



FINE WINE & GOOD SPIRITS

QUEEN
Chinese Restaurant

TWO BROTHERS PIZZA

Walgreens
(Office)

*16 PARKING SPACES
LEASED TO CALIBER COLLISION

FINE WINE & GOOD SPIRITS

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TWO BROTHERS PIZZA

Walgreens
(Office)

ACTUAL LOCATION

Pennsylvania Fine Wine & Good Spirits Anchored Strip
100% Occupied 20,731 SF Strip Center | Densely Populated, Affluent Area
Investment-Grade Credit (Moody's Aa2) Anchor | Philadelphia MSA

1440-1452 Bethlehem Pike | Flourtown, PA 19031



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**FINE WINE &
GOOD SPIRITS**

**TWO BROTHERS
PIZZA**

QUEEN
Chinese Restaurant

Walgreens
(Office)

**1440-1452 BETHLEHEM PIKE
FLOURTOWN, PA**



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The Offering

Forged Real Estate is pleased to exclusively offer the opportunity to acquire the fee simple interest in a Pennsylvania Fine Wine & Good Spirits anchored 20,731 SF strip center, (the "Property") in Flourtown, PA a charming suburb located in Montgomery County, just 10 miles northwest of Philadelphia and part of the Philadelphia MSA. Pennsylvania Fine Wine & Good Spirits, which leases 58% of the building and represents 66% of the rent, has been the anchor Tenant since the strip was built in 2004, demonstrating their commitment to the property. Walgreens' Mid-Atlantic area office is on the second floor of the shopping center, and they have been there since the building was built. Additionally, Queen Chinese Restaurant has been a Tenant for over 15 years, since they opened in 2009. The investment-grade credit Pennsylvania Fine Wine & Good Spirits' lease and amendments are signed by the Commonwealth of Pennsylvania, which Moody's just upgraded in October of 2024 from Aa3 to Aa2, citing the Commonwealth's sound fiscal management, balanced budgets and steady economic growth. This Wine and Spirits location ranks in the top 97% of all Wine and Spirits location, 16th in the State of Pennsylvania out of 591, totaling \$14,769,000 in sales, which equates to a minuscular rent to sales ratio of 2.6%, demonstrating the strength of the location and the potential future rental upside. The strip center sits along Bethlehem Pike, the main thoroughfare which is home to 20,700 vehicles per day.

The 1-mile area surrounding the property boast excellent, affluent populations as the average household income within 1-mile is \$170,000 and within 3-miles it is \$150,000. The Philadelphia MSA is the 8th most populated metro area in the United States, home to over 6,241,000 residents as well as some of the nation's top universities and numerous Fortune 500 companies.



Property Summary

ADDRESS
1440-1452 Bethlehem Pike
Flourtown, PA 19031

PRICE
\$6,622,000

CAP RATE
7.00%

NOI
\$463,552

OCCUPANCY
100%

YEAR BUILT
2004

BUILDING SIZE
20,731 SF

PARCEL SIZE
2.35 Acres

WEIGHTED AVERAGE TENURE
18.3 Years

Leasing Summary

Tenant/Building	Current Lease Expiration Date	Lease Term Remaining	Square Footage	% of Strip	Rent PSF	Annual Rent	Escalations	Options
Pennsylvania LCB (Fine Wine & Good Spirits)	5/31/30	5.5	12,000	57.88%	\$32.45	\$389,400	4.78% Increase Next Option	1 x 5
Walgreens (2nd Story Office)	8/31/26	1.7	5,600	27.01%	\$20.00	\$112,000	2.50% Increase on 9/1/2025	1 x 3
Two Brothers Pizza	4/7/31	6.3	1,570	7.57%	\$21.22	\$33,312	Roughly 3% Annual Increases in Years 3-5	1 x 5
Queen Chinese	8/31/25	0.7	1,561	7.53%	\$21.22	\$33,121	3% on 9/1/2027 and Annually Thereafter	N/A
Caliber Collision Parking*	3/31/26	1.3	-	-	-	\$22,200	-	-
Totals/Averages		3.1	20,731	100.00%	\$23.72	\$590,033		

*The adjacent Caliber collision leases sixteen (16) parking spaces and recently extended their lease to make it coterminous with their building lease across the street.



Investment Highlights



PLCB ANCHOR IS AN INVESTMENT-GRADE CREDIT TENANT – Pennsylvania Fine Wine & Good Spirits has been an anchor Tenant of the strip center since it was built in 2004. Their Lease and Amendments are signed by the Commonwealth of Pennsylvania, which *Moody's* just upgraded in October of 2024 from Aa3 to Aa2, citing the Commonwealth's sound fiscal management, balanced budgets and steady economic growth.



TOP 97% SALES PERFORMER (16TH OUT OF 591) IN THE STATE – The 2017-2018 Annual Report was the first year where the Commonwealth of Pennsylvania broke down each Wine & Spirits location by sales. Since then, the Flourtown location has ranked in the top 20 in the State of Pennsylvania each year, most recently ranking 16th for the 2022 – 2023 fiscal year, totaling \$14,769,000 in sales.



EXTREMELY LOW RENT TO SALES RATIO (2.6%) – Wine and Spirits' gross rent of \$389,400, combined with their most recent reported sales of \$14.7M allow for a minuscule rent to sales ratio of 2.6%, demonstrating the strength of the location and the potential future rental upside.



DENSELY POPULATED, AFFLUENT AREA – The 1-mile area surrounding the property boast excellent, affluent populations as the average household income within 1-mile is \$170,000 and within 3-miles it is \$150,000.



PHILADELPHIA MSA – Flourtown is a charming suburb located in Montgomery County, just 10 miles northwest of Philadelphia and part of the Philadelphia MSA. The Philadelphia MSA is the 8th most populated metro area in the United States, home to over 6,241,000 residents as well as some of the nation's top universities and numerous *Fortune* 500 companies.



WEIGHTED AVERAGE TENURE OF 18+ YEARS – Both Pennsylvania Fine Wine & Good Spirits and Walgreens have been Tenants at the strip center since it was built in 2004, demonstrating their commitment to the property. Additionally, Queen Chinese has been a Tenant for over 15 years, since they opened in 2009.



LACK OF FUTURE POTENTIAL RELOCATION OPTIONS FOR PLCB – The shopping centers within close proximity to the subject property both have grocery store anchors (GIANT and ACME) who both sell beer and wine, limiting potential relocation options in the future for PA Fine Wine & Good Spirits.



Site Plan

Bethlehem Pike (20,700 VPD)

 *Walgreens*

**16 Parking Spaces
Leased to Caliber Collision*

TWO BROTHERS PIZZA

QUEEN
Chinese Restaurant

FINE WINE &
GOOD SPIRITS

 *Walgreens*
(2nd Story Office)

Approximate Property Boundary



Rent Roll

Tenant/Building	Current Lease Expiration Date	Lease Term Remaining	Square Footage	% of Strip	Rent PSF	Annual Rent	Escalations	Options
Pennsylvania LCB (Fine Wine & Good Spirits)	5/31/30	5.5	12,000	57.88%	\$32.45	\$389,400	4.78% Increase Next Option	1 x 5
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Two Brothers Pizza	4/7/31	6.3	1,570	7.57%	\$21.22	\$33,312	Roughly 3% Annual Increases in Years 3-5	1 x 5
Queen Chinese	8/31/25	0.7	1,561	7.53%	\$21.22	\$33,121	3% on 9/1/2027 and Annually Thereafter	N/A
Caliber Collision Parking*	3/31/26	1.3	-	-	-	\$22,200	-	-
Totals/Averages		3.1	20,731	100.00%	\$23.72	\$590,033		

*The adjacent Caliber collision leases sixteen (16) parking spaces and recently extended their lease to make it coterminous with their building lease across the street.

Tenant Responsibilities

Tenant/Building	Insurance	Taxes	Utilities	OpEx/CAM
Pennsylvania LCB (Fine Wine & Good Spirits)	Does not Pay	Base Year	Directly	Does not pay
Walgreens (2nd Story Office)	Property Insurance	Pro Rata Share	Directly	Pro Rata Share
Two Brothers Pizza	General Liability, Tenant's Contents	Pro Rata Share	Directly	Pro Rata Share
Queen Chinese	General Liability, Tenant's Contents	Pro Rata Share	Directly	Pro Rata Share
Caliber Collision Parking*	General Liability	-	-	-

NOI Calculation

Income	Total	\$/SF
Rental Income	\$590,033	\$28.46
Insurance Reimbursement	\$1,847	\$0.09
Tax Reimbursement	\$56,228	\$2.71
OpEx/CAM Reimbursement*	\$71,687	\$3.46
Gross Revenue	\$719,796	\$34.72
Vacancy Factor (4%)	\$28,792	\$1.39
Effective Gross Income	\$691,004	\$33.33
Expenses		
Real Estate Taxes	\$114,175	\$5.51
Insurance	\$11,040	\$0.53
Opex/CAM	\$99,128	\$4.78
Capital Reserves**	\$3,110	\$0.15
Total Operating Expenses	\$227,452	\$10.97
NOI	\$463,552	
Cap Rate	7.00%	
Asking Price	\$6,622,000	

*Queen Chinese and Two Brothers pay an Admin/Mgt. fee which is 15% of their pro rata share of CAM.

**Denotes an Underwriting Estimate.

Expenses

Common Area Maintenance	2023
Alarm***	\$660
Electric***	\$3,112
Elevator	\$2,616
Fire Alarm Service***	\$1,055
Landscaping***	\$26,456
Lot Cleaning***	\$31,100
Maintenance - Queens	\$4,200
Professional Fees	\$4,000
Repairs - Walgreen Office	\$985
Repairs and Maintenance***	\$12,111
Roof Clean	\$400
Sewer***	\$1,478
Trash Removal***	\$3,233
Water 6572***	\$4,753
Water 6573***	\$2,969
Total Operating Expenses	\$99,128

***Reimbursed via CAM Recs.

Pennsylvania Fine Wine and Good Spirits

The Pennsylvania Liquor Control Board (PLCB) was founded by state law in 1933 at the end of the Prohibition. The agency is governed by three members of a Board, who are appointed by the Governor and confirmed by two-thirds of the state Senate.

The mission of the PLCB is to responsibly sell wine and spirits as a retailer and wholesaler, regulate Pennsylvania’s alcohol industry, provide alcohol education, promote social responsibility, and maximize financial returns for all of the state’s citizens. The PLCB controls the entire manufacturing process – from importation to distribution – for liquor, alcohol, malt or brewed beverages within the commonwealth. The agency also collaborates with individuals and entities that engage in wholesale operations of beer via the issuance of licenses.

Tenant Accolades:

- **\$3.15 Billion Total Sales (2022 – 2023)**
- **\$136 million or 4.5% increase over the prior year.**

Financial Analysis

Tenant	Commonwealth of PA, acting through Department of General Services
Tenant Size	12,000 SF
Lease Type	Gross
Rent PSF	\$27.50
Roof & Structure	Landlord's Responsibility
Parking Lot	Landlord's Responsibility
HVAC (Maintenance, Repair, Replacement)	Landlord's Responsibility
Rent Commencement	6/1/2004
Lease Expiration*	5/31/2030
Remaining Options	One (1), Five (5) Year Option
Rental Increases	4.78% Next Option

*Assumes Tenant Exercises Their Option.

Rent Schedule

Description	Dates	Annual Rent	% Increase
Current Term	6/1/2025 - 5/31/2030	\$389,400	-
Option Term	6/1/2030 - 5/31/2035	\$408,000	4.78%



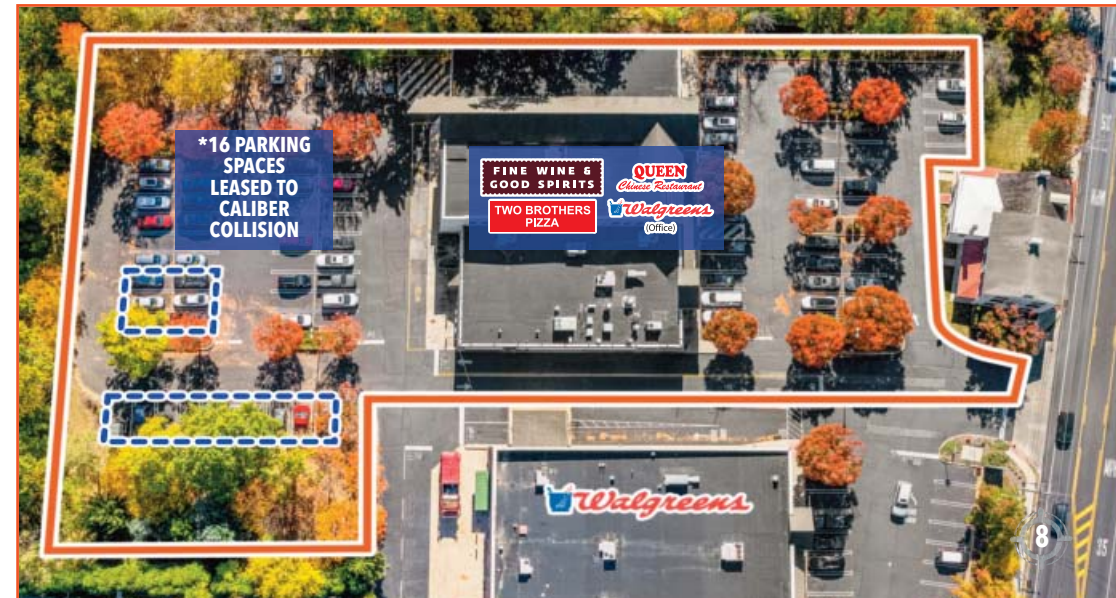
Ownership
PRIVATE

Credit Rating
Aa2 (Moody's)

Headquarters
HARRISBURG, PA

#of Locations
591

Website
LCB.PA.GOV



Tenant Responsibility Detail

Maintenance & Repairs	N/A
Insurance	N/A
Taxes	The Tenant agrees to pay as additional rent beginning In the year following the first full year to which the completed assessment applies to the real estate taxes, a prorated percentage of all the real estate tax Increases above the taxes for the calendar year of occupancy.
Utilities	Payments for the gas for heating plant, electric for hot water system and electricity are the responsibility of the PLCB (lessee) and will be mt.de directly to the utility company. All utilities to be separately metered for the PLCB's exclusive use.
Common Area Maintenance	N/A

Landlord Responsibility Detail

Maintenance & Repairs	Landlord to make at his expense, all interior and exterior repairs, and to keep and maintain the premises in a tenantable condition including all the plumbing, drainage, heating equipment, and electric wiring during the term of this lease and any renewals thereof.
Insurance	From the term of this Lease, Landlord shall procure and maintain at its expense the following types of insurance, worker's compensation insurance, public liability and property damage insurance, as well as fire and extended coverage insurance.








***16 PARKING SPACES
LEASED TO CALIBER COLLISION**

Walgreens

Founded in 1901 and headquartered in Deerfield, Illinois, Walgreens is one of the nation's largest drugstore chains providing trusted care in communities around the United States. Walgreens has more than 8,700 locations in the United States and Puerto Rico. Prescription drugs account for the majority of the company's sales while the rest comes from general merchandise, over-the-counter medications, cosmetics, and groceries.

In December 2014, Walgreens combined with European-based Boots Alliance to create the first global pharmacy-led, health and wellbeing enterprise in the world. Walgreens Boots Alliance (NASDAQ: WBA) is the largest retail pharmacy, health, and daily living destination across the U.S. and Europe. Under the Walgreens, Duane Reade, Boots and Alliance Healthcare brands, the company offers prescription and nonprescription drugs, beauty and personal care products, household items, greeting cards, seasonal items, and convenience food. The company employs over 330,000 people and has a presence in 8 countries with more than 12,500 stores.

Walgreen's fiscal 2024 sales increased 6.2 percent to \$147.7 billion, up 5.7 percent. Additionally, during their fiscal 2024, Walgreens' achieved a net debt reduction of \$1.9 billion. Walgreens' 4Q 2024 sales increased 6.0% from the year-ago quarter to \$37.5 billion, an increase of 6.1% on a constant currency basis, reflecting sales growth across all segments.



Ownership
PUBLIC (NASDAQ: WBA)

Credit Rating
BB (S&P)

Headquarters
DEERFIELD, IL

#of Locations
12,500+

Website
WWW.WALGREENS.COM

Financial Analysis

Tenant	Walgreen Eastern Co., Inc.
Guarantor	Walgreen Co.
Tenant Size	5,600 SF
Lease Type	Fee Simple: NNN
Rent PSF	\$25.00
Roof & Structure	Landlord's Responsibility
Parking Lot	Landlord's Responsibility
HVAC (Maintenance, Repair, Replacement)	Tenant's Responsibility (Maintenance), Landlord's Responsibility (Repair & Replacement)
Rent Commencement	9/1/2004
Lease Expiration	8/31/2026
Remaining Options	One (1), Three (3) Year Option
Rental Increases	2.5% on 9/1/2025

Rent Schedule

Description	Dates	Annual Rent	% Increase
Current Term	9/1/2024 - 8/31/2025	\$112,000	-
Current Term	9/1/2025 - 8/31/2026	\$114,800	2.50%
Option Term	9/1/2026 - 8/31/2029	\$115,080	0.24%



Tenant Responsibility Detail

Maintenance & Repairs	Tenant shall maintain and keep in good repair the interior of the Leased Premises; provided, however, that Tenant shall not be responsible for the replacement of any mechanical items within and/or serving the Leased Premises unless caused by Tenant's misuse of any mechanical item.
Insurance	Tenant shall procure and continue in effect public liability and property damage insurance. Tenant, at Tenant's sole cost and expense, shall maintain and keep in effect throughout the term and any extensions or renewals thereof, special form property insurance, including sprinkler leakage, for the full replacement cost of all leasehold improvements in the Leased Premises made by Tenant, as well as all additions, improvements and alterations to the Leased Premises.
Taxes	Tenant shall pay to Landlord, from time to time, during the Term and upon request of Landlord Tenant's pro rata share of the ad valorem general real estate taxes (excluding all special benefit taxes and special assessments and so-called impact fees) levied and assessed against the Building.
Utilities	Tenant shall pay when due all bills for water, sewer rents, sewer charges, heat, gas and electricity used in the Leased Premises from the Commencement until the expiration of the Term.
Common Area Maintenance	Tenant shall, pay to Landlord a pro rata share of the Landlord's total Operating Expenses incurred during in any lease year.

Landlord Responsibility Detail

Maintenance & Repairs	Landlord, at Landlord's sole cost and expense, shall maintain, replace and/or make all repairs to the HVAC and other mechanical systems serving the Leased Premises, and to the exterior (including, but not limited to painting, tuckpointing and cleaning) and structural portions of the Building and common areas of the Center (including, but not limited to, sewers, sewer connections, pipes, ducts, wires and conduits leading to and from the Leased Premises and/or the Building), roof, and all utility lines.
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Two Brothers Pizza

Food is a big part of a city's cultural life. Immerse yourself in what Flourtown has to offer by trying some of the top pizzas in town. Flourtown residents have made Two Brothers Pizza one of the most popular pizzerias in the area. Partnered with Slice since 2022, this restaurant has been a staple of the community for years. Try the food and see why they've remained popular with locals. Make takeout easy with curbside pickup. Two Brothers Pizza offers regular deals on food so you can try new things and maybe discover a new favorite.

TWO BROTHERS PIZZA

Ownership
PRIVATE

Website

WWW.TWOBROTHERSPIZZAFLOURTOWN.COM

Financial Analysis

Tenant	Yoram and Domenico's, LLC and Palmero's Express of Flourtown, LLC Assigned to Two Brothers Pizza
Tenant Size	1,570 SF
Lease Type	Fee Simple: NNN
Rent PSF	\$21.85
Roof & Structure	Landlord's Responsibility
Parking Lot	Landlord's Responsibility
HVAC (Maintenance, Repair, Replacement)	Tenant's Responsibility
Rent Commencement	4/8/2021
Lease Expiration	4/7/2031
Remaining Options	N/A
Rental Increases	3.00% Annually Starting Year 3 Next Option

Rent Schedule

Description	Dates	Annual Rent	% Increase
Current Term	4/8/2025 - 4/7/2026	\$34,312	-
Current Term	4/8/2026 - 4/7/2028	\$34,312	-
Current Term	4/8/2028 - 4/7/2029	\$35,341	3.00%
Current Term	4/8/2029 - 4/7/2030	\$36,401	3.00%
Current Term	4/8/2030 - 4/7/2031	\$37,493	3.00%

Tenant Responsibility Detail

Maintenance & Repairs	Tenant shall, at all times during the term of this Lease, keep the Premises and every part thereof and all fixtures, machinery and equipment installed or located therein or thereon, and shall diligently and promptly make all necessary repairs and replacements of every type and nature, all at Tenant's sole cost, including without limitation, all required repairs and replacements to the air conditioning, heating, electrical and plumbing systems, windows, plate glass, and doors; Notwithstanding the foregoing, repairs, and maintenance to the electrical, HVAC, plumbing and mechanical systems shall be performed by a contractor selected by Landlord, the cost thereof to be directly charged to Tenant.
Insurance	Tenant shall provide and maintain, at Tenant's sole cost and expense, during the term of this Lease, general liability insurance, plate glass insurance, workmen's compensation insurance, insurance covering at least 100% of the value of Tenant's contests in the Shopping Center.

TWO BROTHERS PIZZA Tenant Responsibility Detail continued

Taxes	For and with respect to each calendar year within which the tem1 of this Lease (and any extension or renewal thereof) falls, there shall accrue, as additional rent, Tenant's Proportionate Share of Annual Operating Costs, which shall include real estate taxes, fees and impositions.
Utilities	Tenant shall pay all charges for the furnishing, use and consumption of electricity, gas, telephone, water and sewer charges and other utility services in or to the Premises, as well as all energy costs associated with conditioned air and other usage of the Premises, and Tenant will pay for all such charges, promptly upon being billed, directly to the electric utility company supplying service.

Landlord Responsibility Detail

Maintenance & Repairs	Landlord shall keep repaired and maintained all common areas of the Property, including the roof and structural components, and any sidewalks, parking areas, curbs and access ways adjoining the Property in a clean and orderly condition, reasonably free of accumulation of dirt, rubbish, snow and ice, and shall keep and maintain all landscaped areas in a neat and orderly condition and properly lighted at appropriate times. All costs and expenses incurred by Landlord in connection with the foregoing shall be included in Annual Operating Costs as set forth herein.
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Queen Chinese Restaurant

Queen Restaurant offers authentic and delicious tasting Chinese cuisine in Flourtown, PA. Queen's convenient location and affordable prices make their restaurant a natural choice for eat-in or take-out meals in the Flourtown community. Their restaurant is known for its variety of tastes and high quality fresh ingredients. Come and experience our friendly atmosphere and excellent service.



Ownership
PRIVATE

Website
WWW.QUEENFLOURTOWN.COM

Financial Analysis

Tenant	Ying Lin and Fang Lin
Tenant Size	1,561 SF
Lease Type	Fee Simple: NNN
Rent PSF	\$21.22
Roof & Structure	Landlord's Responsibility
Parking Lot	Landlord's Responsibility
HVAC (Maintenance, Repair, Replacement)	Tenant's Responsibility
Rent Commencement	9/1/2009
Lease Expiration	8/31/2025
Remaining Options	N/A
Rental Increases	N/A

Rent Schedule

Description	Dates	Annual Rent	% Increase
Current Term	9/1/2019 – 8/31/2025	\$33,121	-



Tenant Responsibility Detail

Maintenance & Repairs	Tenant shall, at all times during the term of this Lease, keep the Premises and every part thereof and all fixtures, machinery and equipment installed or located therein or thereon, and all signs therein or thereon, in good and safe order and condition and promptly make all necessary repairs and replacements of every type and nature, all at Tenant's sole cost, including without limitation, all required repairs and replacements to the air conditioning, heating, electrical and plumbing systems, windows, plate glass, and doors; provided.
Insurance	Tenant shall provide and maintain, at Tenant's sole cost and expense, during the term of this Lease, general liability insurance, plate glass insurance, workmen's compensation insurance and insurance covering at least 100% of the value of Tenant's contents.
Taxes	Annual Operating Costs shall also include all real estate taxes and assessments, general or special, ordinary or extraordinary, imposed upon the Shopping Center and associated land, and any and all existing and future improvements of any kind whatsoever thereto or thereon.

Utilities	Tenant shall pay all charges for the furnishing, use and consumption of electricity, gas, telephone, and other utility services in or to the Premises, as well as all energy costs associated with conditioned air and other usage of the Premises, and Tenant will pay for all such charges, promptly upon being billed, directly to the electric utility company supplying service.
Common Area Maintenance / Operating Expenses	For and with respect to each calendar year within which the term of this Lease (and any extension or renewal thereof) falls, there shall accrue, as additional rent, Tenant's Proportionate Share of Annual Operating Costs.

Landlord Responsibility Detail

Maintenance & Repairs	Landlord shall keep repaired and maintained all common areas of the Property, including the roof and structural components, and any sidewalks, parking areas, curbs and access ways adjoining the Property in a clean and orderly condition, reasonably free of accumulation of dirt, rubbish, snow and ice, and shall keep and maintain all landscaped areas in a neat and orderly condition and properly lighted at appropriate times. All costs and expenses incurred by Landlord in connection with the foregoing shall be included in Annual Operating Costs as set forth herein.
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Flourtown, PA | Montgomery County

Flourtown, Pennsylvania, is a charming suburb located in Montgomery County, just 10 miles northwest of Philadelphia. Known for its scenic landscapes and family-friendly atmosphere, Flourtown combines suburban tranquility with easy access to urban amenities. Flourtown has a rich history, reflected in its well-preserved architecture and landmarks. Montgomery County ranks as the best county for families in Pennsylvania (*niche.com*) and is the 3rd wealthiest county in Pennsylvania behind just Chester County and Bucks County.

Population

- **Flourtown, PA:** 4,800 (*U.S. Census*)
- **Montgomery County, PA:** 868,700 (*U.S. Census*)
- **Philadelphia, PA MSA:** 6,241,000 (*Census Reporter*)

Demographics

	1-MILE RADIUS	3-MILE RADIUS	5-MILE RADIUS
Population			
2020 Census	7,757	72,585	294,307
2024 Summary	7,975	72,212	294,808
2029 Projection	8,056	71,917	294,162
Estimated Household Income			
Average Household Income	\$170,882	\$149,845	\$132,091
Median Household Income	\$130,678	\$105,676	\$89,273
Households			
2020 Census	2,809	28,631	120,926
2024 Summary	2,868	28,698	122,013
2029 Projection	2,924	28,927	123,546

Source: ESRI

Nearby Major Cities

- **Philadelphia, PA:** 10 Miles Southeast
- **Wilmington, DE:** 30 Miles Southwest
- **New York, NY:** 75 Miles Northeast
- **Baltimore, MD:** 95 Miles Southwest
- **Washington, DC:** 130 Miles Southwest



Montgomery County, PA - Rankings (Niche.com)

1st - Best Counties for Families in Pennsylvania

1st - Best Counties to Live in Pennsylvania

2nd - Best Counties for Young Professionals in Pennsylvania

3rd - Best Counties for Retirees in Pennsylvania

4th - Counties with the Best Public Schools in Pennsylvania

22nd - Best Counties for Families in the America

32nd - Best Counties to Live in America

Attractions of Montgomery County, PA

King of Prussia Mall - King of Prussia, PA

- Shopping Mall owned by Simon Property Group, home to a diverse mix of over 450 stores.

Placer.ai:

- **6.6M visits** in the last 12 months.
- **#1 Super Regional Mall** in Pennsylvania.
- **Top 95th percentile** of Super Regional Malls Nationwide.

Valley Forge Casino & Resort - King of Prussia, PA

- Casino constructed on the existing site of the Valley Forge Convention Center.

Placer.ai:

- **955.1k visits** in the last 12 months.
- **Top 99th percentile** in Nationwide – Hotels & Casinos Category.

Valley Forge National Historical Park - King of Prussia, PA

- Site of a Revolutionary War encampment.

Placer.ai:

- **488k visits** in the last 12 months.
- **Top 98th percentile** in PA - Nature and Landmarks Category.
- **Top 96th percentile** Nationwide – Nature and Landmarks Category.

Economy & Employment Industries

Montgomery County has a diverse economy with several key employment sectors. As of August 2024, the unemployment rate within Montgomery County, PA sat at 3.6%, below the national average.

Top Industries:

1. Restaurants and Other Eating Places
2. Elementary and Secondary Schools
3. Individual and Family Services
4. Management of Companies and Enterprises
5. Scientific Research and Development Services

Top Employers (Q4 2023):

1. Merck Sharp & Dohme Corporation
2. Abington Memorial Hospital
3. Main Line Hospitals Inc
4. State Government
5. SEI Investments Company

Valley Forge National Historical Park - George Washington's Headquarters



Pennsylvania Fine Wine & Good Spirits Anchored Strip

100% Occupied 20,731 SF Strip Center | Densely Populated, Affluent Area

Investment-Grade Credit (Moody's Aa2) Anchor | Philadelphia MSA



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