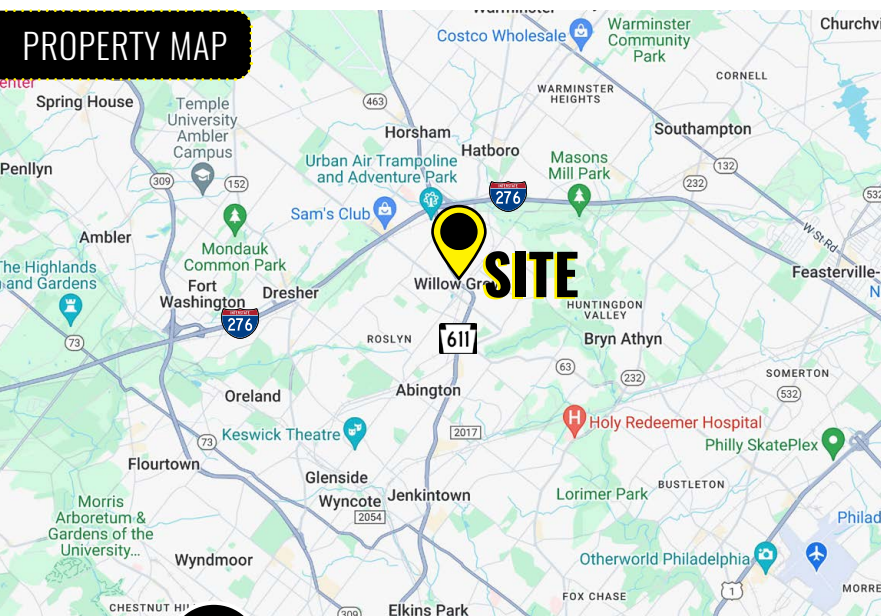


**CALL FOR PRICING**

- **±10,000 SF Retail / Medical Office on ±0.42 Acres**
- 26,000+ VPD along Easton Road (Route 611)
- **Adjacent** to Federal Realty's **\$105M mixed-use development** with 260 luxury apartments and ±35,000 SF retail
- Premier retail trade area anchored by Willow Grove Park Mall
- National co-tenancy including Marshalls, Giant, Wawa & Five Below
- TC1 zoning supports retail, restaurant, office & mixed-use
- \$154,716 average household income within 3 miles
- Adjacent to SEPTA Willow Grove Station (Warminster Line)

## PROPERTY MAP



**ZOMMICK MCMAHON**  
COMMERCIAL REAL ESTATE

**MARK TRANI** \_\_\_\_\_  
C: 302.383.5156 E: m.trani@zmcre.com

**RYAN MCMAHON** —————  
C: 610.299.5144 E: rmcmahon@zmcre.com

**610-359-1100 | KNOWLEDGE. INTEGRITY. RESULTS.**  
1306 Wilmington Pike, Suite A-2 | West Chester, PA 19382 | [www.zmcre.com](http://www.zmcre.com)

# SITE OVERVIEW AERIAL

126 EASTON RD | WILLOW GROVE, PA 19090

FOR LEASE

## Willow Grove Shopping Center



### FUTURE \$105M MIXED-USE REDEVELOPMENT

Federal Realty's \$105M transformation of Willow Grove Shopping Center will introduce:

- 261 Luxury Apartments
- 35,000 SF of New Retail
- Enhanced walkability & public spaces
- New parking structure
- Strengthened long-term retail demand

### Joining Current Retailers:





### KEY MARKET DRIVERS: 126 EASTON ROAD

#### Premier Retail Corridor

One of Montgomery County's strongest retail destinations anchored by Willow Grove Park Mall and multiple power centers.

#### \$105M Redevelopment: Willow Grove Shopping Center

261 luxury apartments and new ±35,000 SF of retail will increase residential density and consumer demand.

#### Affluent Demographics

Average household income of \$154,716 within a 3-mile radius.

#### Regional Accessibility

Excellent access via Route 611, York Road, PA Turnpike and SEPTA Regional Rail.

#### Major Institutions

Nearby healthcare & higher education support daytime population and employment, including Abington Jefferson Hospital.

#### Dense Residential Base

Dense surrounding neighborhoods provide a consistent customer base.

| DEMOGRAPHICS     | 1 MILE    | 3 MILE           | 5 MILE    |
|------------------|-----------|------------------|-----------|
| POPULATION       | 18,090    | 93,212           | 242,855   |
| TOTAL HOUSEHOLDS | 7,000     | 36,640           | 94,987    |
| AVG HH INCOME    | \$126,908 | <b>\$154,716</b> | \$144,246 |

# ABOUT ZOMMICK MCMAHON COMMERCIAL REAL ESTATE

Zommick McMahon Commercial Real Estate, Inc. has been a Metro Philadelphia Area staple since its inception in 1949. The Company was founded by Joseph Zommick, and continues today with Ryan McMahon and his highly experienced staff. We are much more than just a real estate brokerage firm – we are a team of experienced, consummate professionals who are dedicated to superb customer service. Partner with us for support from some of the top commercial brokers in Pennsylvania, New Jersey and Delaware.

## SOME OF OUR SATISFIED CLIENTS

