

## ±0.50 ACRE CORNER LOT & ±2,000 SF BUILDING

1740 Sumneytown Pike, Lansdale, Montgomery County, PA

EQUITY CRE



### PROPERTY FEATURES & DETAILS

- ±2,000 SF freestanding building For Lease
- Public sewer and water
- ±165' frontage on Sumneytown Pike
- Building features 2 automotive bays, 2 clean and comfortable offices, and customer waiting area
- Excellent visibility
- Open Lot



### LOCATION DETAILS

- Near intersection of Sumneytown Pike & Forty Foot Rd
- Full access to/from northbound and southbound sides of Sumneytown pike via cross access w/ Holiday Inn
- Located near entry/exit to I-476 - Lansdale Exit
- Strong traffic counts:
  - Sumneytown Pike - 23,886 ADT
  - Forty Foot Rd - 26,627 ADT
- Nearby businesses include Royal Farms, Wawa, Walgreens, Starbucks, Holiday Inn & Courtyard by Marriott

### CONTACT

KEITH SEYMOUR

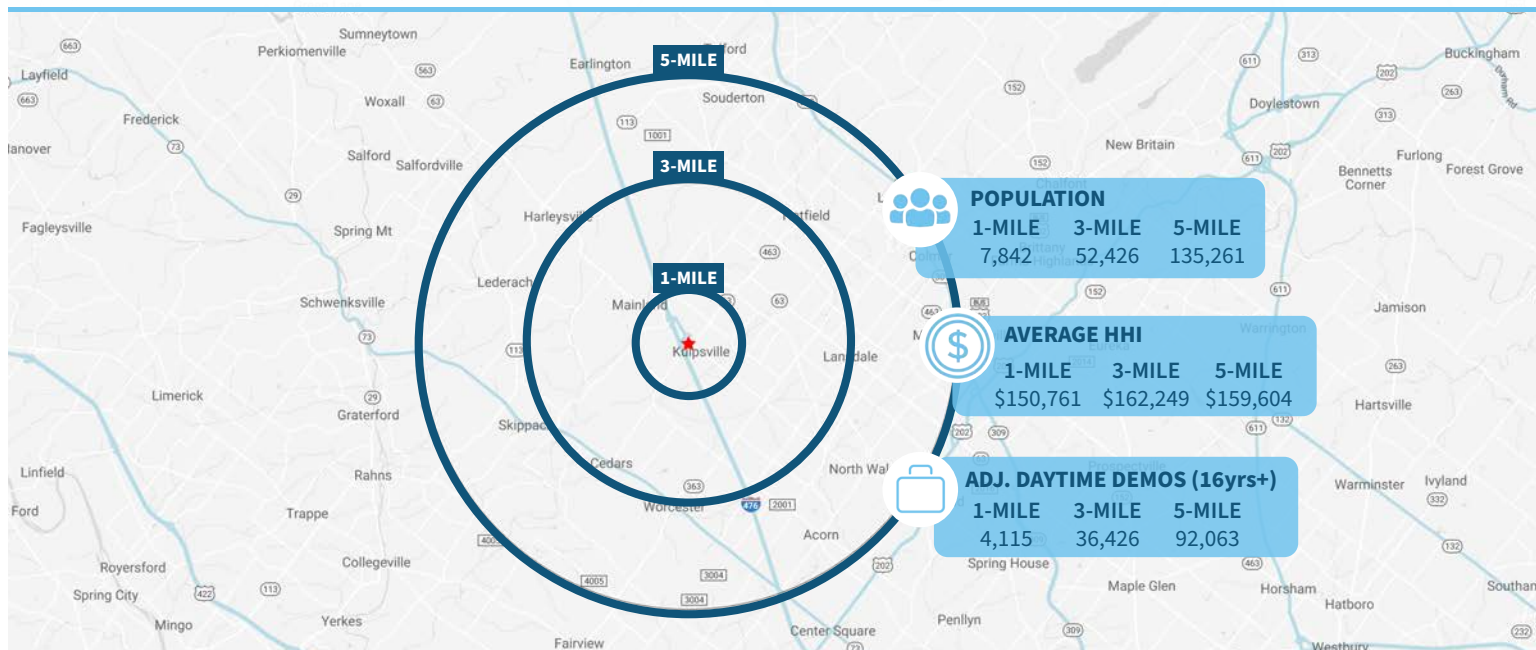
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**EQUITY CRE****Demographic Overview (1, 3, 5-mile radius)****The right space. The right move.**

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