



PROPERTY DESCRIPTION

Discover an exceptional leasing opportunity at this prime commercial property on North Main Street in the heart of Sellersville, PA. Boasting a modern and versatile layout, the property offers high visibility and foot traffic, with HIGH CEILINGS, ideal for retail and street retail purposes. Its expansive storefront windows create an inviting showcase for merchandise and draw in potential customers. With ample parking and convenient access, this property provides a strategic location for businesses to thrive. The interior features customizable space, perfect for creating a unique retail environment. Consider this attractive property to establish or expand your retail presence in a dynamic and growing market. Ideal location for a brewery, distillery, fitness center, or home goods.

PROPERTY HIGHLIGHTS

- Versatile layout for retail, office, or service businesses
- Ample storefront visibility with high foot traffic
- Customizable space to suit diverse business needs
- Modern façade and exterior appeal
- Ample on-site parking lot
- Convenient access for customers and employees
- Strategic location in a thriving commercial area
- Ideal for establishing or expanding business presence

DEMOGRAPHICS	0.25 MILES	0.5 MILES	1 MILE
Total Households	295	1,099	3,032
Total Population	693	2,585	7,298
Average HH Income	\$73,888	\$75,478	\$86,756

OFFERING SUMMARY

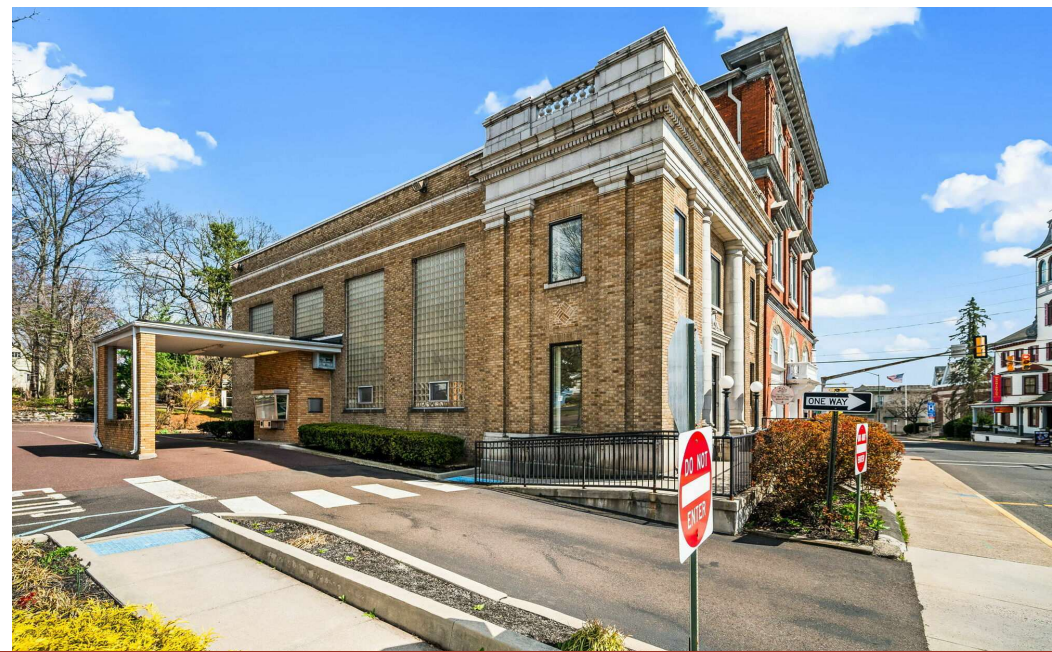
Lease Rate:	\$21.40 SF/yr (NNN)
Available SF:	3,364 SF
Lot Size:	0.48 Acres

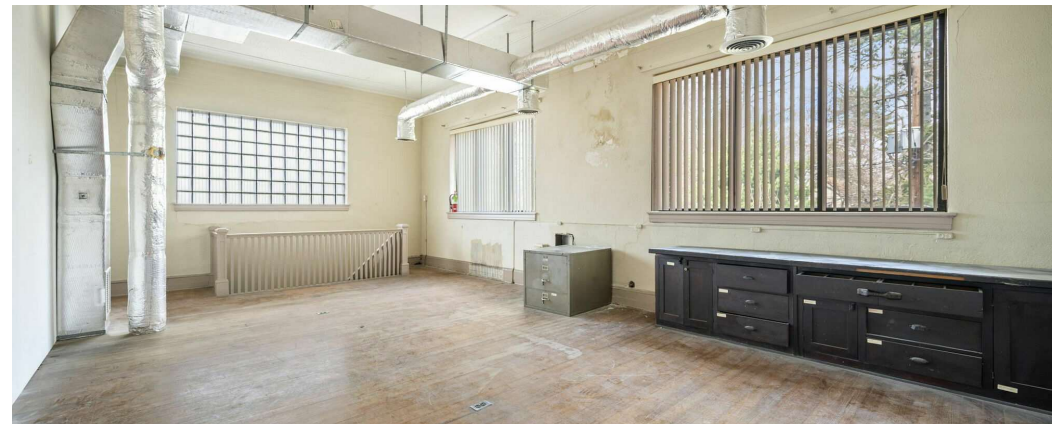
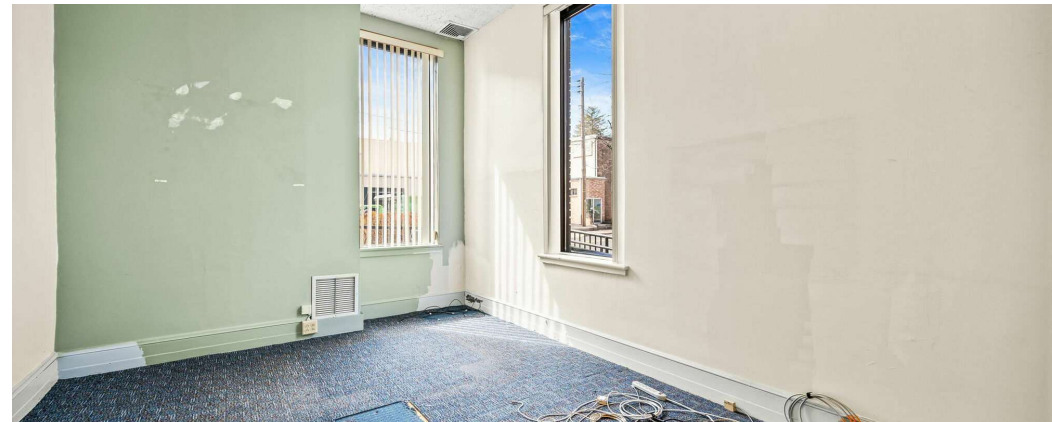
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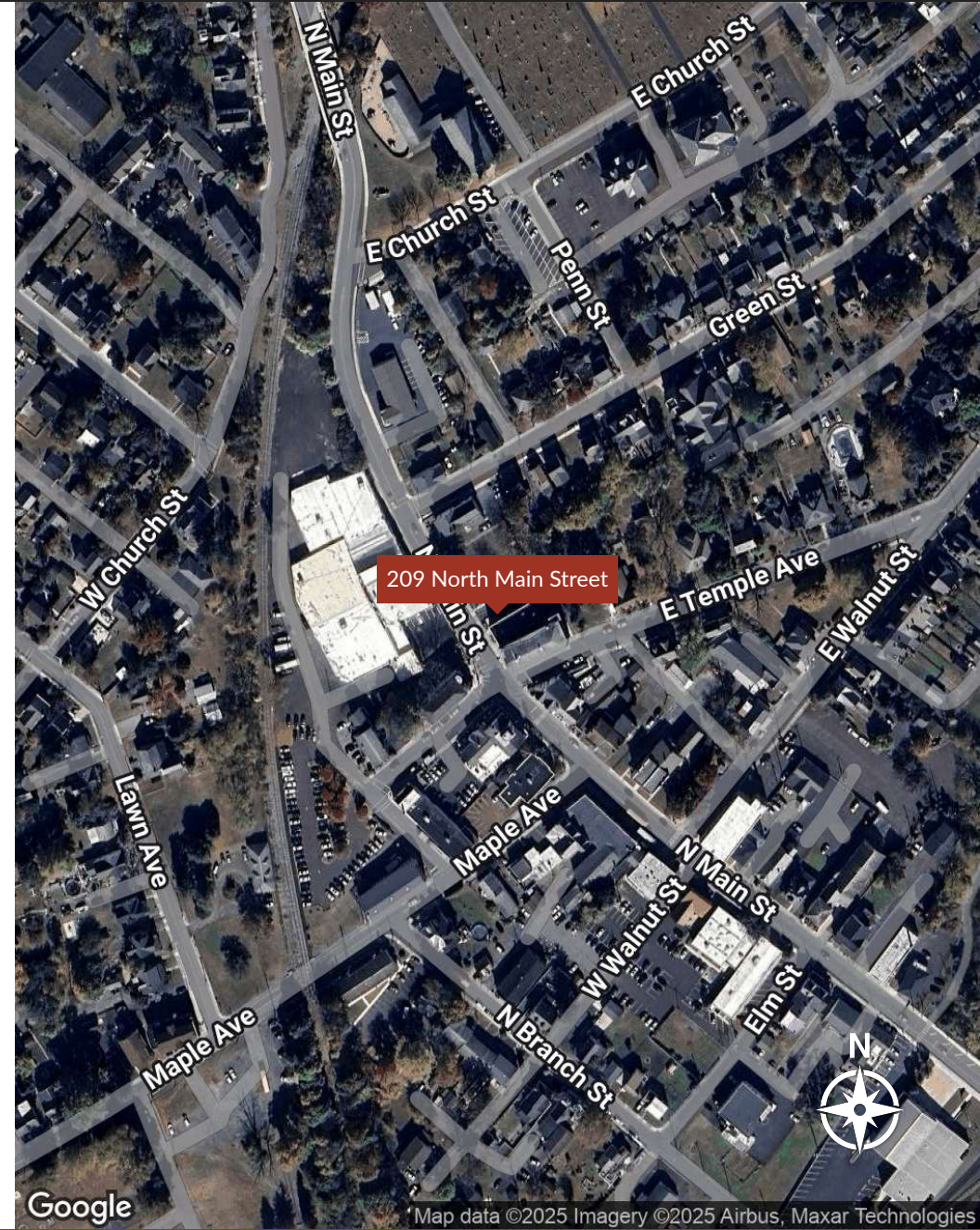
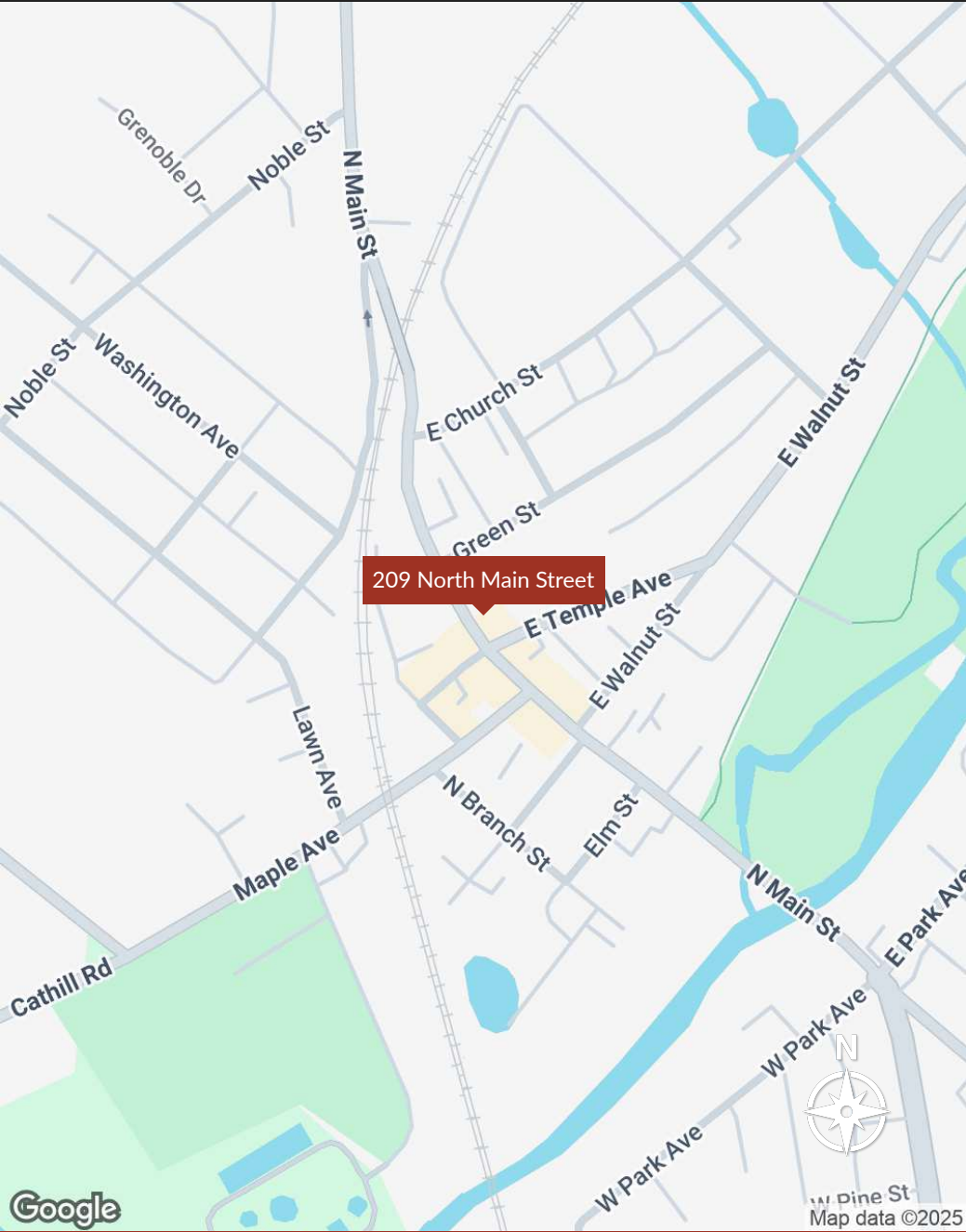
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POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	693	2,585	7,298
Average Age	38.8	40.0	44.2
Average Age (Male)	37.5	38.5	42.8
Average Age (Female)	40.9	42.5	46.6

HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	295	1,099	3,032
# of Persons per HH	2.3	2.4	2.4
Average HH Income	\$73,888	\$75,478	\$86,756
Average House Value	\$225,556	\$230,209	\$256,702

2020 American Community Survey (ACS)

