

1316 BETHLEHEM PIKE  
**FLOURTOWN, PA**

±0.36 AC AVAILABLE FOR LEASE OR SALE! (EXISTING BUILDING ±2,964 SF)

PHILADELPHIA MSA

AREA  
RETAILERS

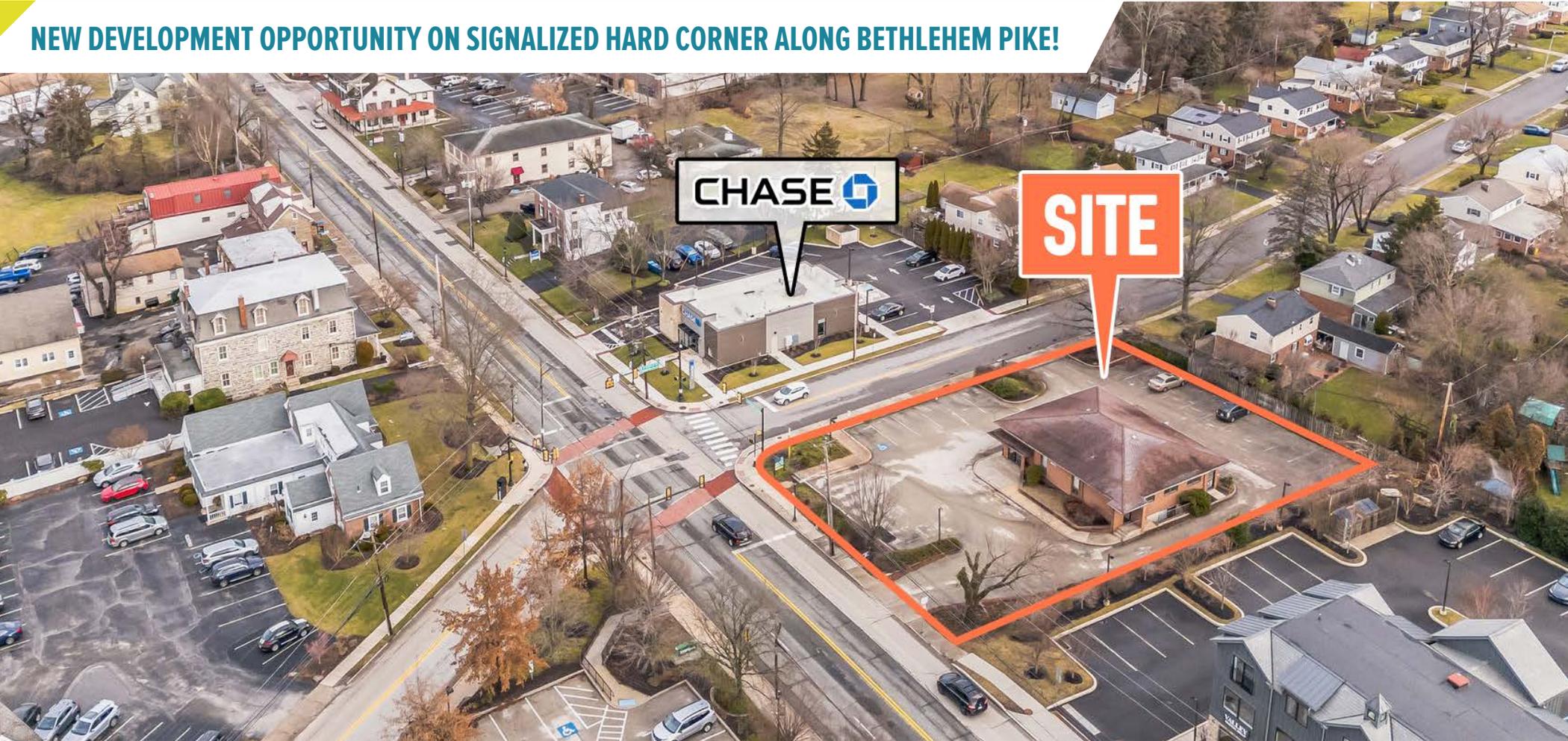
**ACME** FINE WINE & GOOD SPIRITS



*Walgreens* CHASE

TD Bank **WSFS**

**NEW DEVELOPMENT OPPORTUNITY ON SIGNALIZED HARD CORNER ALONG BETHLEHEM PIKE!**



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**get in touch.**

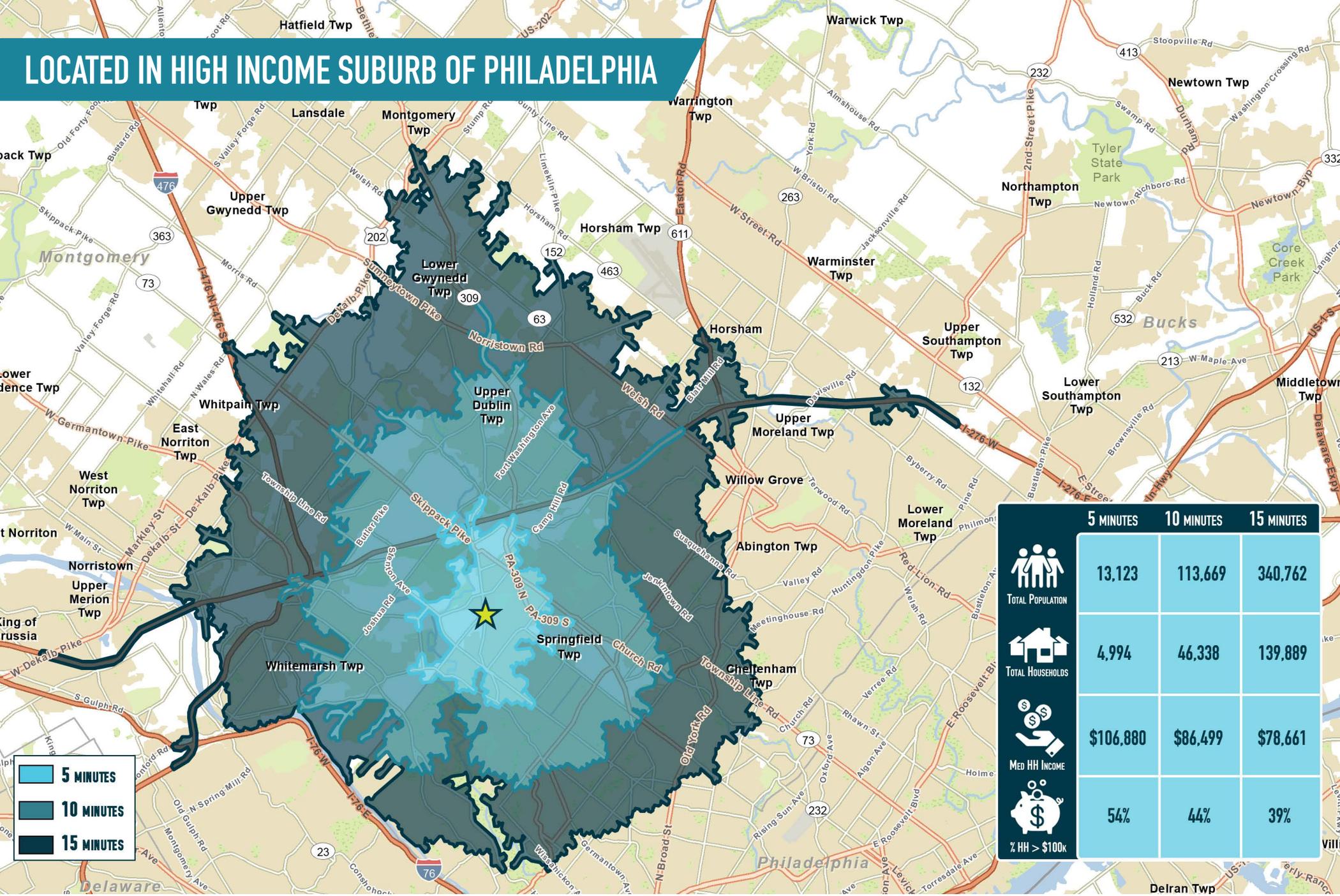
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# LOCATED IN HIGH INCOME SUBURB OF PHILADELPHIA



	5 MINUTES	10 MINUTES	15 MINUTES
TOTAL POPULATION	13,123	113,669	340,762
TOTAL HOUSEHOLDS	4,994	46,338	139,889
MED HH INCOME	\$106,880	\$86,499	\$78,661
% HH > \$100k	54%	44%	39%

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# LOCATED ON HARD CORNER AT LIGHTED INTERSECTION OF BETHLEHEM PIKE AND WISSAHICKON AVE



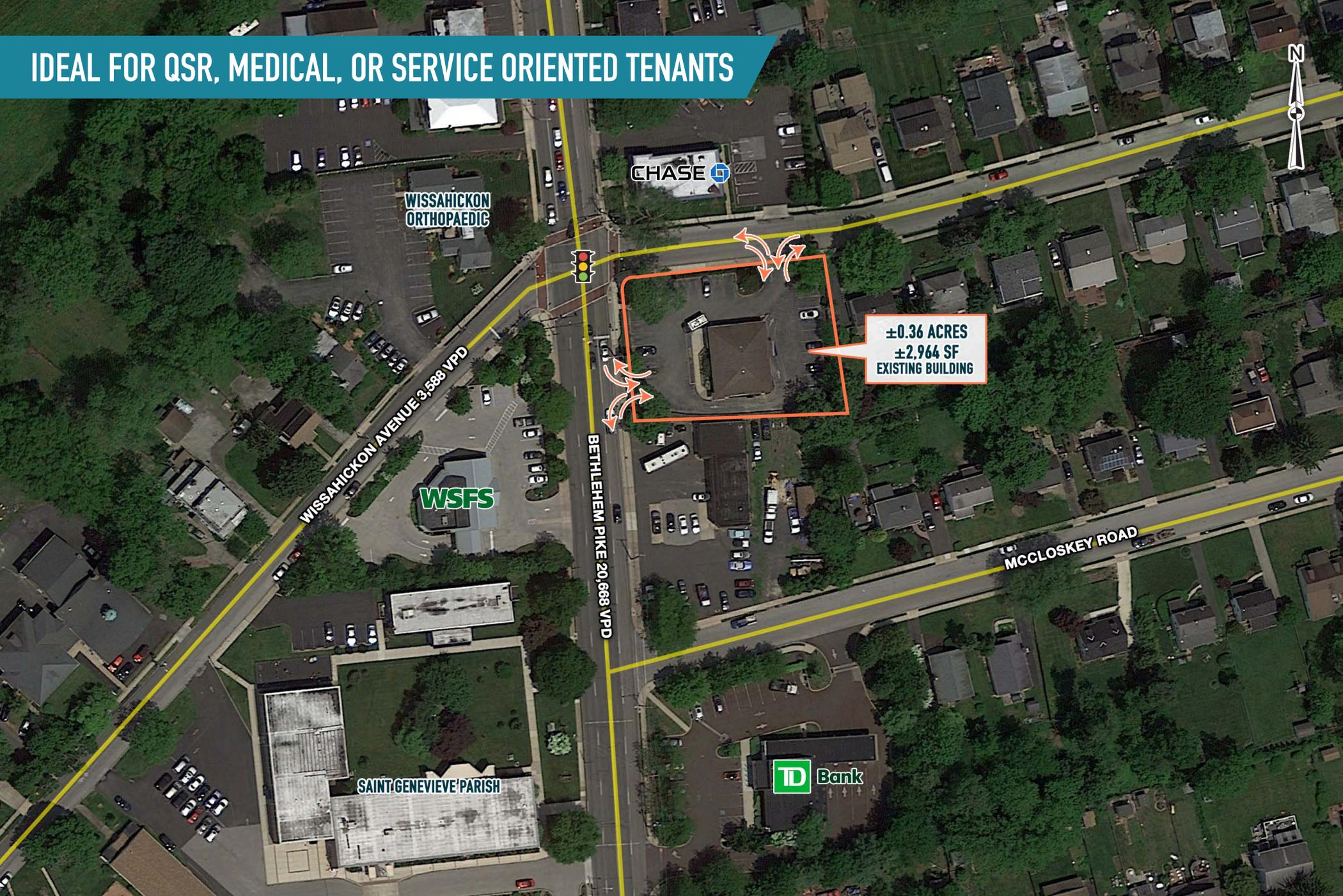
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# IDEAL FOR QSR, MEDICAL, OR SERVICE ORIENTED TENANTS



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# PROPERTY PHOTOS



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