

# 39 N. YORK ROAD

## WILLOW GROVE (MONTGOMERY COUNTY), PA



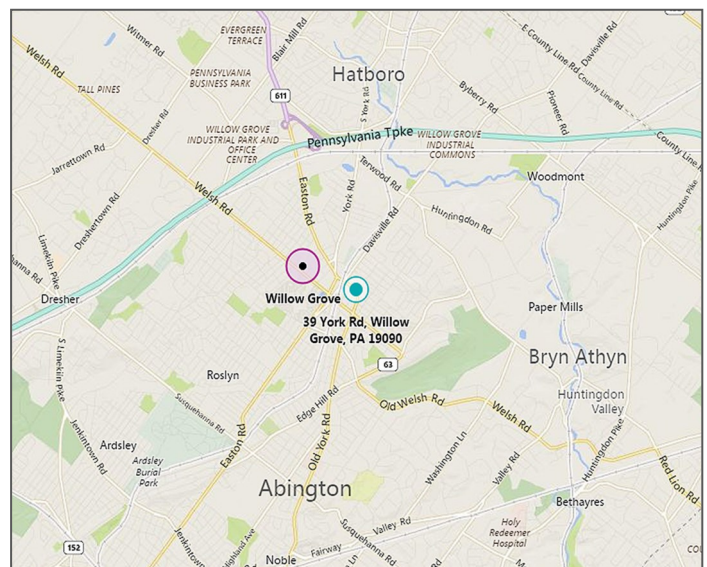
### RETAIL SPACE AVAILABLE FOR LEASE

#### LOCATION

39 N. York Road  
Willow Grove (Montgomery County), PA

#### PROPERTY HIGHLIGHTS

- **4,567 Square Feet of Retail Space Available**
- 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 Restaurant, Mattress/Furniture Store or Medical Office.



#### PLEASE CONTACT:

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**USREALTY**  
ASSOCIATES, INC.  
A Full Service Real Estate Company

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T.215-557-9900 F.215-701-3839  
www.eusrealty.com

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### DEMOGRAPHIC REPORT

	<u>1 MILES</u>	<u>3 MILES</u>	<u>5 MILES</u>
POPULATION:	13,528	82,679	241,427
TOTAL BUSINESSES:	869	4,510	4,214
AVG HH INCOME:	\$ 75,303	\$ 94,886	\$ 95,085
# OF EMPLOYEES:	10,324	60,038	148,398

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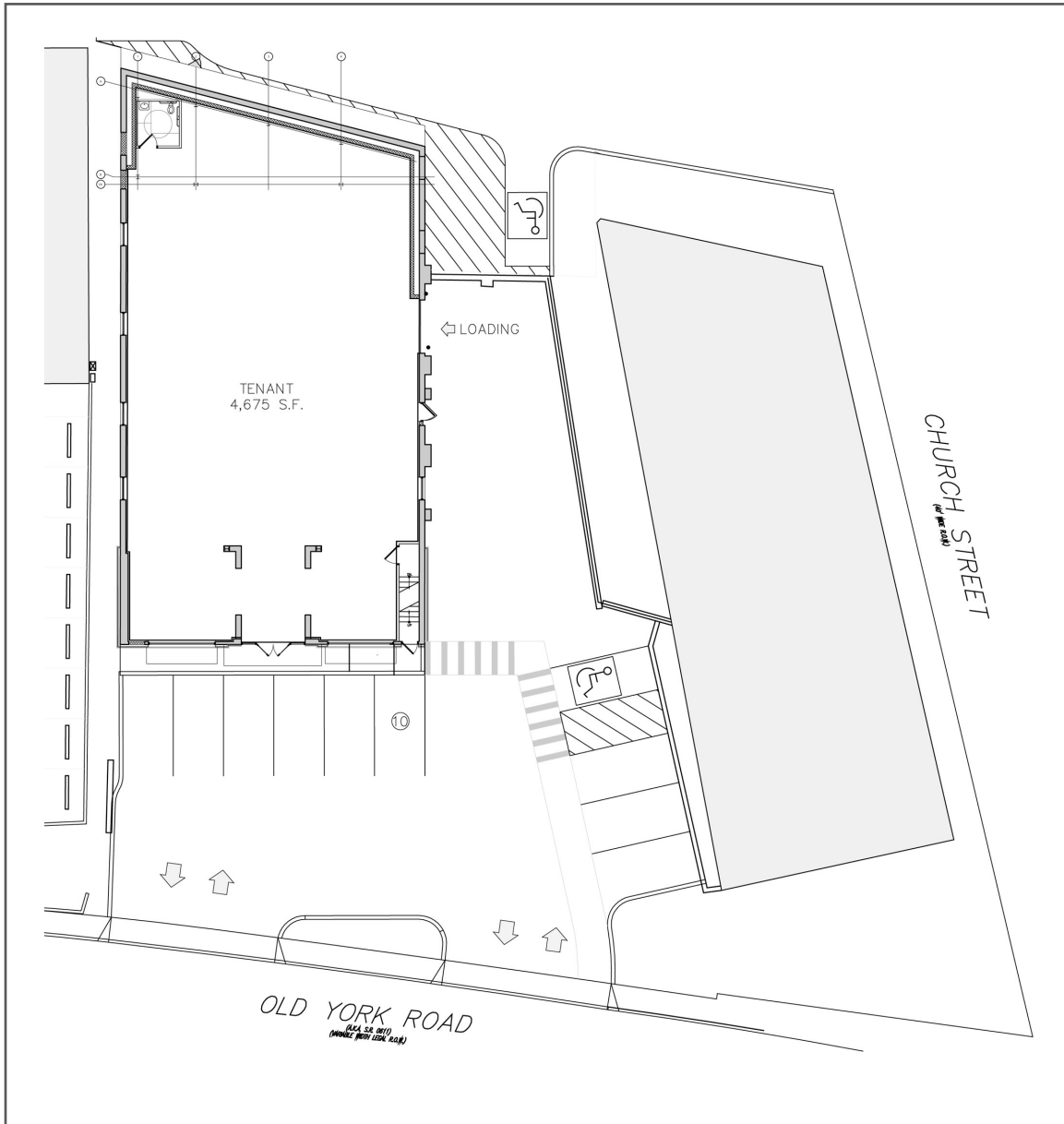
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WILLOW GROVE (MONTGOMERY COUNTY), PA



FUTURE  
RETAIL SPACE  
39-41 OLD YORK ROAD  
WILLOW GROVE, PA



1128 WALNUT STREET  
SUITE 200  
PHILADELPHIA, PA 19107  
215.928.9331  
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