



COUNTRY SQUARE SHOPPING CENTER

238 SOUTH WEST END BLVD | QUAKERTOWN, PA

MSC

2ND GEN RESTAURANT, IN-LINE, AND PAD SITES FOR LEASE



COUNTRY SQUARE SHOPPING CENTER



DEMOGRAPHICS

EST. POPULATION

1 mi 8,508

3 mi 28,071

5 mi 42,295

EST. AVG HH INCOME

1 mi \$82,617

3 mi \$93,350

5 mi \$98,057

EST. EMPLOYEES

1 mi 6,682

3 mi 15,682

5 mi 19,057

PROPERTY DETAILS

- ▶ 2nd gen restaurant space available - 1,500 SF
- ▶ In-line space available: 4,000 SF
- ▶ Well positioned community center in the heart of Quakertown's retail corridor, Route 309
- ▶ Located at the heavily trafficked signalized intersection of PA-309 (35,000 AADT) & Trumbauersville Rd (4,300 AADT), just south of PA-663/313 (22,000 AADT)
- ▶ Ideal for a variety of neighborhood convenience uses: daycare, boutique fitness, recreational, pharmacy, pet store, barber shop, etc.

JOIN THESE TENANTS

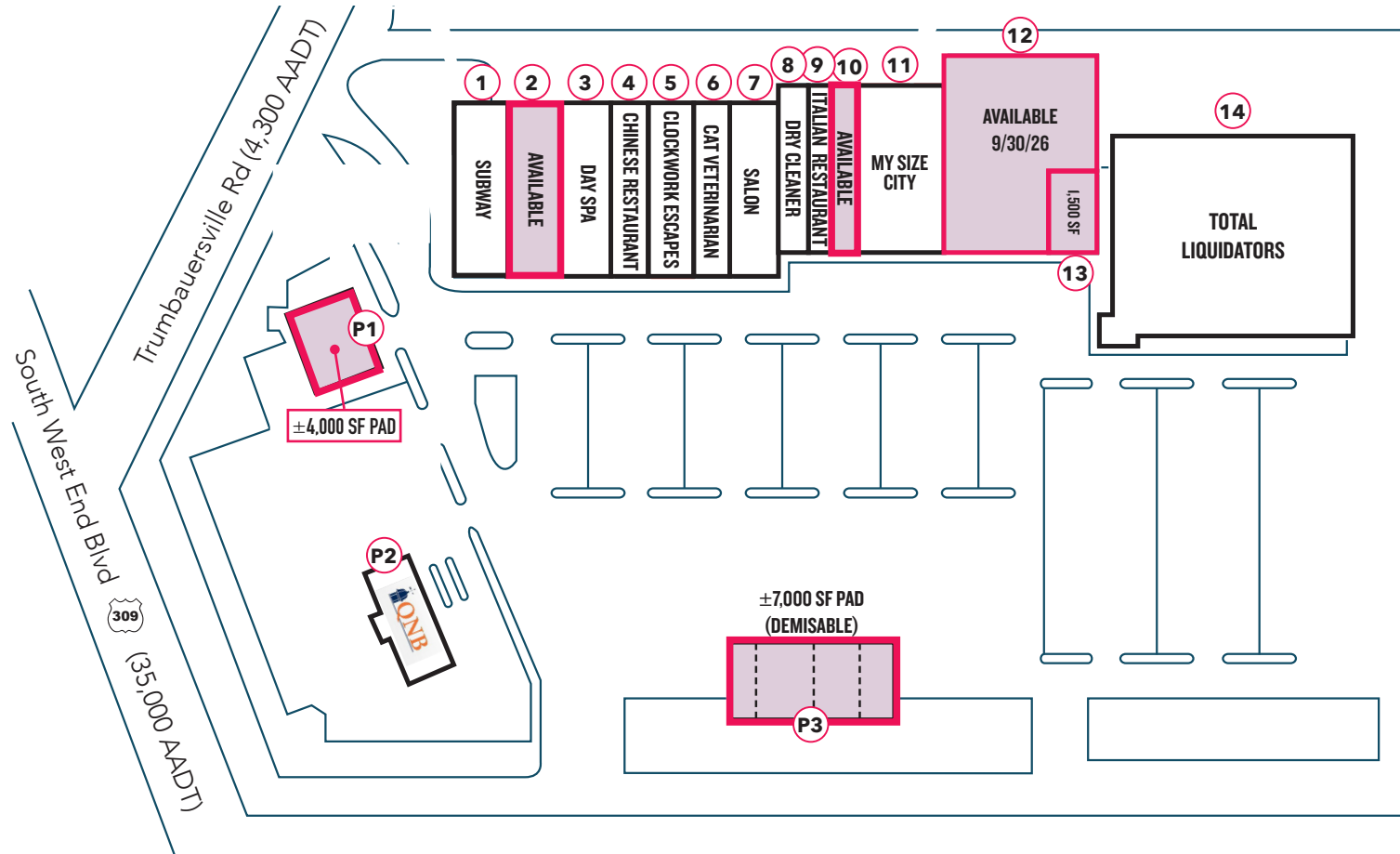


JOIN THESE AREA TENANTS

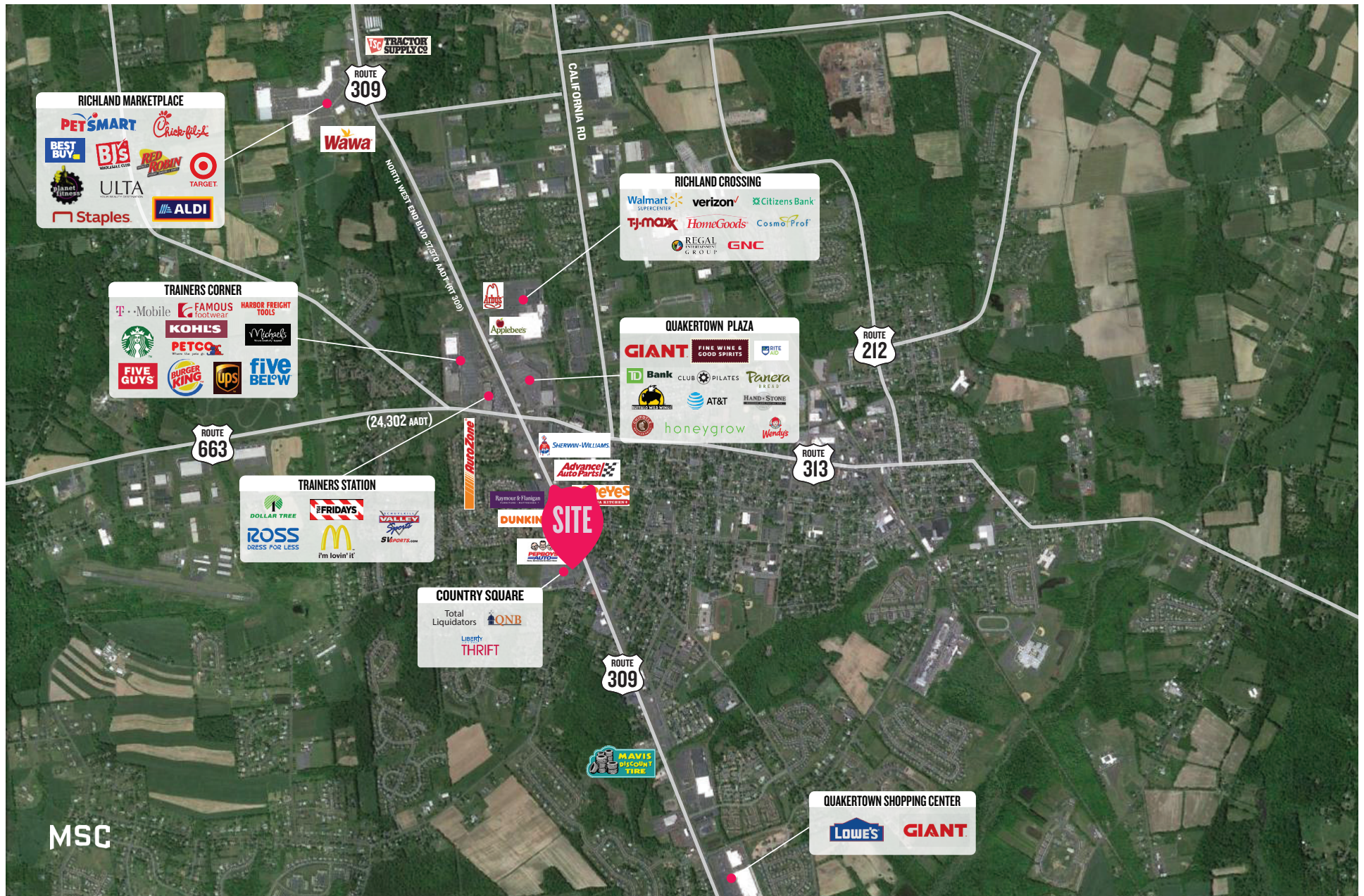


SITE PLAN

STRIP CENTER	TENANT	SIZE
1	Subway	5,000 sq ft
2	Available	4,000 sq ft
3	Day Spa	1,800 sq ft
4	Chinese Restaurant	1,800 sq ft
5	Clockwork Escapes	5,000 sq ft
6	Cat Veterinarian	2,500 sq ft
7	Salon	1,700 sq ft
8	Dry Cleaner	2,600 sq ft
9	Italian Restaurant	3,040 sq ft
10	Available	1,850 sq ft
11	My Size City	7,250 sq ft
12	Available 9/30/26	14,051 sq ft
13	Available	1,500 sq ft
14	Total Liquidators	25,673 sq ft
Pad 1	Available	up to 4,000 sq ft
Pad 2	QNB	3,000 sf
Pad 3	Available	Up to 7,000 sq ft



AERIAL



FITNESS 2

Matthew Cooper
mcooper@hellomsc.com
215.883.7388

Douglas Green
dgreen@hellomsc.com
215.883.7400

Jake Rosenberg
jrosenberg@hellomsc.com
215.883.7406

PASSION DAY SPA

EASTERN DRAGON

TAEKWONDO

WALKER'S



MSC