

MSC

VAC



COLMAR, PA

285 BETHLEHEM PIKE

5,000 SF RETAIL/FLEX SPACES AVAILABLE FOR LEASE



285 BETHLEHEM PIKE

MATTHEW COOPER
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- Situated at the signalized intersection of Bethlehem Pike (Route 309) (30,831 AADT) and Advanced Lane
- Located within a half-mile of the Colmar SEPTA regional train station and Walmart Supercenter
- Prominent pylon on Route 309
- 2nd generation space with existing infrastructure
- Ideally suited for a range of uses including retail, office, or flex

DEMOGRAPHICS

EST. POPULATION
 1 mi 5,590 | 3 mi 63,433 | 5 mi 147,801

EST. TOTAL EMPLOYEES
 1 mi 6,784 | 3 mi 31,540 | 5 mi 70,688

EST. MEDIAN HH INCOME
 1 mi \$131,633 | 3 mi \$113,802 | 5 mi \$118,173

EST. MEDIAN AGE
 1 mi 41.7 | 3 mi 40.5 | 5 mi 41.7

JOIN THESE AREA TENANTS

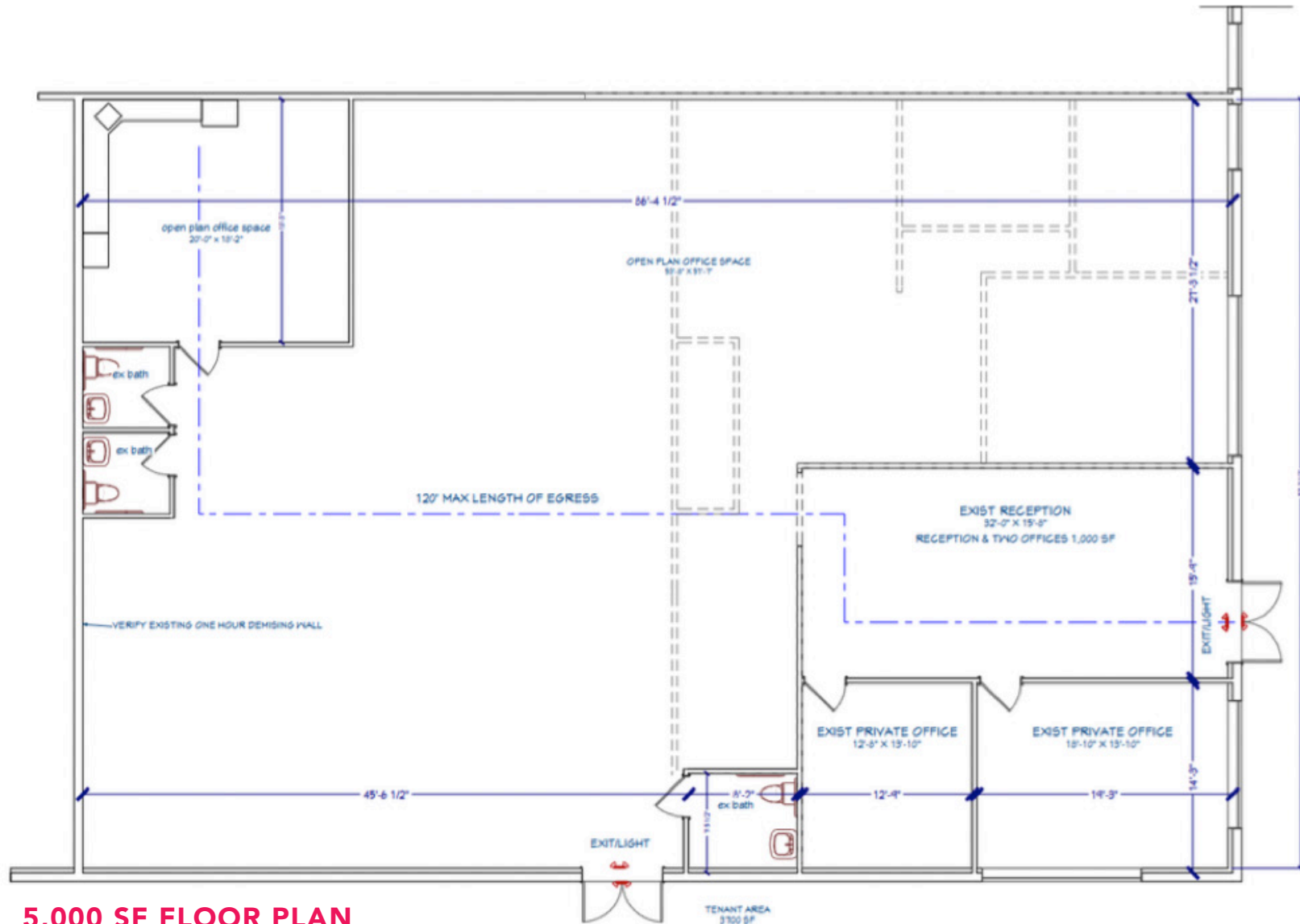




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BETHLEHEM PIKE

5,000 SF FLOOR PLAN



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