

MSC

235 W BUTLER AVE

CHALFONT, PA

JOIN NEW

TSC TRACTOR
SUPPLY CO



3,000 SF AVAILABLE FOR LEASE



235 W BUTLER AVE

DEMOGRAPHICS

EST. POPULATION

3 mi 42,765

5 mi 128,830

7 mi 257,030

EST. EMPLOYEES

3 mi 18,753

5 mi 66,078

7 mi 122,702

EST. MED HH INCOME

3 mi \$148,375

5 mi \$130,021

7 mi \$127,835

PROPERTY DETAILS

- ▶ Excellent access and frontage along Butler Ave (17,571 AADT)
- ▶ Brand-new redevelopment with strong co-tenant Tractor Supply Co.
- ▶ Access to two pylon signs along Butler Ave maximizing visibility
- ▶ Strong surrounding co-tenancy driving consistent customer traffic
- ▶ New building facade update scheduled for 2026

JOIN THESE AREA TENANTS



RENDERING



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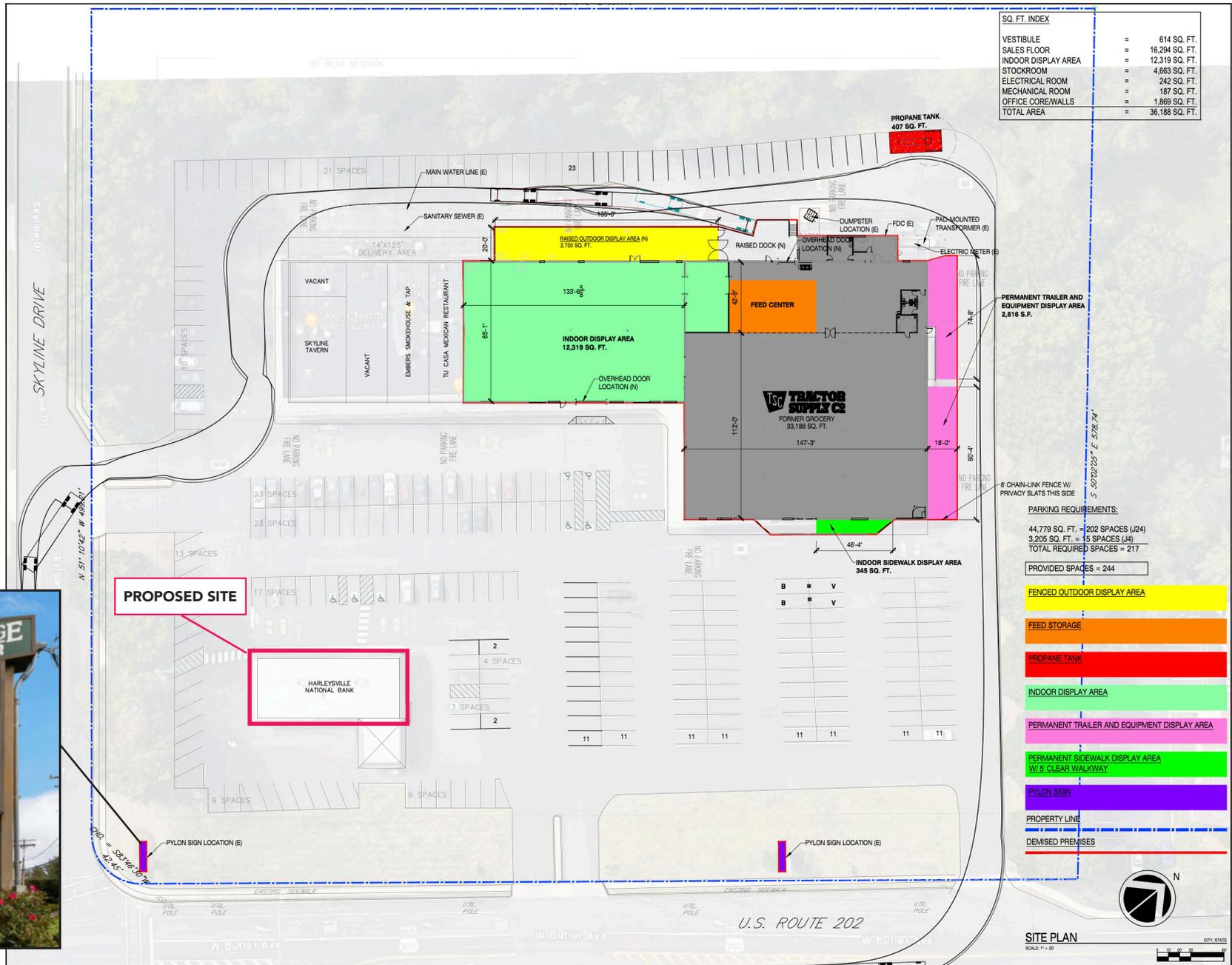


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SITE PLAN



SQ. FT. INDEX	
VESTIBULE	= 614 SQ. FT.
SALES FLOOR	= 16,294 SQ. FT.
INDOOR DISPLAY AREA	= 12,319 SQ. FT.
STOCKROOM	= 4,663 SQ. FT.
ELECTRICAL ROOM	= 242 SQ. FT.
MECHANICAL ROOM	= 187 SQ. FT.
OFFICE CORE/WALLS	= 1,869 SQ. FT.
TOTAL AREA	= 36,188 SQ. FT.

PARKING REQUIREMENTS:
 44,779 SQ. FT. = 202 SPACES (U24)
 3,205 SQ. FT. = 15 SPACES (U4)
 TOTAL REQUIRED SPACES = 217
PROVIDED SPACES = 244

- FENCED OUTDOOR DISPLAY AREA
- FEED STORAGE
- PROPANE TANK
- INDOOR DISPLAY AREA
- PERMANENT TRAILER AND EQUIPMENT DISPLAY AREA
- PERMANENT SIDEWALK DISPLAY AREA W/ 5' CLEAR WALKWAY
- PYLON SIGN
- PROPERTY LINE
- DEMISED PREMISES



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SITE PLAN
 SCALE 1" = 30'
 CITY, STATE

CHALFONT AERIAL LOW



AERIAL



MSC



SCOTT WEISS

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JASON BOCK

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