

# SWEDE SQUARE GERMANTOWN PIKE & SWEDE ROAD

±1,420 - 3,000 SF AVAILABLE FOR LEASE

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## property highlights.

- Prominent small shop opportunity on Germantown Pike
- Strong area demographics and traffic counts
- Total GLA: ±100,816 SF
- Owned & managed by: **cdr**

## stats.

2019 DEMOGRAPHICS*	3 MILES	5 MILES	7 MILES
EST. POPULATION	84,119	171,016	305,018
EST. HOUSEHOLDS	31,741	67,392	121,017
EST. AVG. HH INCOME	\$103,483	\$117,017	\$128,141

GERMANTOWN PIKE TRAFFIC COUNT: 25,407 VPD \*ESRI 2019  
SWEDE ROAD TRAFFIC COUNT: 18,565 VPD



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## get in touch.

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**EXISTING DRIVE-THRU**

**PYLON**

**WEST GERMANTOWN PIKE**

**SWEDE ROAD**



1	AVAILABLE	3,000 SF	9	JEM RESTAURANT	2,015 SF	15	IDENTOGO	1,572 SF
3	AVAILABLE	1,420 SF	10	SWEDE SQUARE BEVERAGE	2,000 SF	16	AVAILABLE	2,000 SF
4	CHARLIE'S PIZZA	1,420 SF	11	ALLURE SALON	6,000 SF	17	LA FITNESS	37,200 SF
5	PANERA BREAD	5,318 SF	12	AVAILABLE	3,000 SF	18	ROLL BY JUST TIRES	7,100 SF
6	KUNG FU TEA	1,600 SF	13	HOLLYWOOD NAILS	1,200 SF	19	SONIC DRIVE IN	2,264 SF
7 & 8	GROCERY OUTLET BARGAIN MARKET	21,707 SF	14	MAESTRO CHIROPRACTIC & REHAB	2,000 SF			

## SWEDE SQUARE EAST NORRITON TWP., PA





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