

BROAD AXE CORNER

28-48 W. SKIPPACK PIKE (ROUTE 73 AND BUTLER PK) | AMBLER, PA



MSC

DEVELOPED BY:

BROAD AXE CORNER

KORMAN COMMUNITIES

2,365 - 2,464 SF AVAILABLE FOR LEASE





BROAD AXE CORNER

DEMOGRAPHICS

EST. EMPLOYEES

1 mi **1,970**

3 mi **21,413**

5 mi **49,687**

EST. AVERAGE HH INCOME

1 mi **\$194,600**

3 mi **\$143,432**

5 mi **\$145,942**

EST. POPULATION

1 mi **2,595**

3 mi **16,302**

5 mi **40,911**

PROPERTY DETAILS

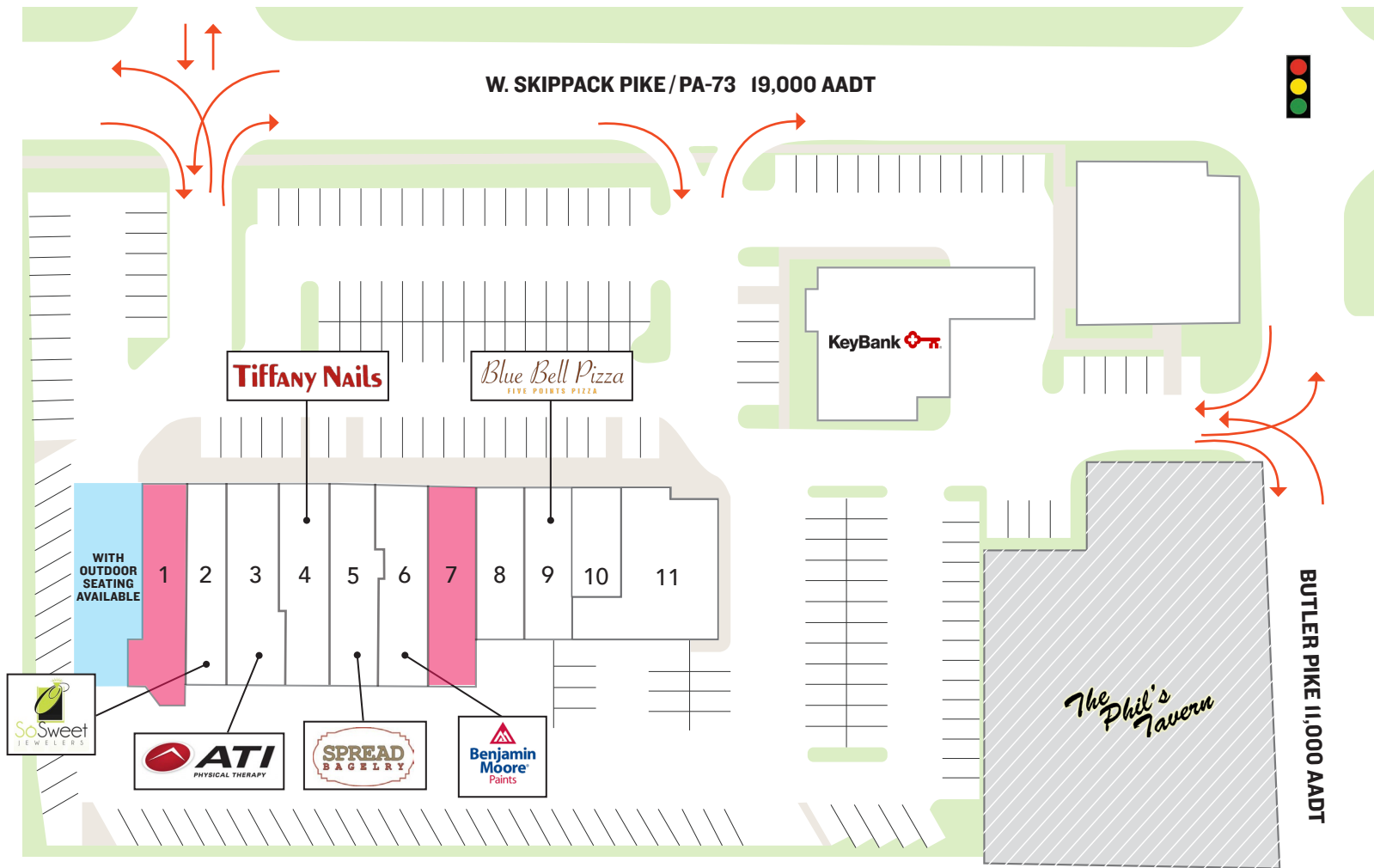
- ▶ Rare end-cap space available and 2,464 SF inline space available for lease
- ▶ Comprehensive renovations/upgrades recently completed
- ▶ Property draws from surrounding dense affluent residential communities of Ambler, Blue Bell and Fort Washington
- ▶ Site enjoys tremendous visibility from heavily trafficked Route 73 (Skippack Pike) and sits just off main thoroughfare intersection of Route 73 and Butler Pike

JOIN THESE AREA TENANTS



The information contained herein has been obtained from sources deemed reliable. MSC cannot verify it and makes no guarantee, warranty or representation about its accuracy. Any projections, opinions, assumptions or estimates provided by MSC are for discussion purposes only and do not represent the current or future performance of a property, location or market.

SITE PLAN



1	AVAILABLE	2,365 SF	5	Recently Opened - Spread Bagelry	2,364 SF	9	Blue Bell Pizza	1,800 SF
2	So Sweet	2,365 SF	6	Benjamin Moore Paints	2,364 SF	10	Cleaners	1,100 SF
3	ATI Physical Therapy	2,365 SF	7	AVAILABLE	2,464 SF	11	Sunnyside Dispensary	3,900 SF
4	Tiffany Nails & Spa	2,100 SF	8	Imperatore	1,800 SF			

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REDEVELOPMENT PICTURES



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INTERIOR PHOTOS



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CONCEPTUAL RENDERINGS



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AERIAL



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