

FOR LEASE

**850 S. VALLEY FORGE ROAD
LANSDALE, PA 19446**

ALLEN FORGE SHOPPING CENTER

1,600 SF Available - \$19/SF NNN

9,200 SF Available - \$12/SF NNN

4,600 SF Available for Credit Tenant- \$19/SF

RETAIL LEASE OPPORTUNITY



**4,600/9,200 SF
AVAILABLE**



Located near North Penn High School and Merck Pharmaceutical, and well positioned at the busy, signalized intersection of Allentown Road and Valley Forge Road. High income demographic with deep residential populations. Great location for fitness center, many retail/office uses, restaurants and medical concepts!!!

HIGH INCOME DEMOGRAPHIC WITH DEEP RESIDENTIAL POPULATIONS

Great Location
for a Fitness
Center, Many
Retail/Office
uses, Restaurants
and Medical
Concepts!!!

**1,600 SF
AVAILABLE**



James Balliet, President
C 610-972-6808
James@JBPropertyGroup.com
Michael Sheftel, Realtor
C. 610-360-6581
Michael@JBPropertyGroup.com
Ryan McGeehan, Associate Broker
C: 484-695-6120
Ryan@JBPropertyGroup.com

 **James Balliet**
PROPERTY GROUP

www.JBPropertyGroup.com
Office: 610-435-1800
1605 N Cedar Crest Blvd, Ste 309
Allentown, PA 18104

kw

KELLERWILLIAMS
REAL ESTATE

Each office is independently owned and operated.

TRAFFIC



High income demographics within 5 miles of the center



Source: Loopnet.com, Google Maps



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- Recently Renovated
- Well Established
- Valley Forge Rd
- Conveniently Located
- Ample Parking
- Pylon Signage

Allen Forge Shopping Center

850 S. Valley Forge Rd.
Lansdale, PA 19446



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|----------------------------------|------------------------------------|
| A. Bank of America | J. 1,600 SF AVAILABLE |
| B. Wash Stop Laundromat | K. La Mirage Salon |
| C. Kowloon Chinese Restaurant | L. Ray's Pizza |
| D. UNIQ Physical Therapy | M. YSK Cleaners |
| E. Family Vision | N. 4,600/9,200 SF AVAILABLE |
| F. Cloud 365 | O. Blue Dog Cafe |
| G. Las Fridas | P. Vytal Options |
| H. Unique Nails | Q. Freestanding CVS |
| I. Sumney Forge Family Dentistry | |



BANK OF AMERICA

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