

115 Second Ave (Route 29)  
Collegeville, PA

Retail for Lease



Phil Earley, CCIM

610.225.0900

philearley@liebermanearley.com

www.liebermanearley.com | 610-688-4300

**LIEBERMAN EARLEY & COMPANY**

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

# EXECUTIVE SUMMARY

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

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



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

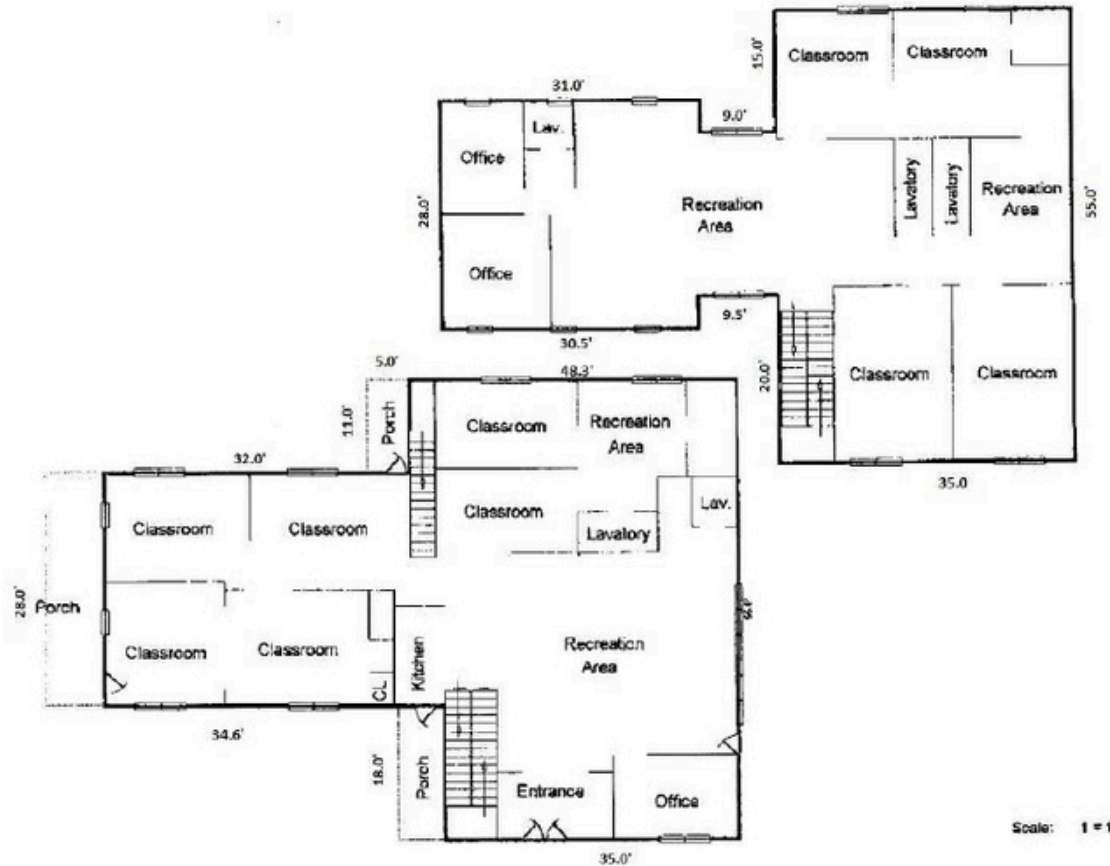
# BUILDING PHOTOS



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

# FLOOR PLAN

## BUILDING PLAN OF 115 SECOND AVENUE, COLLEGEVILLE, PA



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



Phil Earley, CCIM

610.225.0900

philearley@liebermanearley.com

www.liebermanearley.com | 610-688-4300

**LIEBERMAN EARLEY & COMPANY**

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