

STATION SQUARE SHOPS 100-400 PENNBROOK PARKWAY LANSDALE, PA

±1,598 - 7,110 SF & PAD SITE AVAILABLE FOR LEASE

JOIN
MONTGOMERY COUNTY
DISTRICT COURT

UMAI JAPANESE
RESTAURANT



property highlights.

- Build to Suit (BTS) or Ground Lease (GL) pad site available
- Daytime employee count exceeds 193,000, with over 9,000 businesses within a 7-mile radius
- Minutes from Routes 63, 202, 309 & the PA Turnpike
- Adjacent to Homewood Suites (Hilton), The Point at Pennbrook Station, over 800,000 SF of corporate offices including Merck Pharmaceuticals, Icon, & the SEPTA Pennbrook Station on the Lansdale/Doylestown Line

stats.

2020 DEMOGRAPHICS*	1 MILE	3 MILES	5 MILES
EST. POPULATION	11,791	72,243	145,308
EST. HOUSEHOLDS	5,048	29,094	56,564
EST. AVG. HH INCOME	\$89,983	\$120,423	\$133,349

CHURCH ROAD TRAFFIC COUNT: 8,751 VPD *ESRI 2020



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COMMERCIAL
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get in touch.

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PENNBROOK TRAIN STATION

MONTGOMERY COUNTY COURT

OFFICE ENTRANCE

CHINA KING

DRY CLEANER

AVAILABLE ±2,305 SF

±1,765 SF

OFFICE ENTRANCE

PUSH MIL SALON ±1,398 SF

UMAI JAPANESE RESTAURANT

PRIMO HOAGIES

AVAILABLE ±1,053 SF

AVAILABLE PAD SITE

PYLON

GROUND LEASE (GL) OR BUILD TO SUIT (BTS) OPPORTUNITY

±7,110 SF AVAILABLE SECOND GEN RESTAURANT SPACE

STATION SQUARE APARTMENT HOMES

CHURCH ROAD 8,751 VPD



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**100-400 PENNBROOK PARKWAY
LANSDALE, PA**





CHERRY STREET

SEPTA PARKING LOT

**SEPTA
REGIONAL RAIL
PENNBROOK STATION**



**PAD SITE
AVAILABLE**

PYLON

CHURCH ROAD 8,751 VPD

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