

## Executive Summary



<b>SALE PRICE:</b>	\$1,150,000.00
<b>LOT SIZE:</b>	0.24 Acres
<b>BUILDING SIZE:</b>	17,800 +/- SF
<b>YEAR BUILT:</b>	1958
<b>ZONING:</b>	Commercial, Downtown Core Overlay District (DCOD)
<b>CROSS STREETS:</b>	S. Wood Street

### PROPERTY OVERVIEW

Embrace the potential of this prime retail opportunity at 401-403 West Main Street in Lansdale, PA. This vacant single unit 17,800 square foot building has ideal commercial zoning which offers a wide range of options for retail use or redevelopment opportunities. Positioned in a high-traffic location, this property presents an exceptional platform for capturing consumer attention. This property is being sold AS IS WHERE IS.

### PROPERTY FEATURES

- Single unit configuration offers flexibility for retail concepts
- Prime location for redevelopment
- Commercial zoning with the DCOD overlay provides a wide range of business and redevelopment opportunities
- High-traffic location for maximum visibility and exposure
- Excellent storefront presence for attracting customers
- Ample space for showcasing merchandise and attracting foot traffic
- Central downtown Lansdale location in vibrant neighborhood

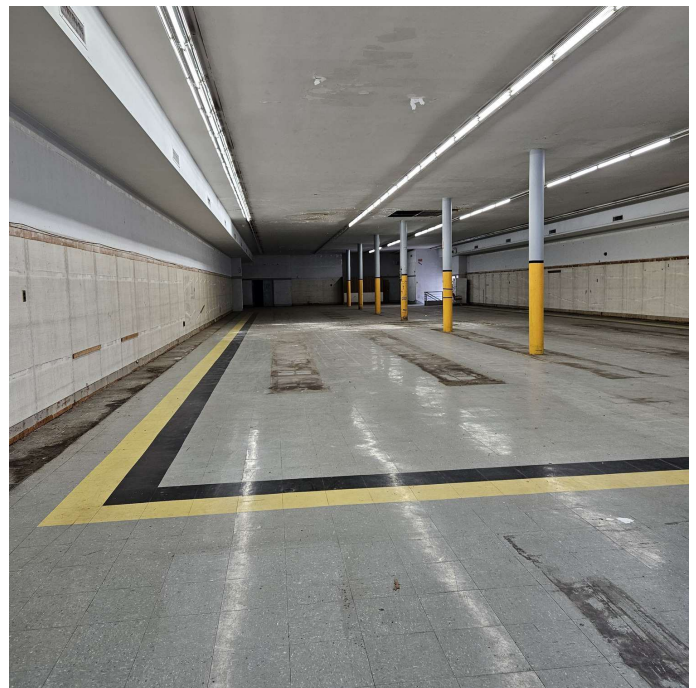
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## Property Details

<b>ADDRESS:</b>	401- 403 West Main Street, Lansdale, PA 19446
<b>PROPERTY TYPE:</b>	Commercial/Retail
<b>APN:</b>	110009544003
<b>PUBLIC TRANSPORTATION:</b>	Septa's Regional Rail - Lansdale Station is 2 blocks away Septa Bus is 1 block away
<b>GROSS LEASABLE AREA:</b>	17,800 +/- SF 8,900 SF Ground level 8,900 SF Lower level
<b>LOADING:</b>	1 Tailgate loading dock in rear of the building Reversible conveyor from dock to lower level
<b>CEILING HEIGHT:</b>	13' Ground level 9' 8" Lower level
<b>TAXES:</b>	\$22,192
<b>UTILITIES:</b>	Natural Gas Forced Air, Electric, Public Water and Sewer



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## 401 West Main Street Reimagined

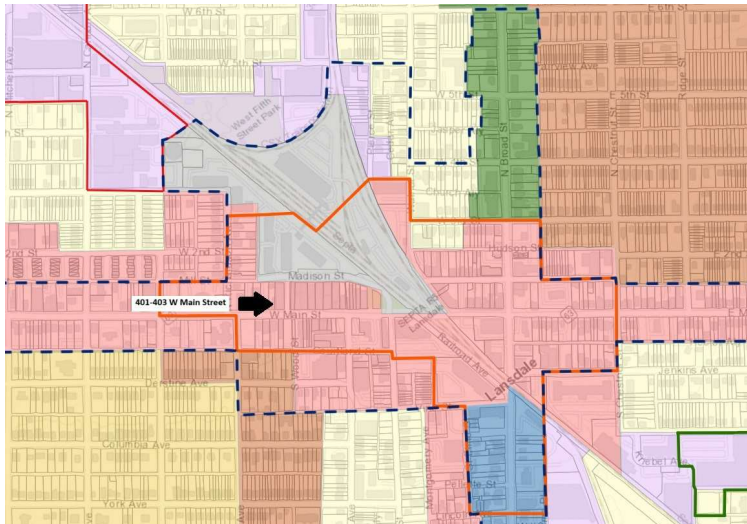


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## Location and Zoning Information



### Overlay Districts (All Proposed)

-  Business Park
-  Transit Oriented Design (TOD)
-  Mixed Use
-  Business Center Revitalization
-  Historic Rehabilitation
-  Downtown Business
-  Downtown Core

### Zoning Districts

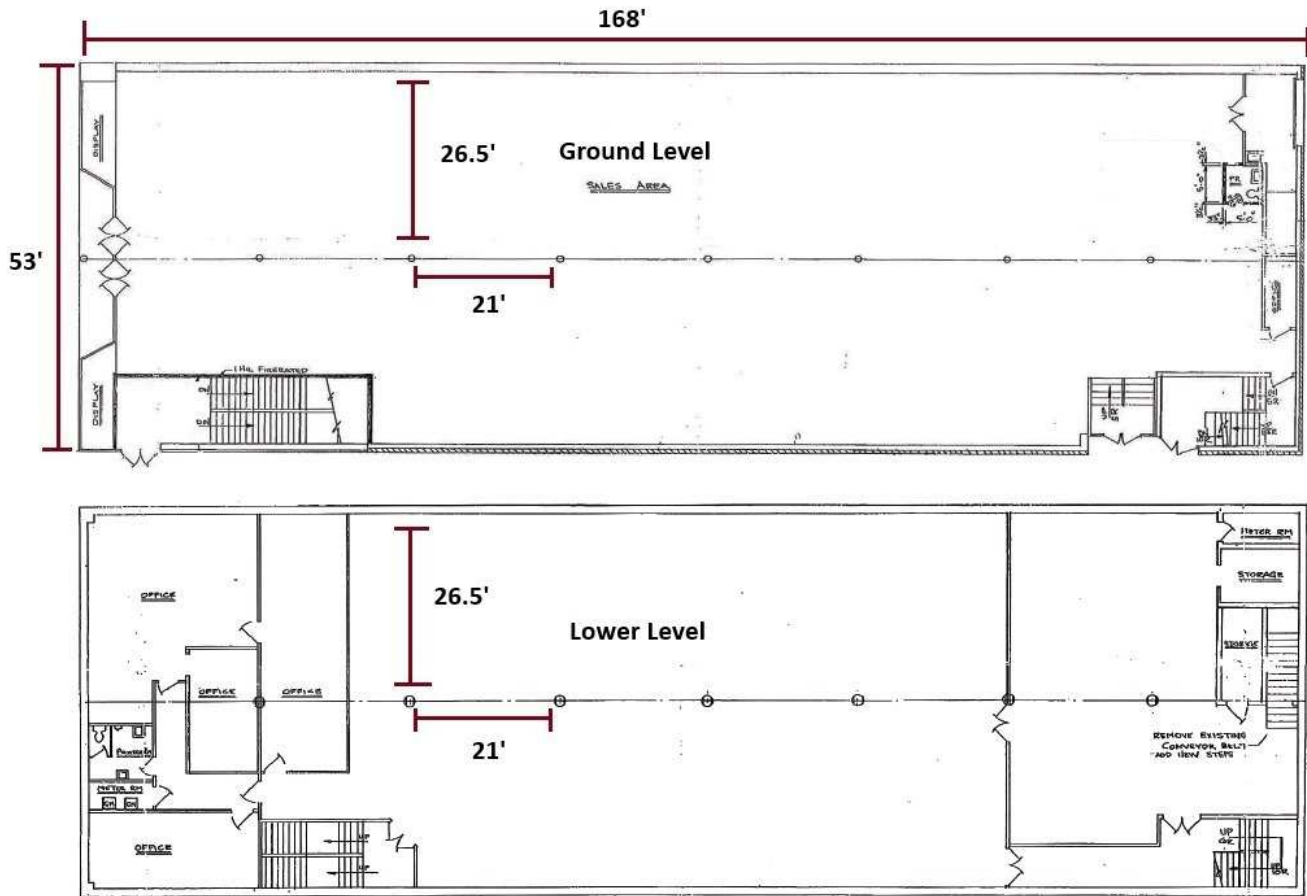
-  Residential A
-  Residential B
-  Residential C
-  Apartment
-  Business

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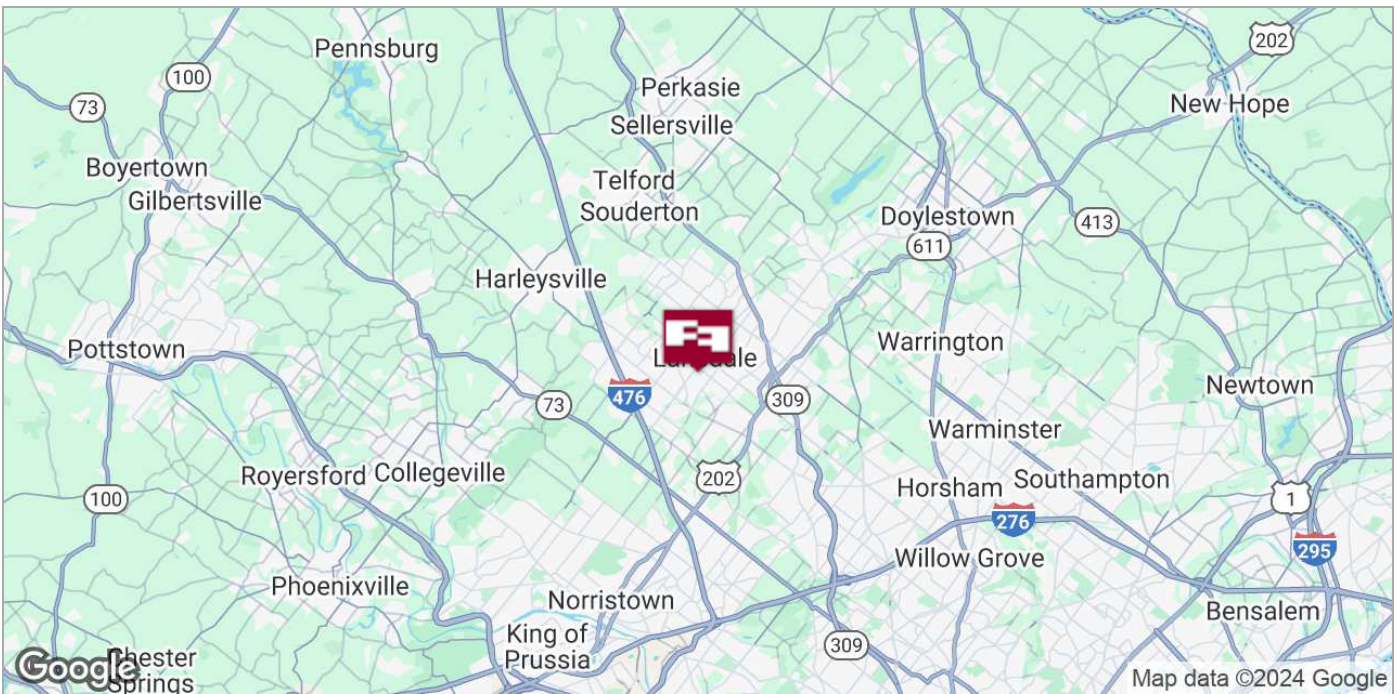
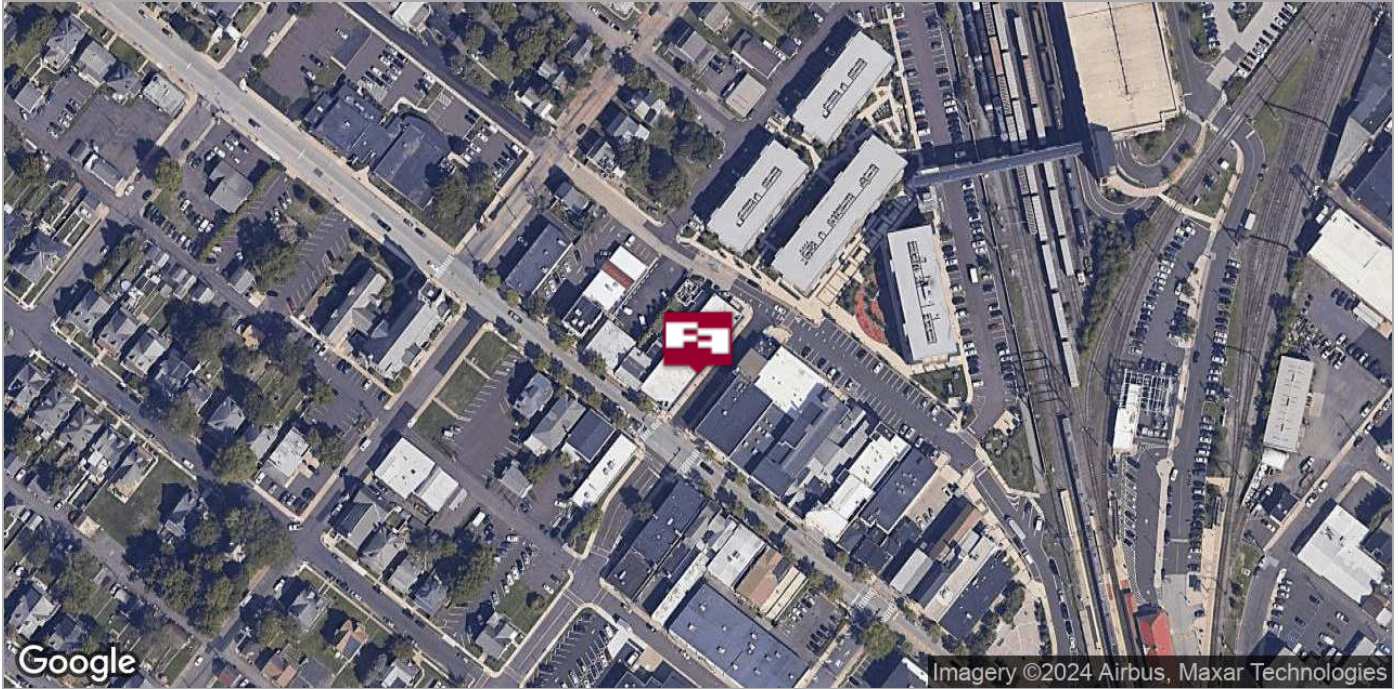
## Floorplan and Measurements



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## Location Maps

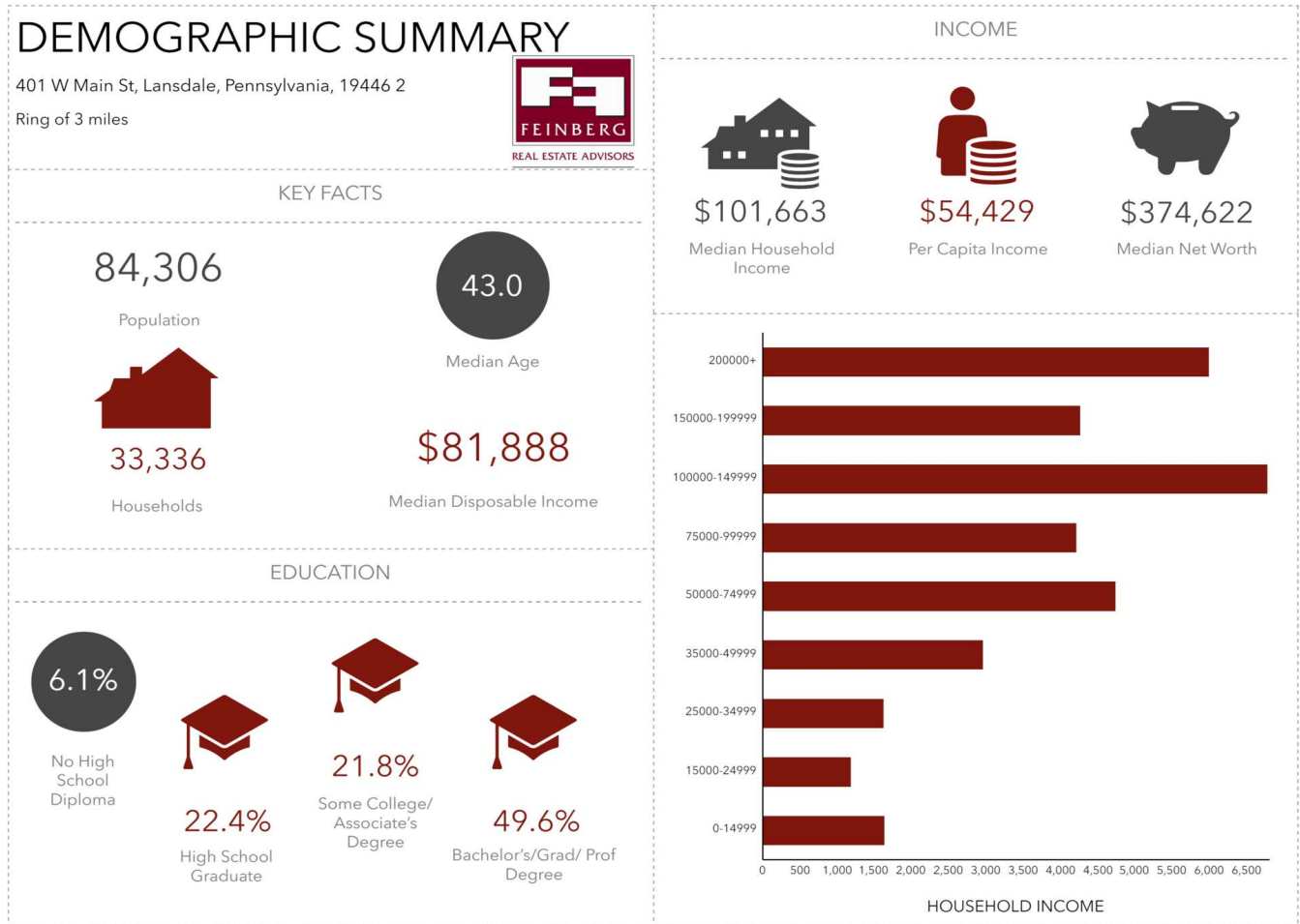


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## Demographics



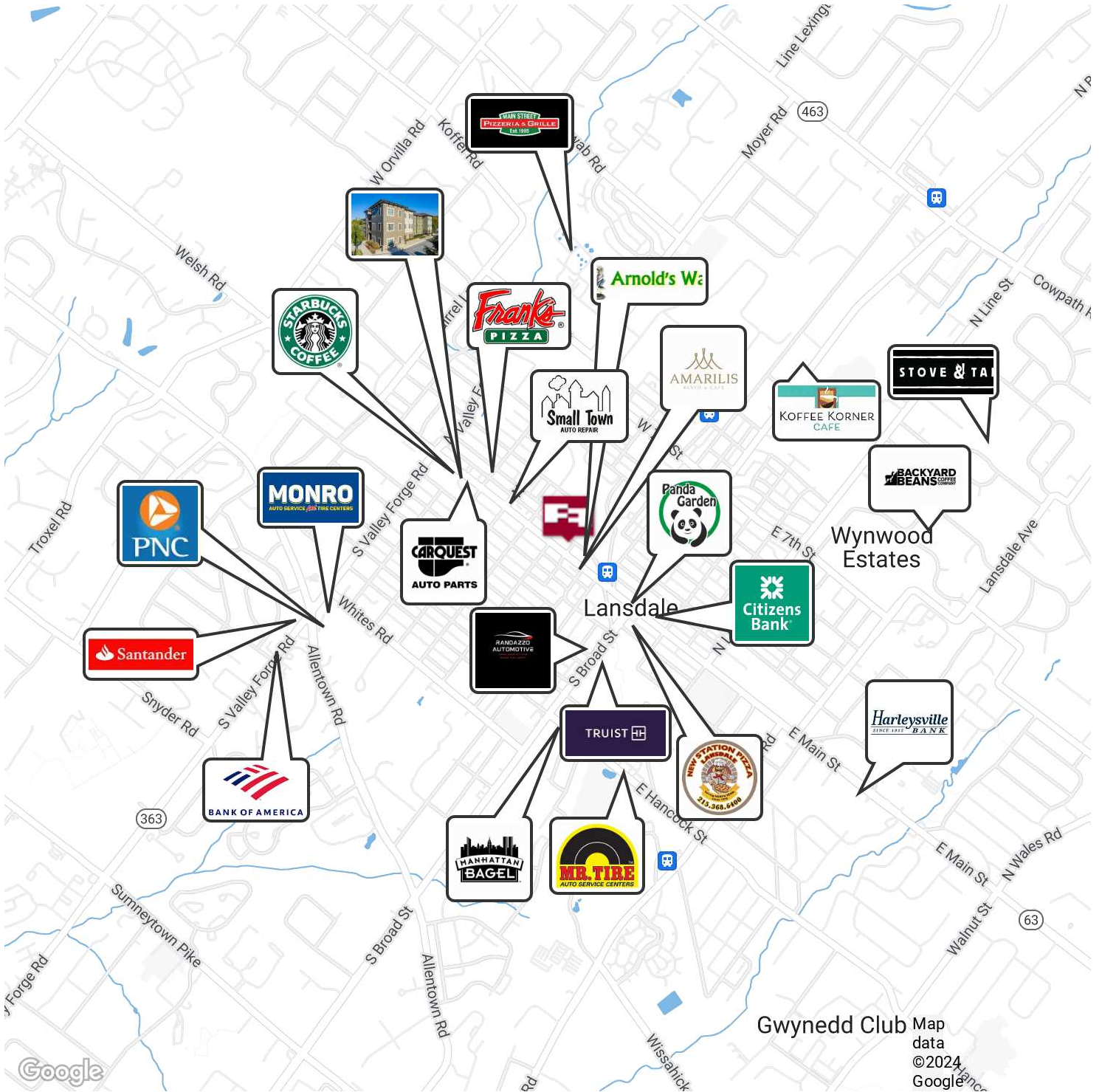
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## Retail Map



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# Downtown Lansdale Redevelopment Opportunity

401 - 403 West Main Street Lansdale, PA 19446

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