

# 39 N. York Road

Willow Grove, PA 19090  
Montgomery County, Pennsylvania

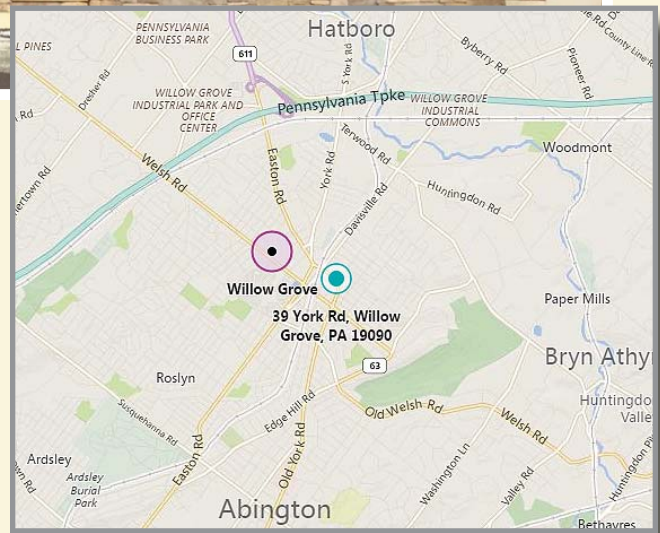
**RETAIL SPACE  
AVAILABLE  
4,675 SF**

**USREALTY**  
ASSOCIATES, INC.



## PROPERTY HIGHLIGHTS

- 4,675 SF retail space available for lease
- Located in densely populated Willow Grove on busy retail corridor with great visibility
- Excellent traffic counts on York Road (Route 611)
- 19,344 VPD
- Located 1/2 mile west of Willow Grove Mall
- Ideal location for wireless store, paint supply, sandwich shop, pizza, mattress/furniture or medical office



DEMOGRAPHICS *	1 Mile	3 Miles	5 Miles
Population	13,528	82,679	241,427
Average HH Income	\$75,303	\$94,886	\$95,082
Total Businesses	869	4,510	4,214
Number of Employees	10,324	60,038	148,398

(\* Source: AGS™)

**USREALTY**  
ASSOCIATES, INC.

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[www.eusrealty.com](http://www.eusrealty.com)

**For Detailed Information**

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