

Available For Sale or Lease

701 ROUTE 113, SOUDERTON, PA 18964



OFFERING SUMMARY

Available SF:	2,286 SF
Lot Size:	0.81 Acres

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Population	9,785	44,146	103,106
Average HHI	\$73,337	\$85,795	\$88,337
Employees	4,654	22,831	60,093
Total Businesses	478	1,596	4,225

LOCATION OVERVIEW

Situated at the signalized intersection of County Line Rd. (12,182 VPD) & Souderton Road/Rt. 113 (16,335 VPD) this property is located close to Route 309 between Montgomeryville and Quakertown.

PROPERTY HIGHLIGHTS

- Former Pizza Hut restaurant
- Fully equipped facility with drive thru potential and seating for approximately 80 people
- Potential for conversion to retail, bank or medical office
- Property is an out parcel to a Rite Aid anchored shopping center
- Excellent access with great visibility and signage



ARROW

Real Estate Services

Admin: 717 Limekiln Road, Doylestown, PA 18901
 HQ: 555 E. City Line Ave, Bala Cynwyd, PA 19004
 610.400.3018 | ArrowRealEstateServices.com

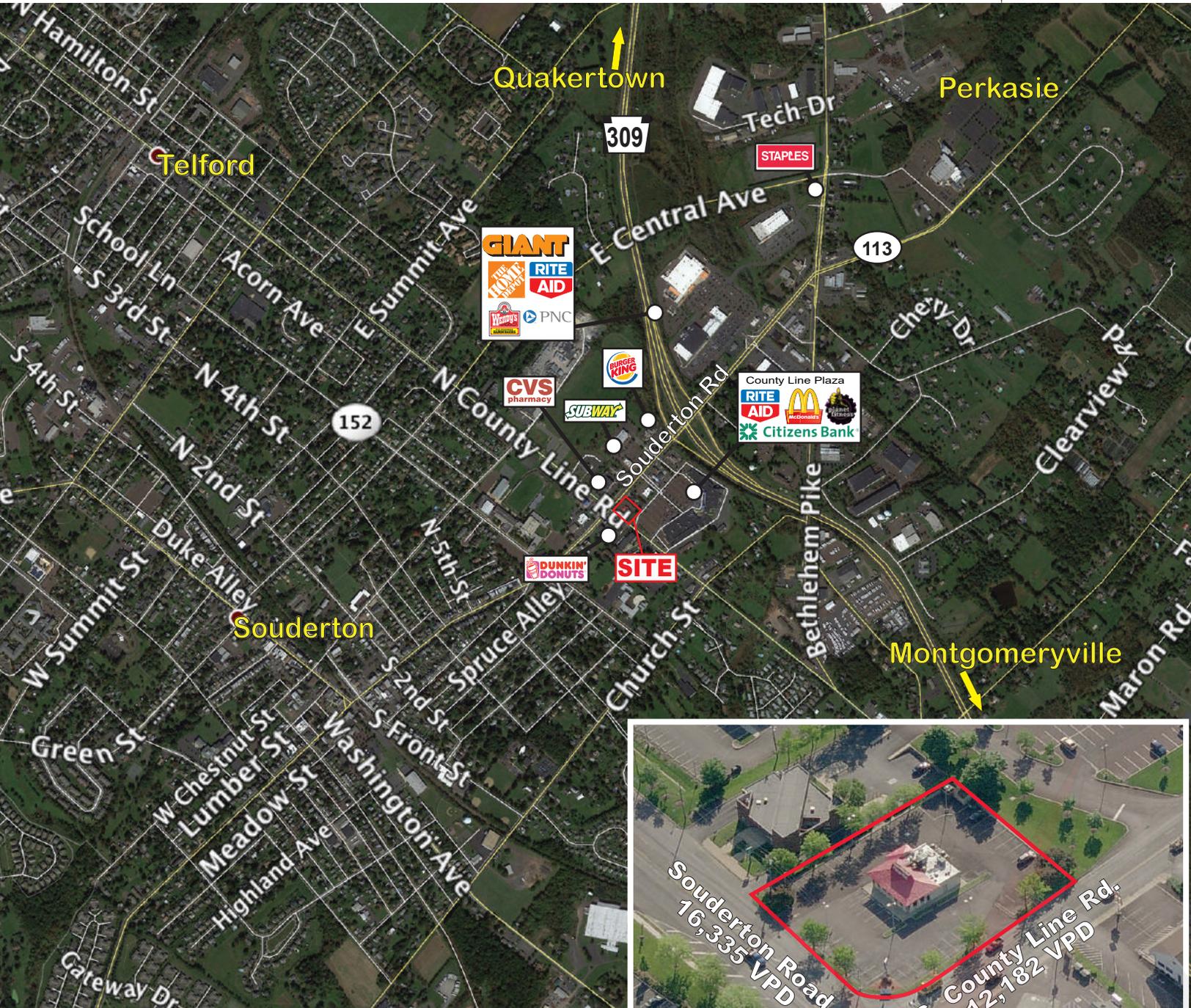


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