



Available

Property Highlights

- Opportunity to acquire space attached to a highly trafficked, super regional mall that welcomed 5.7 million visits and 1.4 million unique customers over the last 12 months.
- Excellent roadway access (+26,900 VPD).
- Excellent demographics, transportation infrastructure and proximity to major employment hubs including Center City Philadelphia underline the strength of the Willow Grove / Hatboro submarket.

Property Description

Jones Lang LaSalle ("JLL") and Charter Realty are pleased to exclusively offer for both sale and lease a Primark anchored former Sear's department store located in the super regional retail market of Willow Grove, PA. The property features 161,685 SF with an additional 18,407 SF vacant Sears Auto Center. Primark occupies 77,538 SF, providing in place income and an extremely rare opportunity to acquire or lease a space in the center of gravity - the premier retail destination of Willow Grove, PA.

Total box size: 176,074 SF

Primark space: 77,538 SF

Available space: 98,536 SF plus an additional 18,407 SF pad

Willow Grove Park - Sears

2550 W Moreland Rd
Willow Grove, PA 19090

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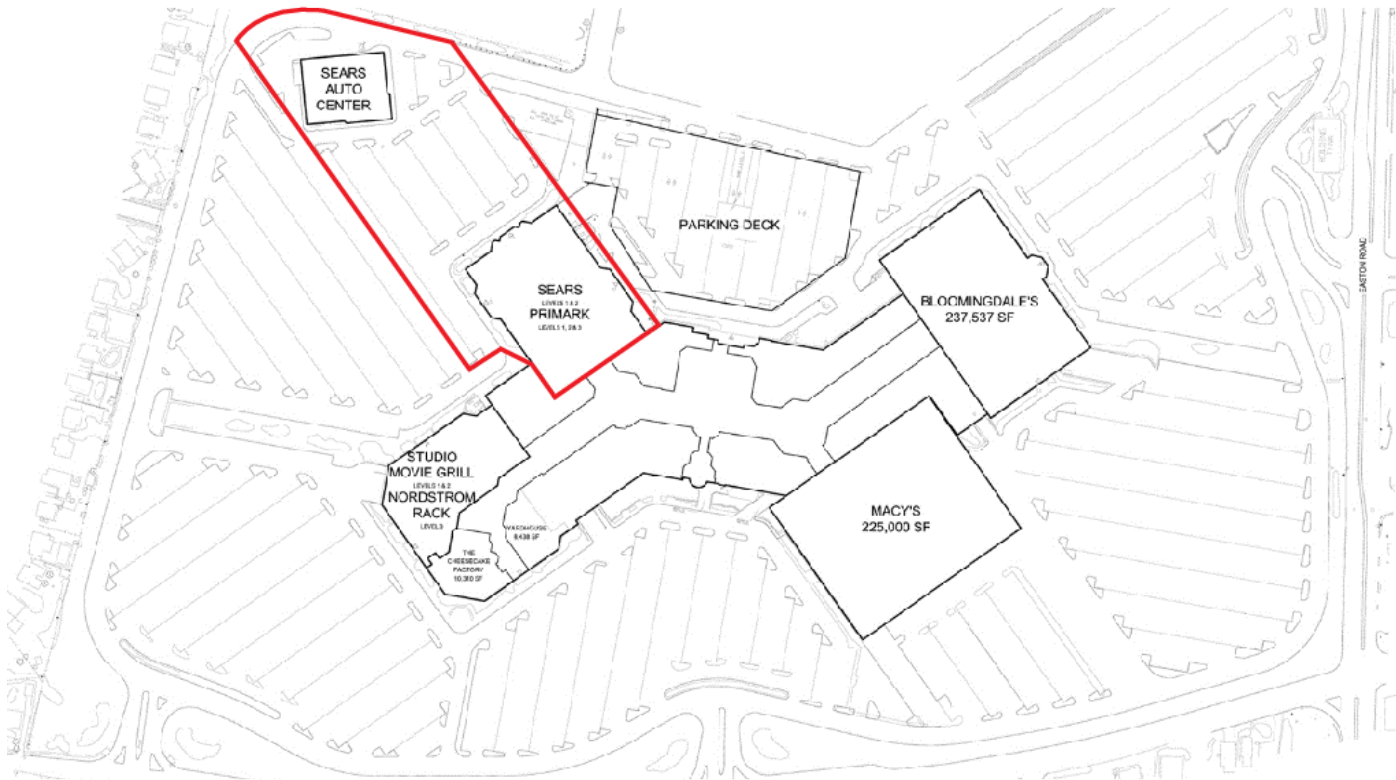
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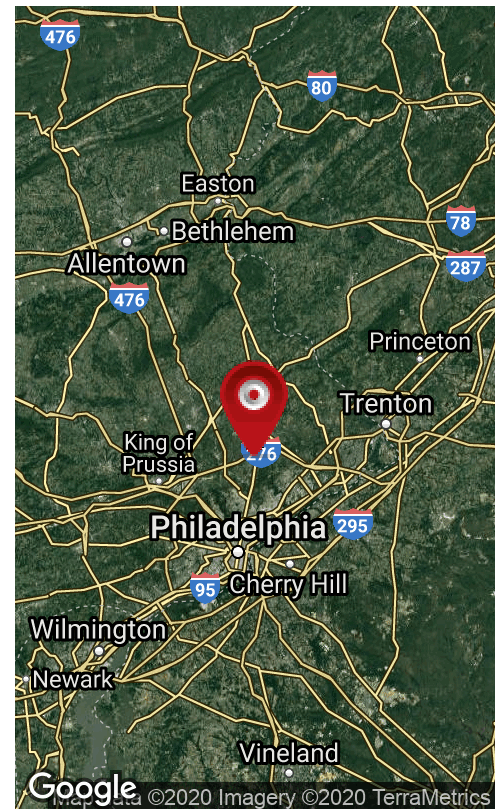




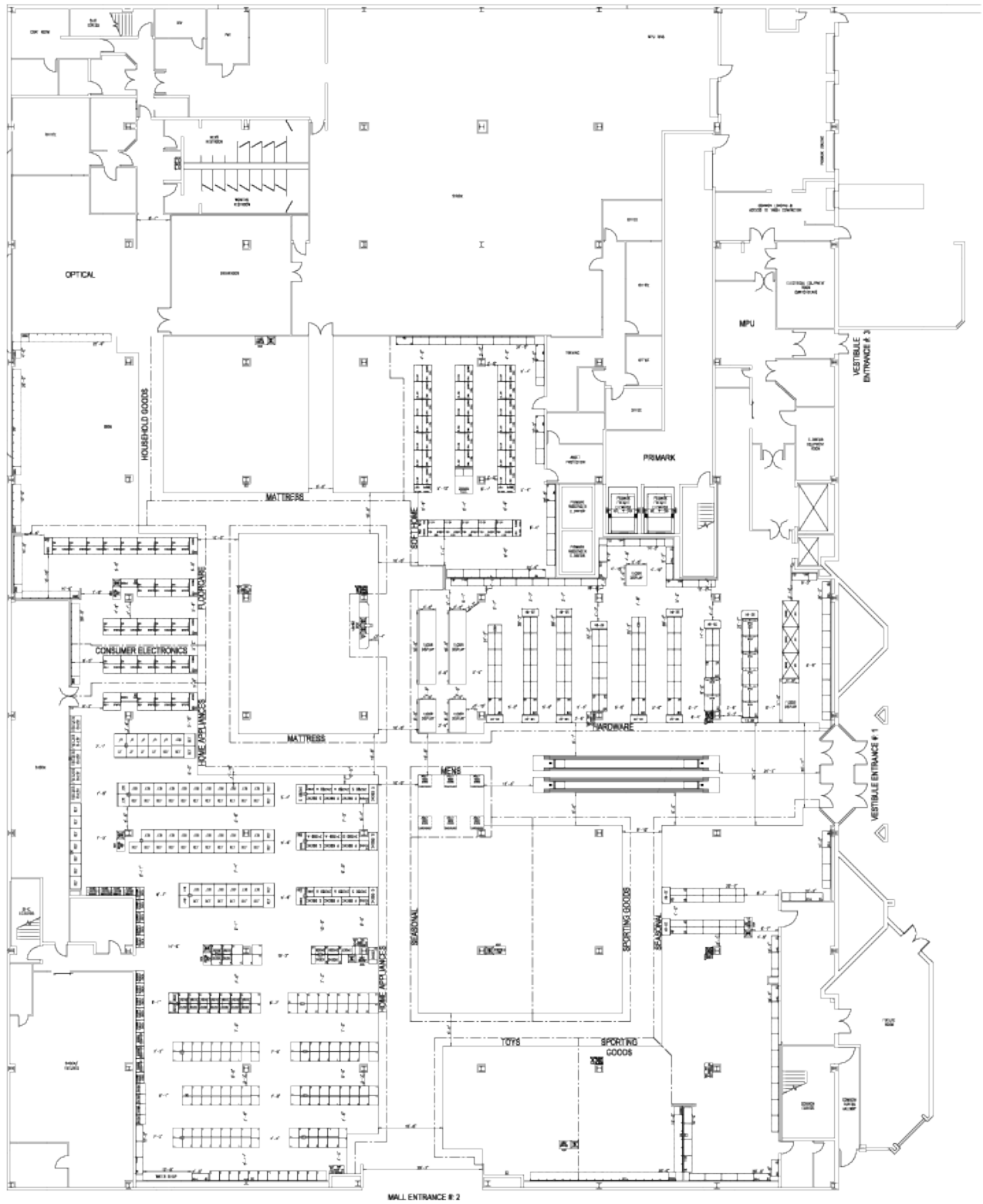
Property Data

Total Box Size:	176,074 SF (Primark leases 77,538 SF)
Available Spaces:	98,536 SF 18,407 SF former Sears Auto Center
Lot Size:	7.0 AC
Parking:	Surface & deck
Zoning:	Business Center

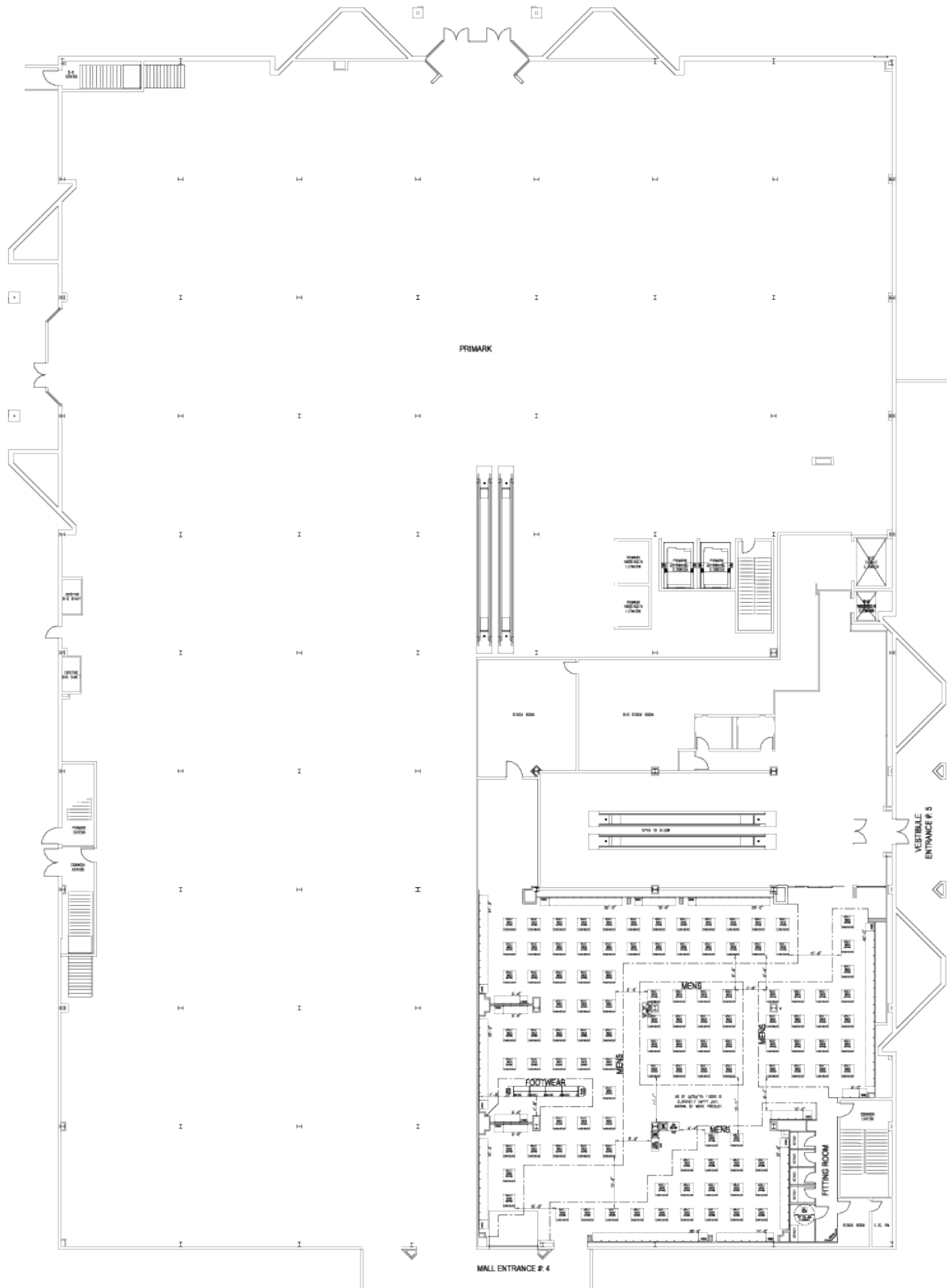
Demographics	1 Mile	3 Mile	5 Mile	10 Mile
Total Population	18,156	87,841	233,601	1,354,207
Total # Households	6,846	33,964	90,835	511,893
Average Household Income	\$91,759	\$113,291	\$115,372	\$86,997



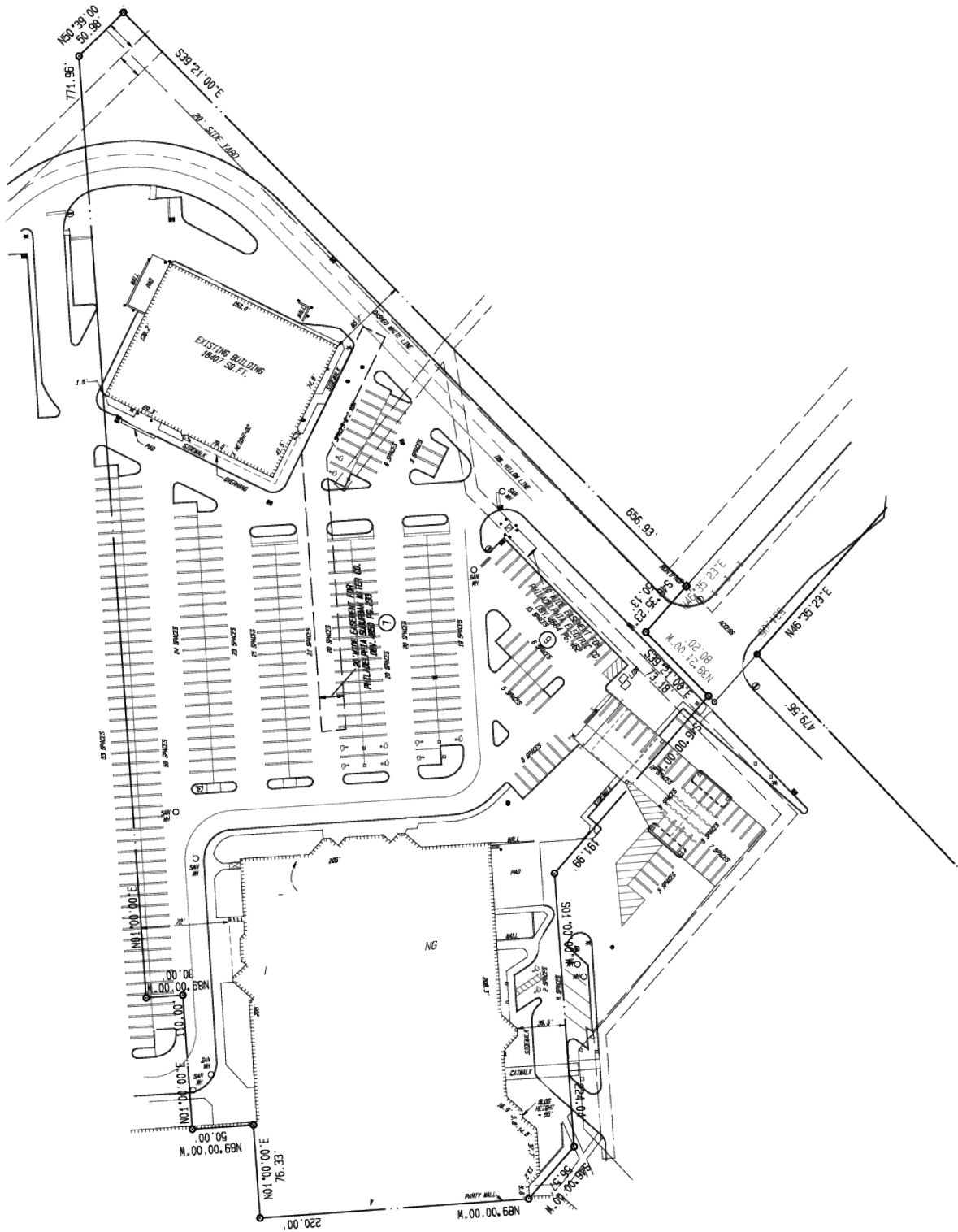




Floor 1



Floor 2



Site Plan