenants and visitors.

With its strategic location, strong visibility, and adaptable space, 668 Bethlehem Pike offers an outstanding opportunity for retailers and medical providers looking to expand or establish a presence in Montgomery County's thriving commercial landscape.



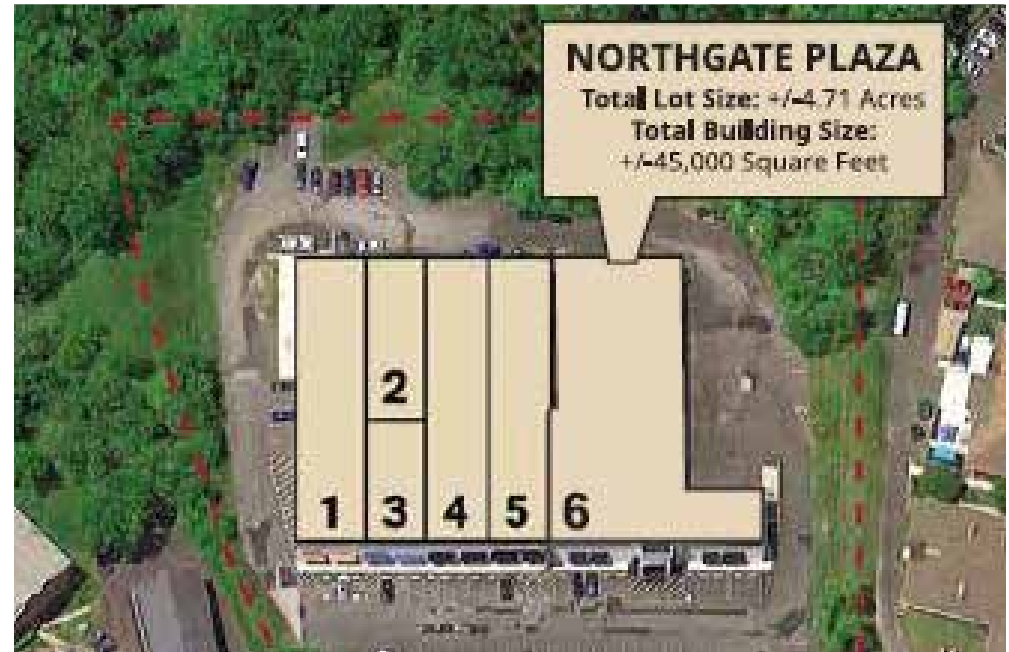
PROPERTY HIGHLIGHTS

- Only One Space Remaining!
- High visibility location with prominent signage and dedicated parking
- Traffic count of 31,000+ vehicles daily
- Strong co-tenancy with Ethan Allen, CosmoProf, Amazing Escape Room, and more
- Located in a major retail corridor with area retailers including BJ's, Home Depot, Costco, TJ Maxx, Lowe's, and more
- Population of over 147,757 with household incomes exceeding \$108,000, all within a 5-mile radius
- Pylon and monument signage available
- Frontage on Bethlehem Pike (Route 309)
- High ceilings (17' Clear)

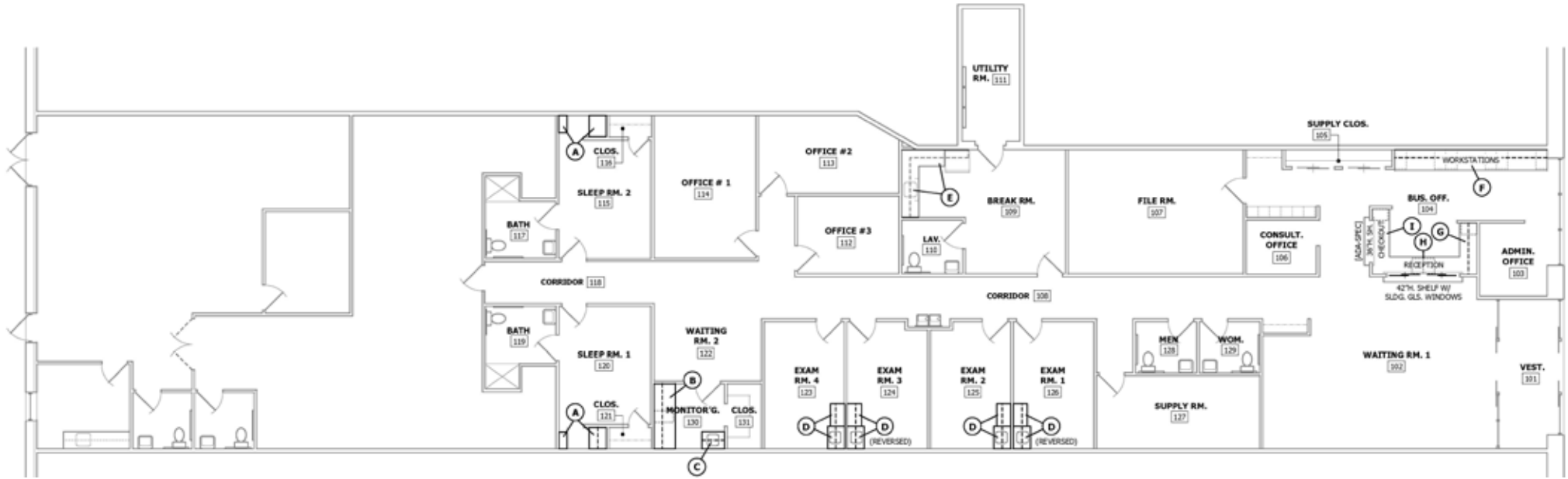
PROPERTY SPECIFICATIONS

Unit 5

Unit Size: 6,880± SF
Building Location: Front/Center
Ceiling Height: 17' Clear
Parking: On-site
Water: Public
Sewer: Public
Municipality: Montgomery Township
Zoning: C-Commercial



668 Bethlehem Pike, Montgomeryville, Montgomery County, PA



SUITE 5 - 6,880± SF

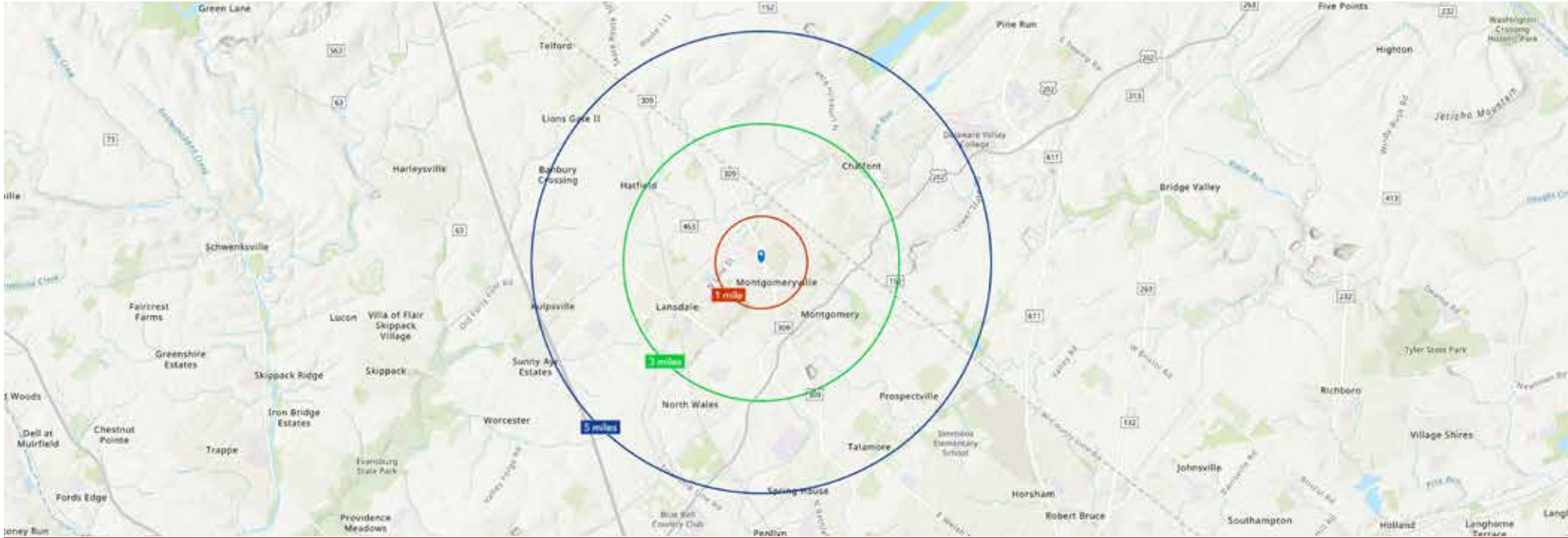




Art, Music, Photography
 Dance Studio
 Bakery, Confectionery
 Ice Cream Parlor
 Cabaret (Dancing & Live Entertainment)
 Indoor Recreation/Entertainment
 Fitness Center, Health Club
 Business or Professional Office
 Carpentry
 Conference Center
 Dry Cleaner**
 Financial Institution, Bank
 Medical or Dental 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

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POPULATION

	1 Mile	3 Mile	5 Mile
Daytime Population	8,868	71,683	147,442
Median Age	44	43	45
Female Population	4,520	37,013	77,063
Male Population	4,299	35,387	73,711

HOUSEHOLDS & INCOME

	1 Mile	3 Mile	5 Mile
Total Households	3,440	29,120	60,245
# of Persons per HH	2.6	2.6	2.6
Average HH Income	\$159,125	\$143,310	\$156,775
Average House Value	\$570,173	\$500,996	\$560,918

Source: Site to Do Business

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