

**±0.50 ACRE CORNER LOT & ±2,000 SF BUILDING**

1740 Sumneytown Pike, Lansdale, Montgomery County, PA

EQUITY RETAIL BROKERS



**PROPERTY FEATURES & DETAILS**

- ±2,000 SF freestanding building For Lease
- Public sewer and water
- ±165' frontage on Sumneytown Pike
- Building features 2 automotive bays, 2 clean and comfortable offices, and customer waiting area
- Excellent visibility
- Open Lot

**LOCATION DETAILS**

- Near intersection of Sumneytown Pike & Forty Foot Rd
- Full access to/from northbound and southbound sides of Sumneytown pike via cross access w/ Holiday Inn
- Located near entry/exit to I-476 - Lansdale Exit
- Strong traffic counts:
  - Sumneytown Pike - 23,886 ADT
  - Forty Foot Rd - 26,627 ADT
- Nearby businesses include Royal Farms, Wawa, Walgreens, Starbucks, Holiday Inn & Courtyard by Marriott

**CONTACT**

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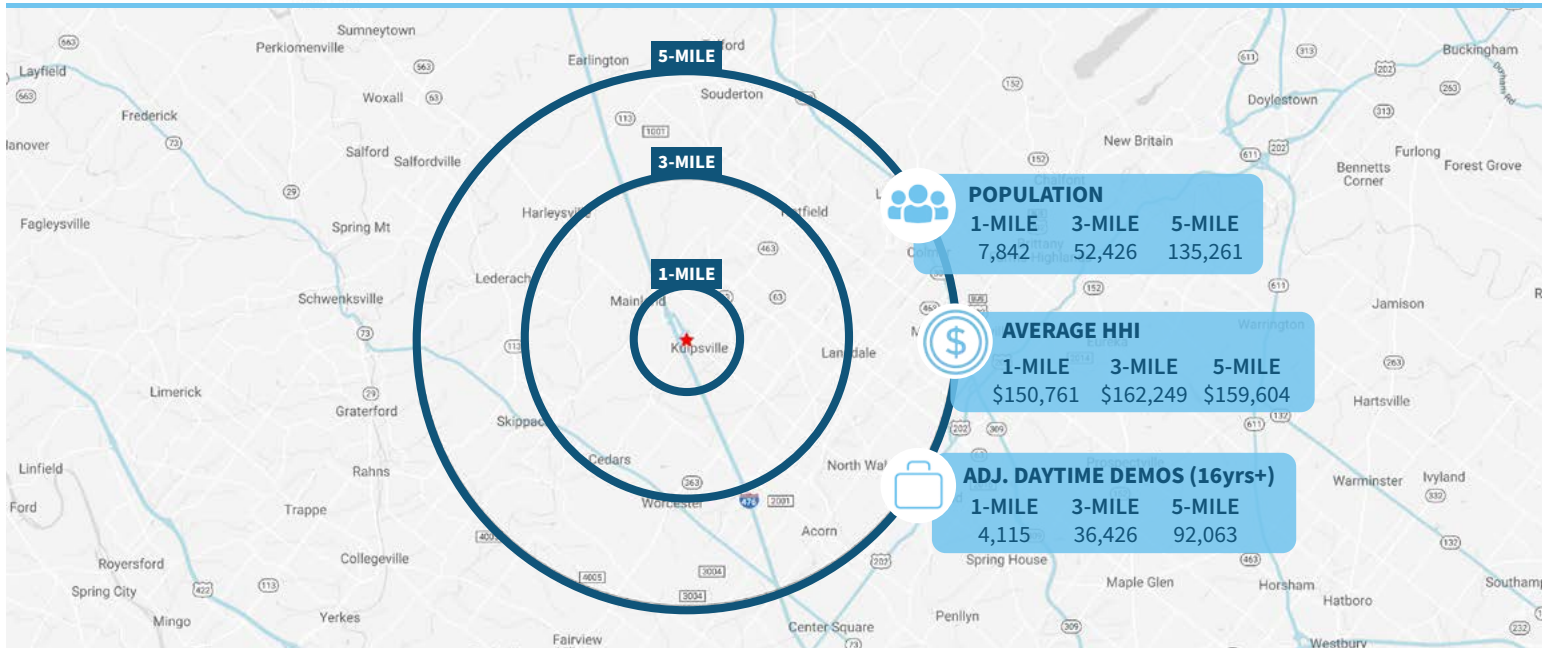
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Demographic Overview (1, 3, 5-mile radius)



The right space. The right move.

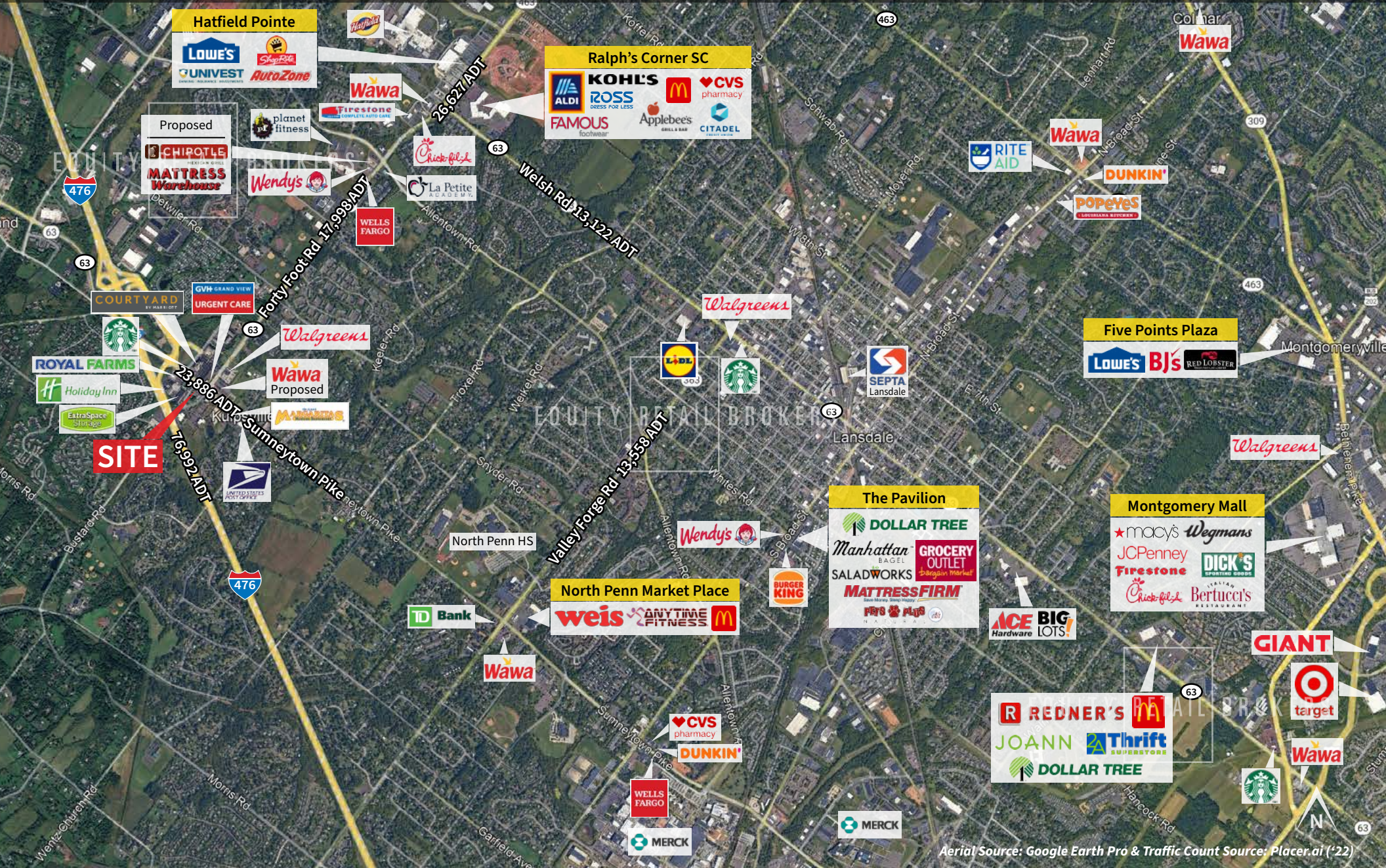


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# LANSDALE MARKET AERIAL

1740 Sumneytown Pike | Montgomery County, PA



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

Compliments of:

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