



High Traffic Development Site

1282 Welsh Rd - Montgomeryville, PA - Northeast corner of Routes 202 & 63 (Dekalb Pk & Welsh Rd)

SALE

FEATURES

- Signalized intersection of the 202 Bypass & Route 63 (Welsh Rd)
- Auto repair center of 3,600 sf on 1.16 acres
- Within 1 mile of the Montgomery Mall
- Zoned C-Commercial
- Minutes from the Pennsylvania Turnpike, Route 276 and heavily traveled Route 309

DEMOGRAPHICS

	1 Mile Radius	2 Mile Radius	3 Mile Radius
Population	5,093	57,142	136,774
Average HH Income	\$77,372	\$83,435	\$86,481
# Employees	5,367	37,034	84,035

The foregoing information was furnished to us by sources which we deem to be reliable, but no warranty or representation is made as to the accuracy thereof. Subject to corrections of errors, omissions, change of price, prior sale, or withdrawal from the market without notice.



Commercial Real Estate Services

275 Commerce Drive • Suite 104
 Fort Washington, PA 19034
 215-886-9400 • Fax 267-492-9005
www.situsproperties.com