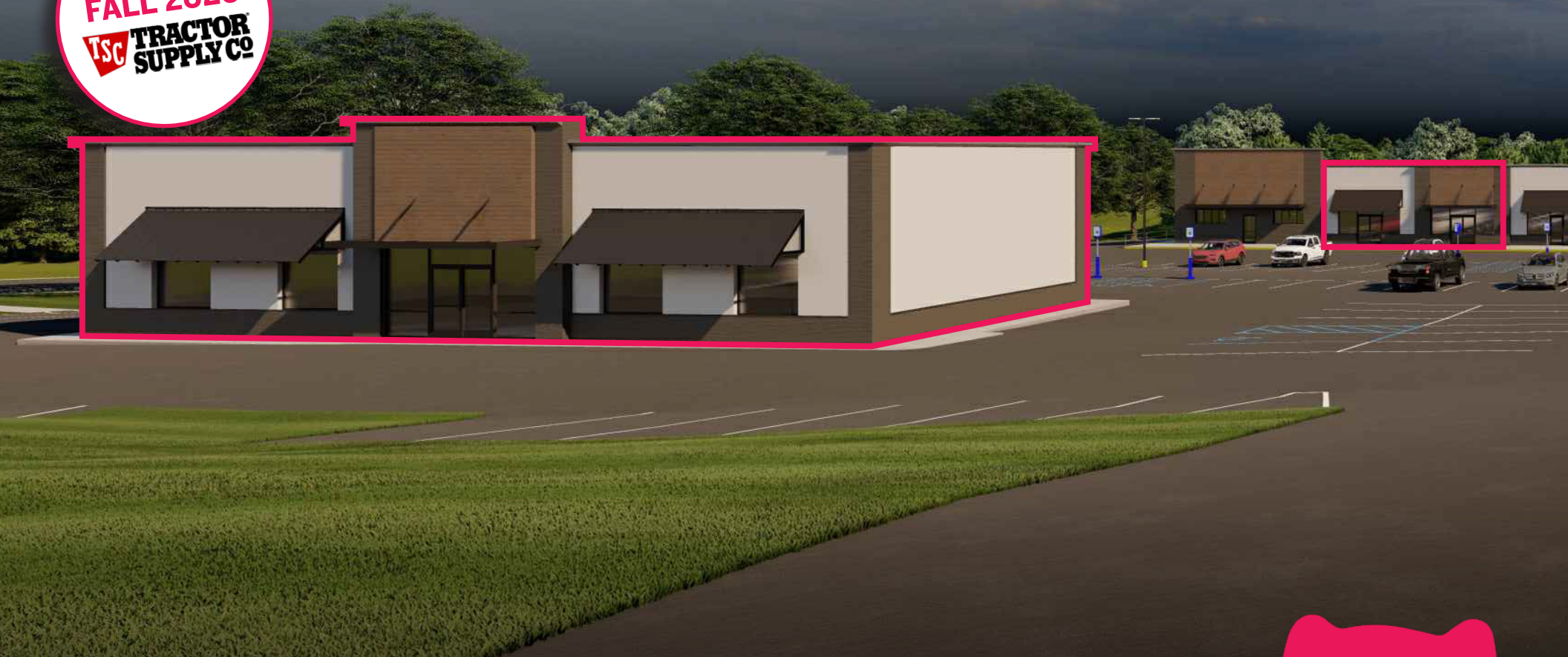


MSC

235 W BUTLER AVE

CHALFONT, PA



±3,000 SF PAD AND ±2,125 SF
IN-LINE SPACE 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) with a full-access signalized intersection
- ▶ Brand-new redevelopment anchored by Tractor Supply Co., opening Fall 2026
- ▶ 5,125 SF available in a freestanding building along Butler Ave
- ▶ Dual pylon signage along Butler Ave for maximum visibility
- ▶ Dense, established co-tenancy (Giant, Home Depot, Walmart, CVS) drives consistent traffic to the market
- ▶ New facade and site improvements are scheduled for 2026

JOIN THESE AREA TENANTS

GIANT

**Children's Hospital
of Philadelphia**



Walmart

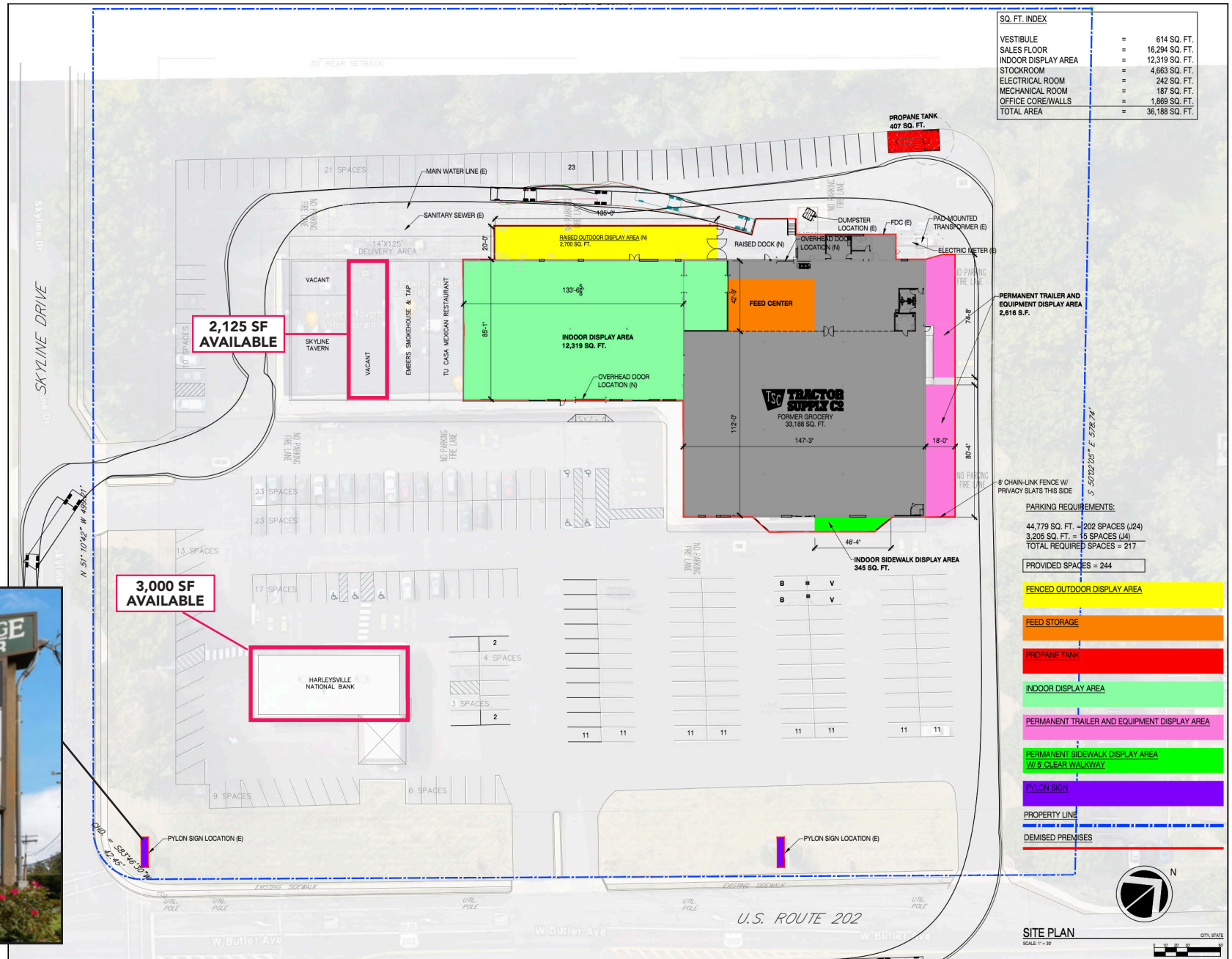
RENDERING



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SITE PLAN



RENDERING



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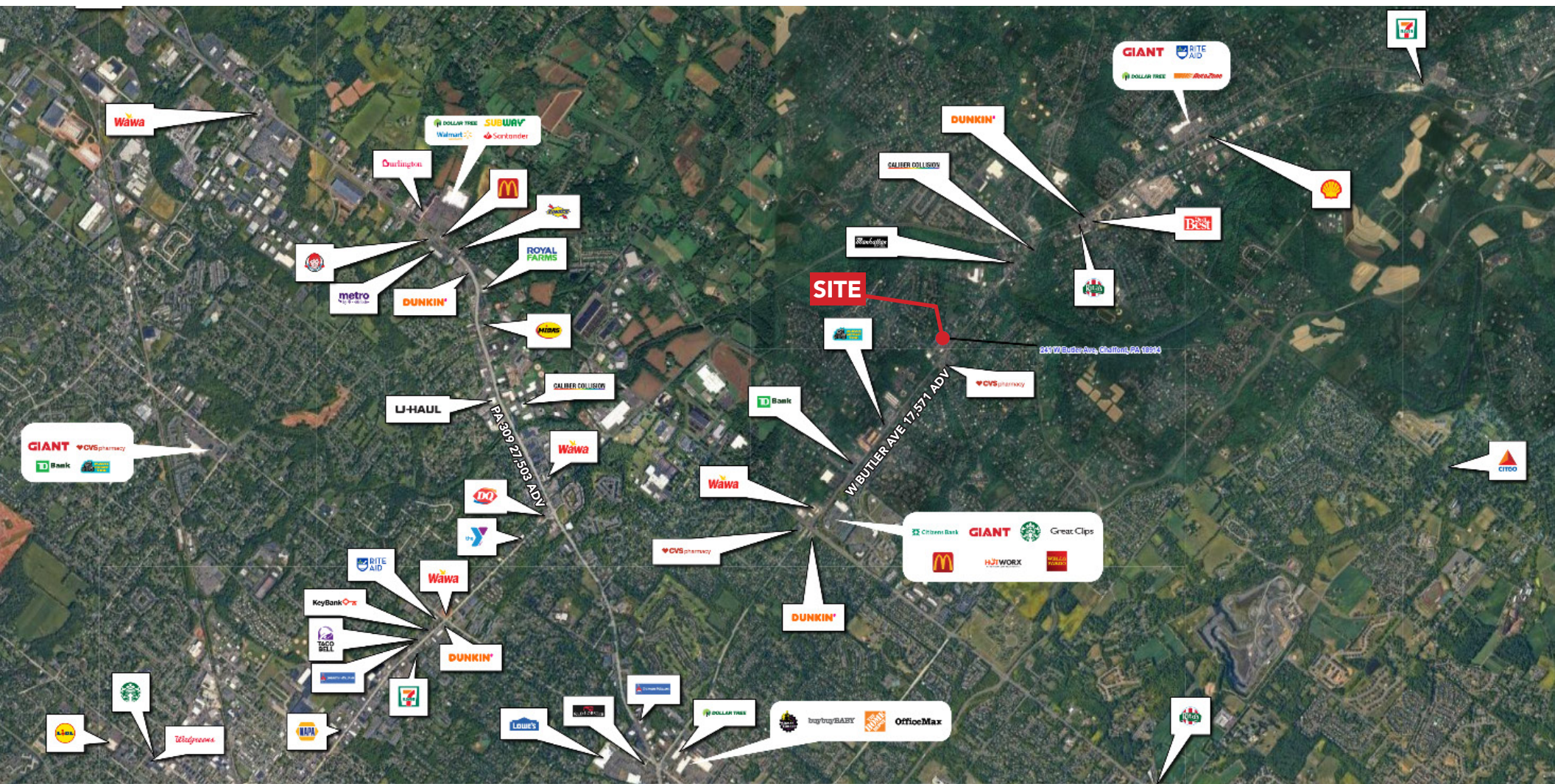
CHALFONT AERIAL LOW



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AERIAL



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