

MSC

235 W BUTLER AVE

CHALFONT, PA



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



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.

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RENDERING



CHALFONT AERIAL LOW



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AERIAL



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