

IMPROVED/APPROVED PAD

FOR SALE OR LEASE

3150 Ridge Pike | Eagleville | Montgomery County, PA

EQUITY RETAIL BROKERS



PROPERTY FEATURES

- Up to 4,536 SF Pad Site
- 0.8 Acres
- GLA: 9,612 SF (Site Approved for 2nd Floor Office)
- For Sale, Lease, Ground Lease or Build-to-Suit

DETAILS

- Corner location at signalized intersection on the “going to work” side
- Improved and Approved
- Strong demos and traffic count on Ridge Pike
- Serves the greater Eagleville, Trooper and surrounding area



CONTACT

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The right space. The right move.

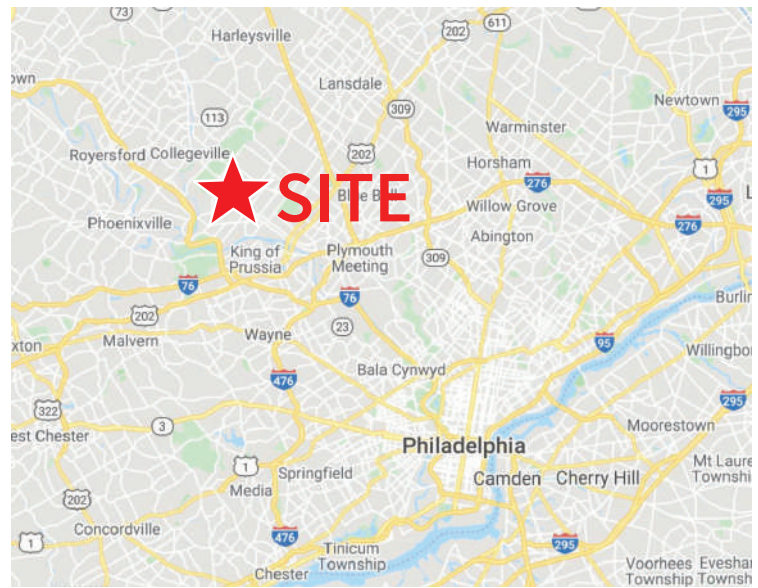
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SITE PLAN



Demographics

	1 Mile	3 Miles	5 Miles
Population	9,247	47,556	150,287
Average HHI	\$117,393	\$123,413	\$123,233
Adj Daytime Demos (16+)	6,262	36,280	132,993

Demographic Data Source: Applied Geographic Solutions, 2020 (REGIS)



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9,612 SF PAD SITE FOR SALE OR LEASE
3150 Ridge Pike, Eagleville, PA 19403



Ridge Pike Plaza

- DOLLAR TREE**
- LifeStorage**
- Great Clips**
- UNITED STATES POSTAL SERVICE**
- OLLIE'S Bargain OUTLET**

Park Ridge SC

- ACME**
- SUBWAY**
- Starbucks**
- TruMark Financial Credit Union**
- SHERWIN WILLIAMS**
- Citizens Bank**

- PAPA JOHN'S**
- WELLS FARGO**
- Firestone**
- WSFS bank**

- Pep Boys**
- Advance Auto Parts**
- LIDL**

- DUNKIN'**
- Wawa**

Compliments of:

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Aerial Source: Google Earth Pro & Traffic Count Source: PA DOT ('17, '18, '19)