

# **FOR SALE**

700-708 BETHLEHEM PIKE MONTGOMERYVILLE, PA

2.73 +/- Acres of Land

### **CONTACT US**

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#### **COLLIERS INTERNATIONAL**

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### **PROPERTY FEATURES**

- > 2.73+/ acres of land, may be subdivided
- > Formerly approved for the 77 Unit Hotel
- > Many possible uses
- > 486+/- feet of Bethlehem Pike frontage: 30,609 ADT (PennDOT)
- > Access to Cowpath Road: 16,801 ADT (PennDOT)

### SURROUNDING RETAIL INCLUDES...























## **DEMOGRAPHICS**

### **WITHIN 1 MILE**



**8,991** people



3,366 households



**\$143,272** average HHI



**5,750** employees

### WITHIN 3 MILES



**70,293** people



26,831 households



**\$112,484** average HHI



**41,529** employees

### **WITHIN 5 MILES**



144,956 people



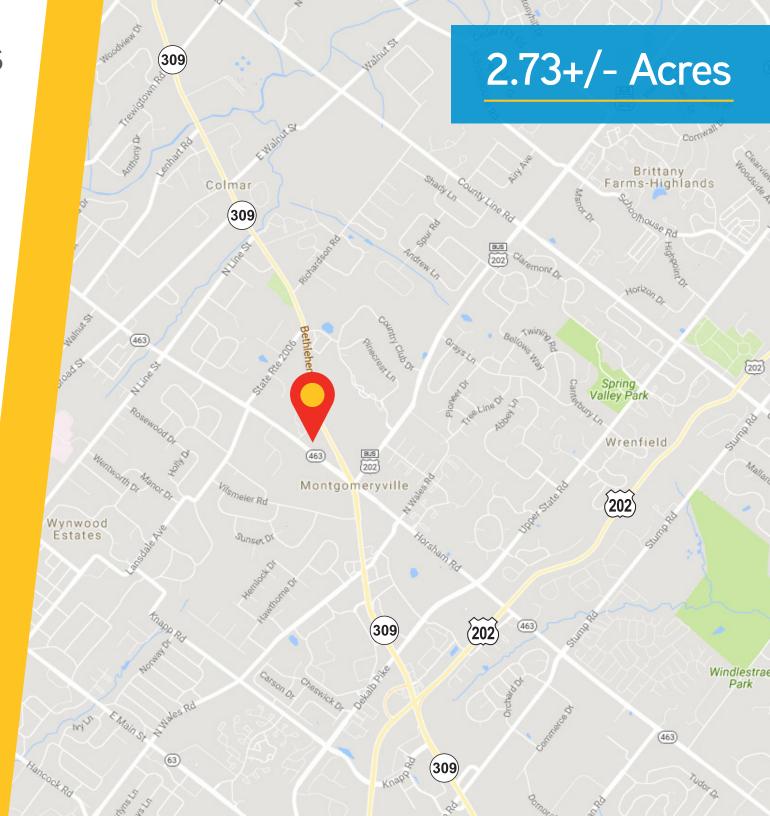
54,780 households



**\$123,691** average HHI



**78,308** employees





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