



128
FRONT STREET
CONSHOHOCKEN, PA • 19428

**±2,545 SF
FOR SALE**

PROPERTY HIGHLIGHTS

Square Feet: 2,545

Restroom(s): 2

Private Office(s): 3

Executive Office(s): 1

Conference room(s): 1

Kitchenette(s): 1

Parking Space(s): 7

PROPERTY DETAILS

• Township: Borough of West Conshohocken

• Zoning: O-1 Office District

• Permitted Uses:

• Office

• Special Exception:

The following uses shall be permitted, provided that the uses do not occupy more than 30% of the total gross floor area of the building in which they are occupied, unless authorized by special exception by the Zoning Hearing Board:

• Retail

• Banks or financial institutions

• Restaurants (including fast food with no drive thru)

• Personal Service Shop

• Other like uses when approved by the zoning hearing board

• Utilities: Public

• Parking: 6-7

• Frontage: 178"

• Taxes: \$4,289

DEMOGRAPHICS TRAFFIC COUNTS



POPULATION

1 MILE- 10,631

3 MILE- 61,900

5 MILE- 220,376



AVERAGE HHI

1 MILE-\$138,843

3 MILE-\$197,199

5 MILE-\$181,333



I-476

±136,500 VPD



FRONT ST

±15,500 VPD



I-76

±99,000 VPD



EMPLOYEES

1 MILE- 28,203

3 MILE- 73,737

5 MILE- 179,308



HOUSEHOLDS

1 MILE- 5,440

3 MILE- 24,837

5 MILE- 85,714



Tommy Ciccarone, Jr. | Jane McGill

For Property Information: 484.947.5334 | Learn more online at www.bennettwilliams.com



COMMERCIAL BROKERAGE. *Redefined.*

ABOUT THE AREA

DOWNTOWN DINING

Conshohocken, especially Fayette Street, has become one of Montgomery County's hottest dining spots. Check out Crave Montco for the definitive guide to Conshy's downtown restaurants.

EVENTS

Conshohocken's celebrations are rooted in tradition, with highlights including the annual Fourth of July Soap Box Derby and the St. Patrick's Day Parade, one of the oldest in the country.



MARKET AERIAL



FedEx



CONSHOHOCKEN
★ BREWING COMPANY ★

THE PROVING
GROUNDS



Residence
INN
BY MARRIOTT

Marriott



Wawa



CONSHOHOCKEN
★ BREWING COMPANY ★

DAVID'S
BRIDAL
CORPORATE
OFFICE



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Bennett Williams

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WEST CHESTER OFFICE:

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West Chester, PA 19380

LANCASTER OFFICE:

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Lancaster, PA 17601

WILLIAMSPORT OFFICE:

1000 Commerce Park Dr, Suite 310
Williamsport, PA 17701

NEW JERSEY OFFICE:

236 E. Route 38, Suite 130
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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.

Bennett Williams is a member of the Retail Brokers Network (RBN), a partnership of the best regional retail brokerage firms servicing all of the major markets across the United States. Our affiliates are handpicked ensuring that our clients receive top quality service and representation in any market they need help in, with 61 offices across 65+ markets and 700+ members.

