

115 Second Ave (Route 29)
Collegeville, PA

Retail for Lease



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LIEBERMAN EARLEY & COMPANY

The Meadows - 485 Devon Park Drive, Suite 110, Wayne, PA 19087

EXECUTIVE SUMMARY

BUILDING SIZE:	8,610 SF 6,000 SF +/- first and second floors (Remaining is basement/attic storage)
PLAY AREA:	7,200 SF (120' x 60')

LOCATION:	Collegeville Borough
PARKING:	21 Spaces (5 Dedicated to tenant in next building)
ENTRANCE:	Separate “In” and “Out” driveways for easy drop-off for children
SIGNAGE:	Large sign in front on busy Route 29
TRAFFIC COUNT:	20,000 + Cars



Lease Rate:
\$22.50 SF NNN
OPEX is \$6 SF +/-

Building Photos



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