

# LAKEVIEW SHOPPING CENTRE

1,650 & 1,473 SF INLINE SPACE FOR LEASE

S Township Line Rd & Rt 422 | Royersford | Montgomery County, PA

EQUITY RETAIL BROKERS



## PROPERTY FEATURES

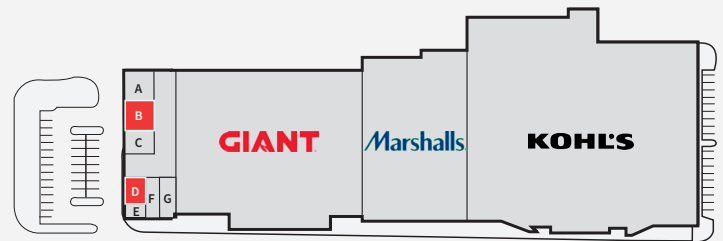
- Inline: 1,650 SF
- 1,473 SF former pizza restaurant available; equipment included!
- Grocery Anchored Center

## LOCATION DETAILS

- Anchors: Giant Food, Marshalls & Kohl's
- Great visibility & easy access to Route 422
- Lakeview Shopping Centre serves the greater Royersford community
- Located on the west corner of Rt 422 & South Township Line Rd
- Pad tenants: KFC/Taco Bell & TD Bank
- High traffic count:  
Route 422 - 78,986 ADT
- 2.3 million annual customer visits\*\*

\*\*Data provided by Placer Labs, Inc. for the period from 1/21/2024-1/22/2025

\*see back for full site plan



A	Tre Nail Bar	E	Kim's Lakeview Cleaners
B	1,650 SF   AVAILABLE	F	AT&T
C	Supercuts	G	Altera Orthodontics
D	1,473 SF   AVAILABLE	Pads	KFC/Taco Bell & TD Bank

## CONTACT

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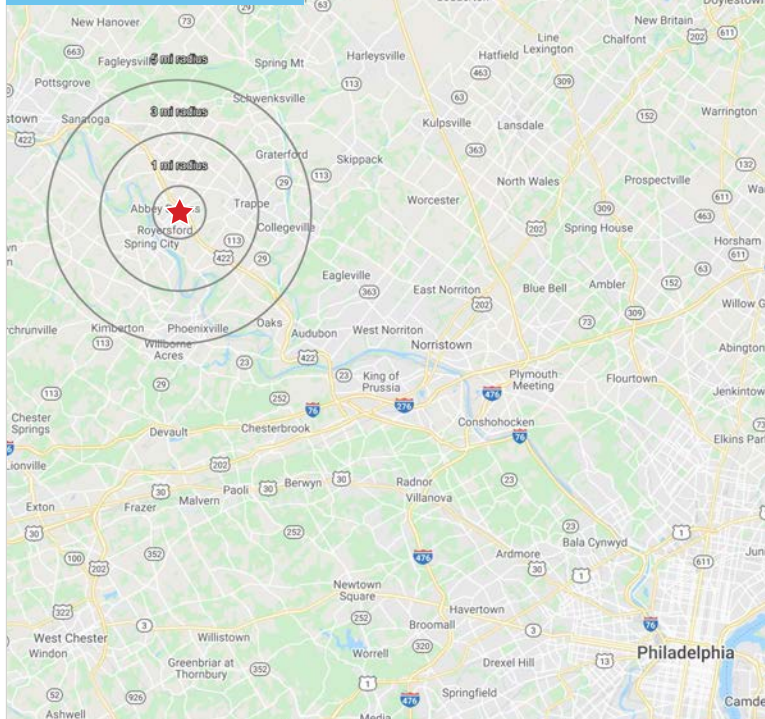
## SITE PLAN



## LAKEVIEW SHOPPING CENTRE

SUITE	TENANT	SQ FT
A	Tre Nail Bar	1,650
B	AVAILABLE	1,650
C	Super Cuts	1,100
D	AVAILABLE	1,473
E	Kim's Lakeview Cleaners	765
F	AT&T	2,200
G	Altera Orthodontics	2,200
H	Giant Food	54,346
I	Marshall's	30,616
J	Kohl's	87,350
K	TD Bank	3,664
L	KFC / Taco Bell	2,794
<b>TOTAL</b>		<b>189,729</b>

## 1,3,5 Mile Radius



## Demographics

	1 Mile	3 Miles	5 Miles
Population	9,105	43,092	113,852
Average HHI	\$116,844	\$148,779	\$156,015
Adj Daytime Demos (16 yrs+)	5,699	22,889	65,669

Demographic Data Source: Applied Geographic Solutions, 2024 (REGIS)

The right space. The right move.



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S Township Line Road & Route 422 | Royersford, PA



**Limerick Square**

URBAN 429 Trampoline Park | CHIPOTLE MEXICAN GRILL | Wendy's | Chick-fil-A | AAA | MAGERRS | GNC | TIRE PLUS TOTAL CAR CARE | TEXAS | WELLS FARGO | Applebee's GRILL & BAR | Freddy's STEAKBURGERS

Pope John Paul II High School

**SITE: Lakeview Shopping Centre**

GIANT KOHL'S | Marshalls | TD Bank | KFC | TACO BELL | AT&T | SUPERCUTS | ALTERA ORTHODONTICS

**Park Town Plaza**

DOLLAR TREE | DQ | ACE Hardware | FINE WINE & GOOD SPIRITS

UNITED STATES POSTAL SERVICE | MAVIS | CVS pharmacy | PrimoHoagies | DOLLAR GENERAL

THE GODDARD SCHOOL FOR EARLY CHILDHOOD DEVELOPMENT

Main St 12-386 ADT

Domino's | Advance Auto Parts | TRUIST | DUNKIN' | 7-ELEVEN

Wawa | RITE AID | Spring-Ford High School

Starbucks | OUTBACK STEAKHOUSES | STAYBRIDGE SUITES ANIHG HOTEL

Spring-Ford Middle School

Aerial Source: Google Earth Pro & Traffic Count Source: Placer.ai ('22)