

**301 S Lewis Road | Royersford, PA 19468**

**±2,412 SF Retail Space Available**

*Available For Lease*

## Property Overview

**301 South Lewis Road** is a free standing building for lease, on the corner of South Lewis Road and Spring Street, in Royersford, PA, located in Montgomery County. The building is 2,412 square feet and sits on +/- 0.49 acres of land. The property offers ample parking, dual access from both South Lewis Road and Spring Street, and great frontage and visibility to the Royersford market.

DEMOGRAPHICS	3 MILE	5 MILE	7 MILE
TOTAL POPULATION	40,654	111,563	180,476
TOTAL EMPLOYEES	13,697	41,831	61,020
AVERAGE HHI	\$127,429	\$127,905	\$130,400
TOTAL HOUSEHOLDS	15,355	42,123	65,693

### TRAFFIC COUNTS:

**S Lewis Road** - ±18,000 VPD | **Benjamin Franklin Hwy** - ±79,000 VPD



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York Office: 3528 Concord Rd. York, PA 17402  
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New Jersey Office: 309 Fellowship Rd, Suite 200, Mt. Laurel, NJ 08054

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## Location

301 South Lewis Road is ideally situated on one of the main retail corridor of the area, surrounded by national retailers like Dunkin Donuts, Advanced Auto Parts, Dollar General, and Rite Aid, just to name a few. Across the street is Spring-Ford area school district, who enrolled over 7,700 students every year.

## Trade Area

301 South Lewis Road is just 13-miles from King of Prussia and 30-miles from Philadelphia. The demographics of this area are strong with 340,000 people in a 10-mile radius. There are 130,000 homes with an average household income of \$131,000, which is double the National average. Adding to the stability of the area isn't just the residential population, but also the 13,000 businesses and 106,000 employees within the same 10-mile radius.

## Local Map



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**SITE PLAN**



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## MARKET AERIAL



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