

NEW live, work, play DEVELOPMENT

TOWAMENCIN VILLAGE

Lansdale, PA



P.S.D.C

CBRE

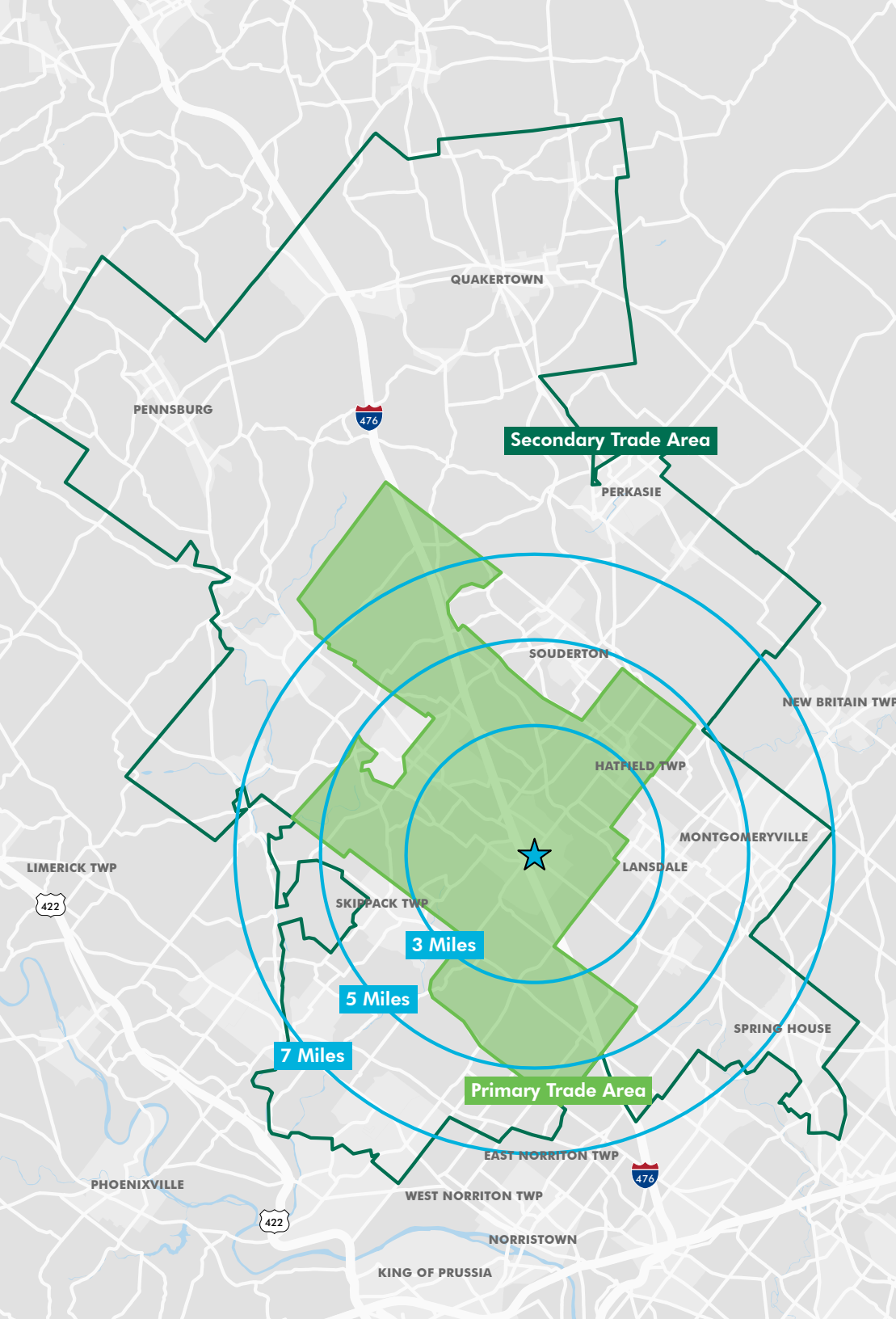
TRADE area

Towamencin Village will sit at the heart of Montgomery County, Pennsylvania's North Penn Valley—a cluster of affluent suburbs which also boasts strong daytime populations in excess of 123,000 within the primary trade area. The valley's seven townships and boroughs feature a density of 2,332 residents per square mile. SEPTA and the Pennsylvania Turnpike's Northeast Extension connect the region to Center City, Philadelphia and job centers throughout Montgomery County. Merck, Montgomery County's largest employer, operates several facilities nearby and throughout the valley.

DEMOGRAPHICS

	2019 Population	Daytime Population	Avg. Household Income
Primary Trade Area	61,634	57,699	\$128,709
Secondary Trade Area	304,563	274,607	\$120,418
3 miles	53,295	51,535	\$118,404
5 miles	134,260	125,666	\$120,792
7 miles	229,190	215,249	\$126,631

ADJACENT TO
476 ON/OFF RAMP



MARKET aerial



SITE plan *(conceptual rendering)*

TRAFFIC COUNTS

Forty Foot Road	12,083 ADT
Sumneytown Pike	17,590 ADT
Rt 476 at Sumneytown Pike Exit	70,022 ADT



RETAIL

K 35,000 SF
J 18,800 SF
G 10,600 SF
I 3,000 SF
H 4,000 SF



RESIDENTIAL

E 66,800 SF
D 60,100 SF
F 70,900 SF



OFFICE

A 130,000 SF



HOTEL & CAFE

C 75,000 SF
B 4,000 SF

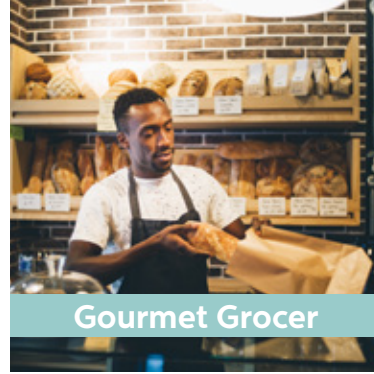
NATIONAL TENANTS with a local mindset



Health and Fitness



Impulse Oriented Retail



Gourmet Grocer



Destination Restaurants



Hospitality



CORPORATE HEADQUARTERS & healthcare destination



INCLUDES

- Four Stories
- 130,000 SF Total
- 32,500 SF per Floor
- 5 per 1,000 Parking Ratio



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RETAIL:

JOHN KRAUSE

Senior Vice President

+1 484-567-2830

john.krause@cbre.com

CHRISTIAN VAN HORN

Associate

+1 484 567 2838

christian.vanhorn@cbre.com

GARY LEONE

First Vice President

484-567-2348

Gary.Leone@cbre.com

OFFICE:

STEPHEN KRIZ

First Vice President

+1 610-251-5177

stephen.kriz@cbre.com