

±3,800 SF 1<sup>ST</sup> FLOOR  
±2,400 SF 2<sup>ND</sup> FLOOR

# Walton Campus

FOR LEASE

3031C WALTON RD | PLYMOUTH MEETING, PA | 19462



Theo Notaras

For Leasing Information: 610.321.1111 | Learn more online at [www.bennettwilliams.com](http://www.bennettwilliams.com)



COMMERCIAL BROKERAGE. *Redefined.*

# Walton Campus

## Plymouth Meeting

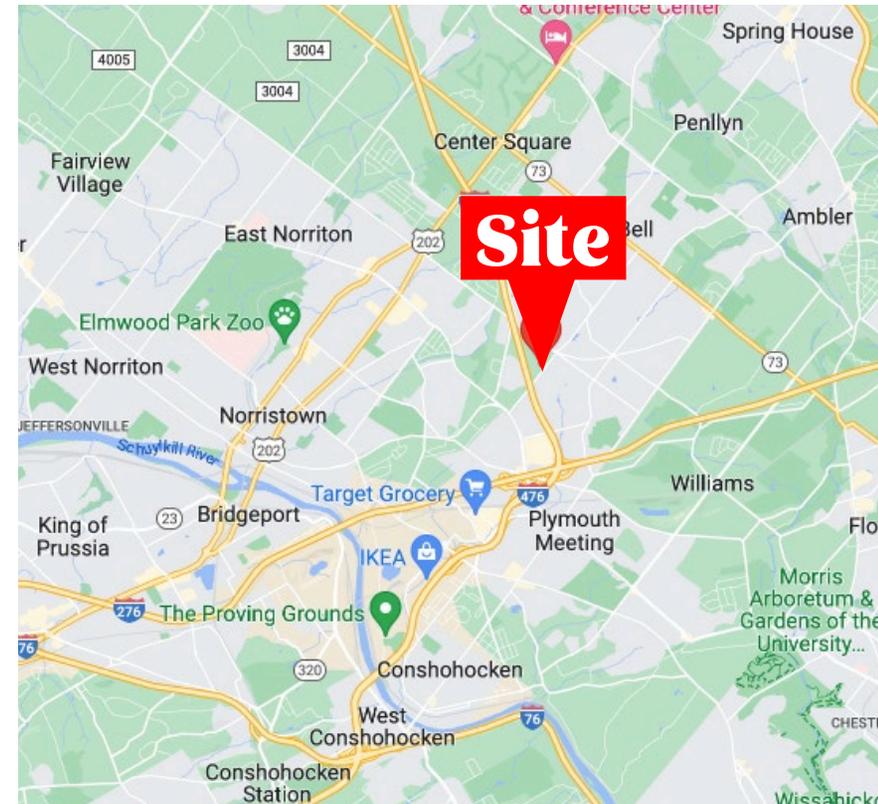
± 3,800 SF 1st Floor  
± 2,400 SF 2nd Floor

FOR LEASE



### PROPERTY OVERVIEW

3031C Walton Road, off of Germantown Pike in Plymouth Meeting, offers a bucolic setting while within a mile of numerous amenities, restaurants and shopping. Just minutes from the Plymouth Meeting Mall and the mid-county interchange of the PA Turnpike and Route 476, the property is elevator-served, has a large parking field, and offers two corner suites with plenty of natural light.



DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
TOTAL POPULATION	6,606	74,206	143,003
TOTAL EMPLOYEES	7,905	39,144	64,211
AVERAGE HHI	\$73,571	\$87,240	\$94,977
TOTAL HOUSEHOLDS	2,931	28,896	56,589

TRAFFIC COUNTS: Walton Rd ±19,000 VPD | Germantown Pike ±34,000 VPD



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FOR LEASE

### MARKET OVERVIEW



Site

COURTYARD  
BY MARRIOTT

DOUBLETREE  
BY HILTON

Visionworks  
MISSION BBQ

SUNOCO

PIZZA  
PAPA JOHN'S

SPRINGHILL  
SUITES  
MARRIOTT

DUNKIN'

PLAZA AZTECA  
RESTAURANTE MEXICANO

STARBUCKS

Plymouth Meeting Mall  
Best Buy  
Target  
Home Depot  
Boscov's  
T-Mobile  
AMC  
Dick's Sporting Goods  
Whole Foods Market  
Dave & Buster's  
Miller's Ale House



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ACTIVE MEMBER OF:  
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# About Bennett Williams



Since its founding in 1956, Bennett Williams Commercial, Inc. has offered full Commercial Real Estate services to the Central Pennsylvania region and beyond. We have served thousands of commercial, industrial and retail clients as we have grown in size and reputation. With our team of both experienced and knowledgeable executives as well as young and energetic professionals, we have the team to handle any commercial real estate need.

At Bennett Williams, your investments are always in good hands. Our retail Investment sales group provides top notch investment sales services for all categories of retail investments for both buyers and sellers alike, whether institutional or local, throughout the Central Pennsylvania landscape. Whether the asset is a single or multi-tenant, we pride ourselves in going above and beyond the expectations of the client to achieve maximum results. With over 60 years under our belt, and over 25 licensed real estate professionals, we possess the knowledge, experience, and dedication trusted by many in the investment sales segment of the industry.



Bennett Williams is a member of the Capital Markets Real Estate Network, a nationwide network of professionals dedicated to, and specializing in the capital markets segment of commercial real estate. CMRE is comprised of the most highly-qualified, best-experienced independent Capital Market real estate professionals.



## LISTING AGENTS:

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