

# FREESTANDING BUILDING

447 N. Sumneytown Pike | North Wales, PA 19454 | Montgomery County

# FOR SALE

± 2,575 SF ON ± 1.0 ACRE



## PROPERTY FEATURES

- ± 2,575 SF BUILDING ON 1.0 ACRE FOR SALE
- Located on the heavily traveled Sumneytown Pike at signalized intersection
- Across from Merck Offices and Global Vaccine Headquarters with over 12,500 Employees
- Ample parking with great visibility
- Signage on Sumneytown Pike (22,000 VPD)
- Tenant currently Boston Style Pizza
- Surrounding retailers include Royal Farms, Dunkin', Wells Fargo, CVS, Wawa & more.

DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
POPULATION	7,334	64,297	153,923
MEDIAN HHI	\$118,760	\$128,340	\$134,676
TOTAL HOUSEHOLDS	3,050	25,828	59,803
TOTAL EMPLOYEES	4,732	24,568	72,213

FOR MORE INFORMATION:

**DANIEL P. SILVESTRI**

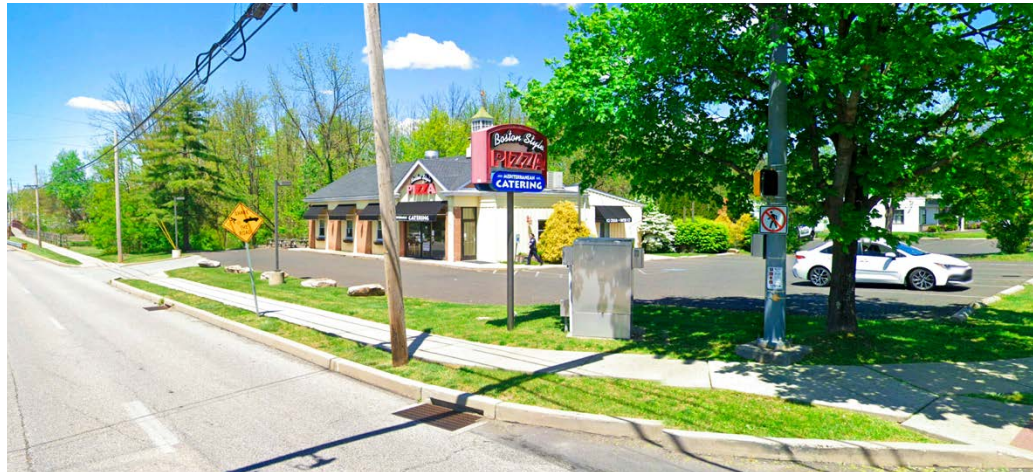
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Interstate Commercial  
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**PROPERTY PHOTOS: 447 N SUMNEYTOWN PIKE | NORTH WALES, PA 19454**



**INTERSTATE**  
COMMERCIAL

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# RETAIL MARKET AERIAL: 447 N SUMNEYTOWN PIKE | NORTH WALES, PA 19454



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