

MSC HORSHAM CORNER

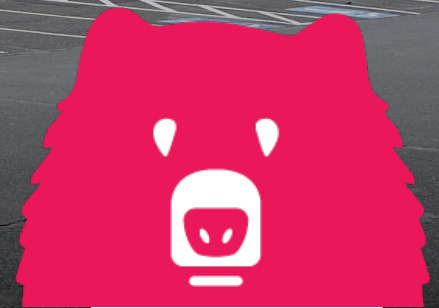
575 HORSHAM RD | HORSHAM, PA

2ND GEN
RESTAURANT
SPACE

DEVELOPED BY:

HORSHAM CORNER
KORMAN COMMUNITIES

5,088 SF TURN-KEY RESTAURANT AND
INLINE SPACE AVAILABLE FOR LEASE



HORSHAM CORNER



PROPERTY DETAILS

- ▶ *Rare 5,088 SF former restaurant space available*
- ▶ *Unparalleled visibility, access and traffic at the corner of Horsham Road (30,512 VPD) and Norristown Road (12,106 VPD)*
- ▶ *Unmatched access to Fortune 500, NYSE & Nasdaq listed companies as well as other large corporations which occupy 11M SF office space (4M SF A office) in a 3 mile radius*
- ▶ *Tremendous positioning within the heart of affluent residential areas: Horsham, Maple Glen, Dresher and Ft. Washington communities*

DEMOGRAPHICS

EST. EMPLOYEES

1 mi **5,343**

3 mi **43,665**

5 mi **114,321**

EST. AVERAGE HH INCOME

1 mi **\$132,813**

3 mi **\$151,636**

5 mi **\$155,464**

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.

MSC

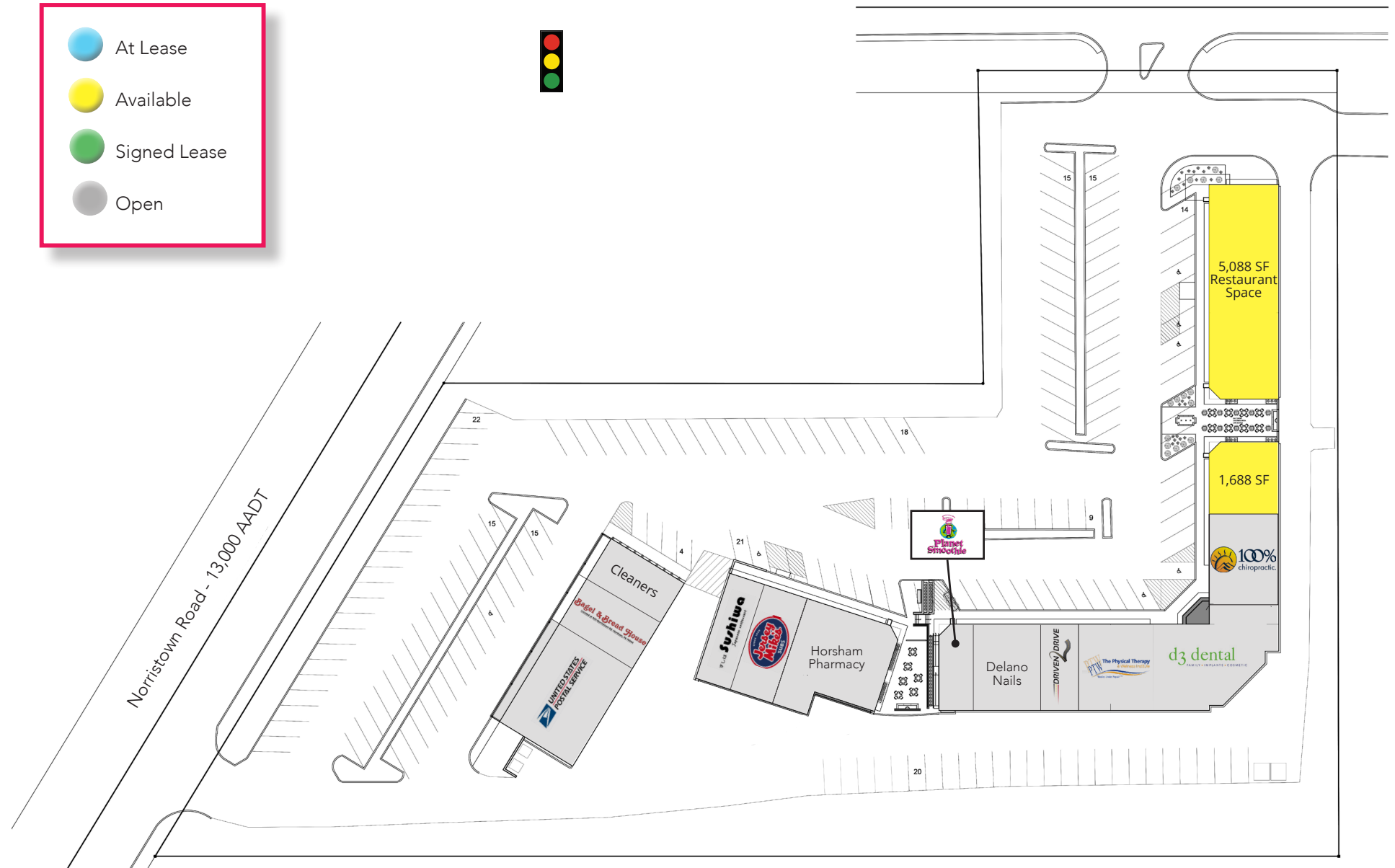
SITE PLAN

- At Lease
- Available
- Signed Lease
- Open



Horsham Road - 30,000 AADT

Norristown Road - 13,000 AADT



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.

MSC

RESTAURANT PHOTOS



RESTAURANT PHOTOS



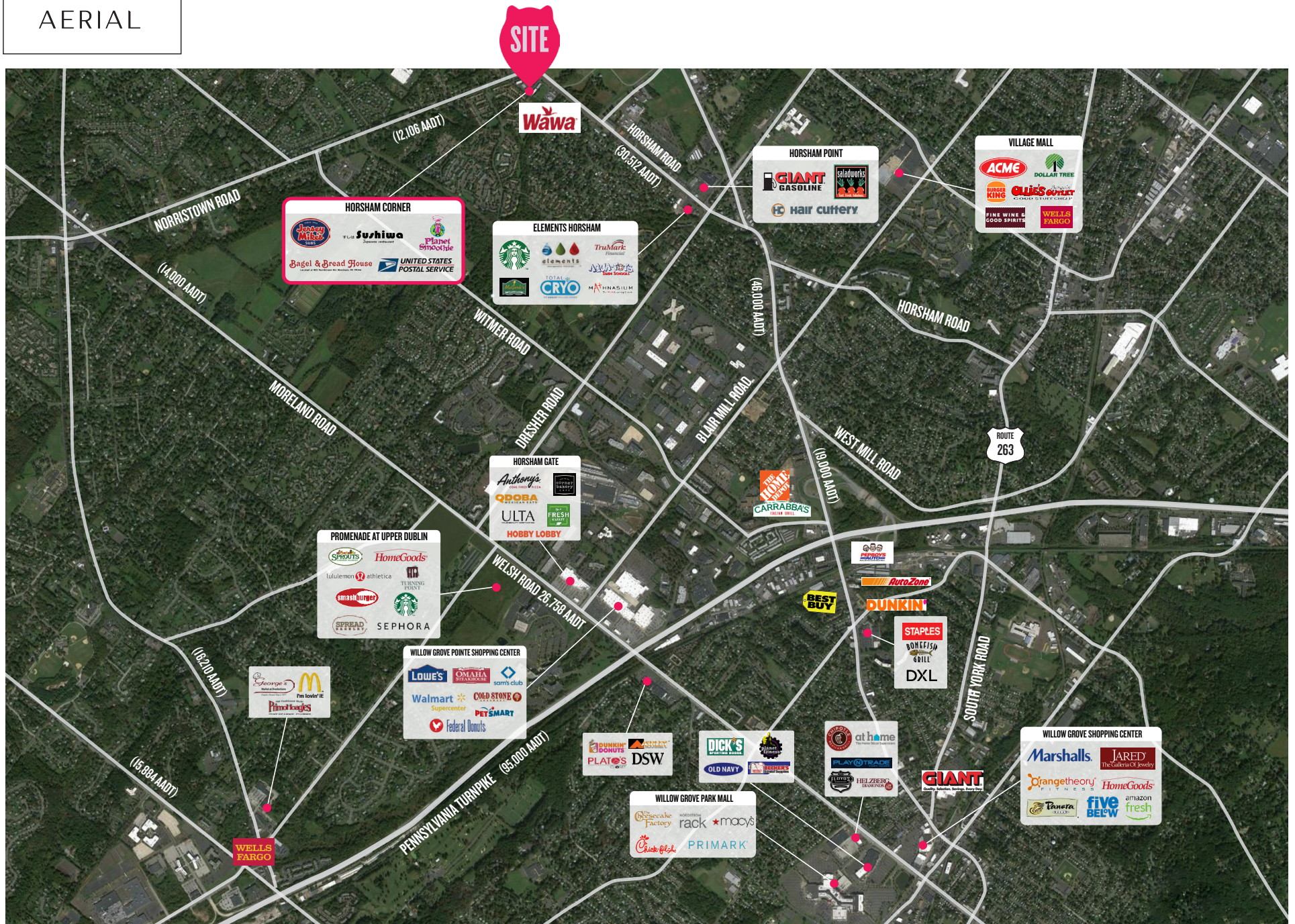
LOW AERIAL



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.

MSC

AERIAL



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.

MSC

MSC

For more information:

Jason Brooke | jbrooke@hellomsc.com | 215.883.7480

Jake Rosenberg | jrosenberg@hellomsc.com | 215.883.7406

Kyle Quigley | kquigley@hellomsc.com | 267.436.2665

