MONTGOMERY
MALL

RETAIL SPACE FOR LEASE

Montgomery Mall is an impressive shopping destination in North Wales at Route 309 and Route 202 in Montgomery County, Pennsylvania. With over 1,102,755 square feet of retail space, the mall offers a diverse range of more than 90 stores and a food court anchored by popular brands such as Wegmans, JC Penney, Macy's, and Dick's Sporting Goods.

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SITE OVERVIEW

Site Acres:	95.5 acres
Total Leasable Area:	1,102,075 sqf
Owned Leasable Area:	824,064 sqf
Parking Places:	5,041 autos
Anchor Tenants:	JCPenney
	Macy's
	Dick's
	Wegmans

PROPERTY OVERVIEW

Key Strengths:

Prime Location: Accessible from major highways, serving North Wales and surrounding areas.

Variety of Stores: Offers a diverse range of shopping options, including fashion, electronics, and services.

Family-Friendly: Includes amenities and entertainment options suitable for families.

Dining Facilities: Hosts a variety of dining options, catering to different tastes.

Community Involvement: Engages with local residents through events and activities.

PRIME LOCATION   **DIVERSE RETAIL MIX**   **FAMILY FRIENDLY**   **DINING APPEAL**   **COMMUNITY ENGAGEMENT**
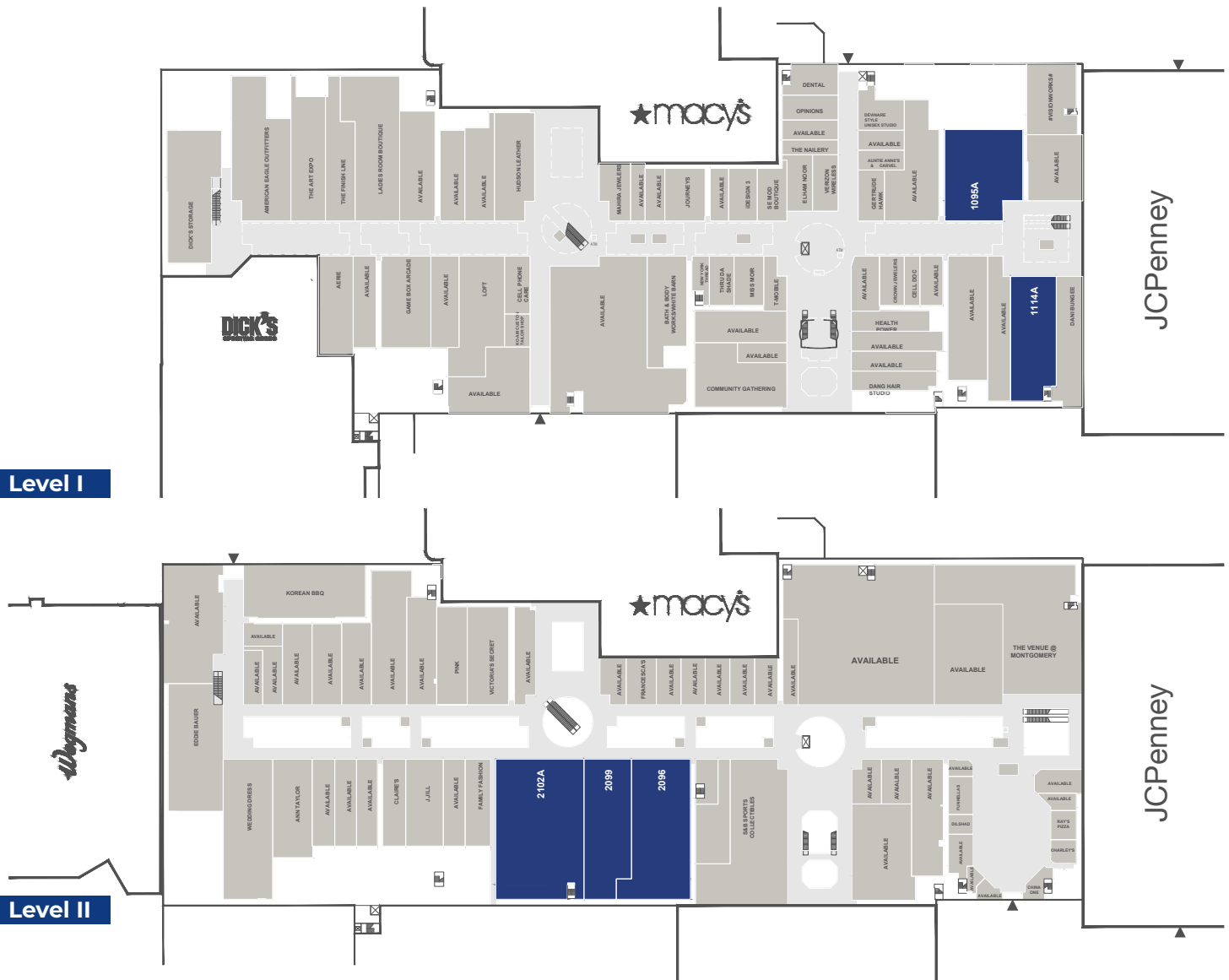
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Leasing Manager   **Alla Harney**

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MONTGOMERY MALL

SPACE	UNIT TYPE	SIZE SF
2102A	Inline	12,538 SF
2096	Inline	8,766 SF
1095A	Inline	6,871 SF
2099	Inline	6,500 SF
1114A	Inline	5,608 SF

Level I

Level II

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DEMOGRAPHICS

DEMOGRAPHICS	5 MILE	10 MILE	20 MILE
Population	152,434	567,113	2,907,973
Households	58,059	217,044	1,138,408
Avg. Household Income	$151,124	$141,780	$117,376
Median Age	44	43	39
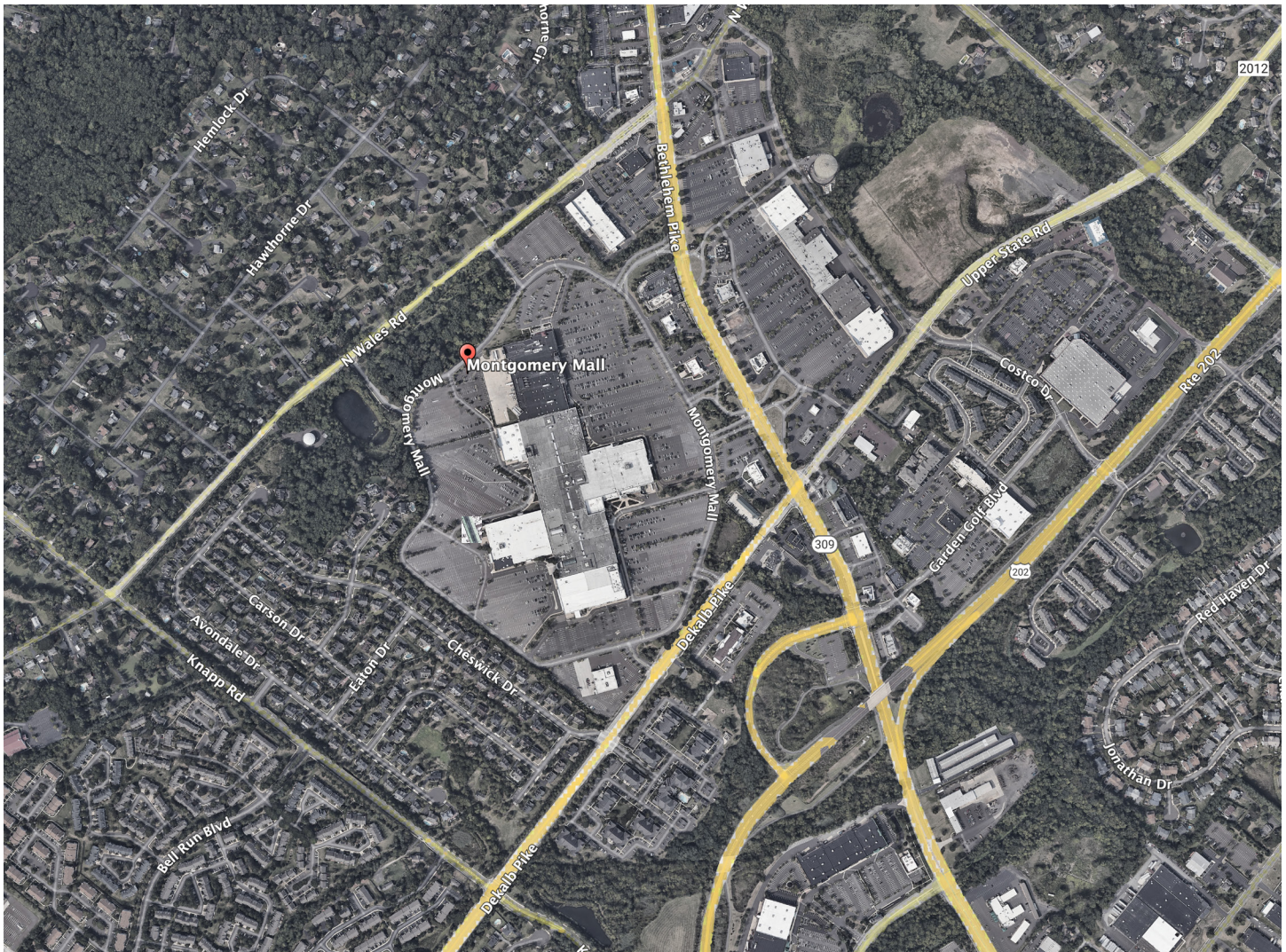
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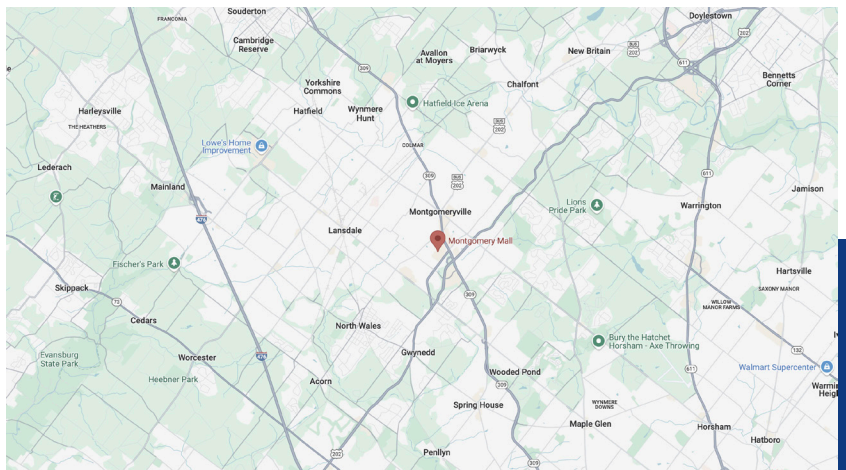
MONTGOMERY
MALL

NORTH WALES

North Wales, located in Montgomery County, Pennsylvania, is a thriving suburban community within the greater Philadelphia metropolitan area. The region is known for its affluent population, top-rated schools, and strong local economy. With a population of over 15,000 in North Wales and access to a broader regional market, the area is a hub for shopping and commerce. Key institutions such as Montgomery County Community College and Lansdale Hospital support a dynamic demographic. Conveniently located near Route 309 and the Pennsylvania Turnpike, Montgomery Mall benefits from excellent accessibility, making it an ideal destination for retail businesses looking to connect with an affluent and growing customer base.

AREA

City	0.6 sq mi
Land	0.6 sq mi
Water	0.0 sq mi
Elevation	328 ft

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