



Colliers

# 600 Montgomery Mall

North Wales, PA 18042

**Available for Lease!**



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## Property Features:

- **173,512 SF**
  - 1st Floor: **83,661 SF**
  - 2nd Floor: **89,851 SF**
- May be **subdivided**
- RetailStat estimates **5.1 million visits** to the mall in 2023
- **Fantastic** local demographics
- **Ceiling Heights:**
  - 1st Floor: 17'9" to deck
  - 2nd Floor: 18'4" to deck
- Co-tenants include **Wegmans, JCPenney, and Macy's**

## 7-Mile Radius Demographics



Number of Households

**100,817**



Avg. HH Income

**\$160,885**



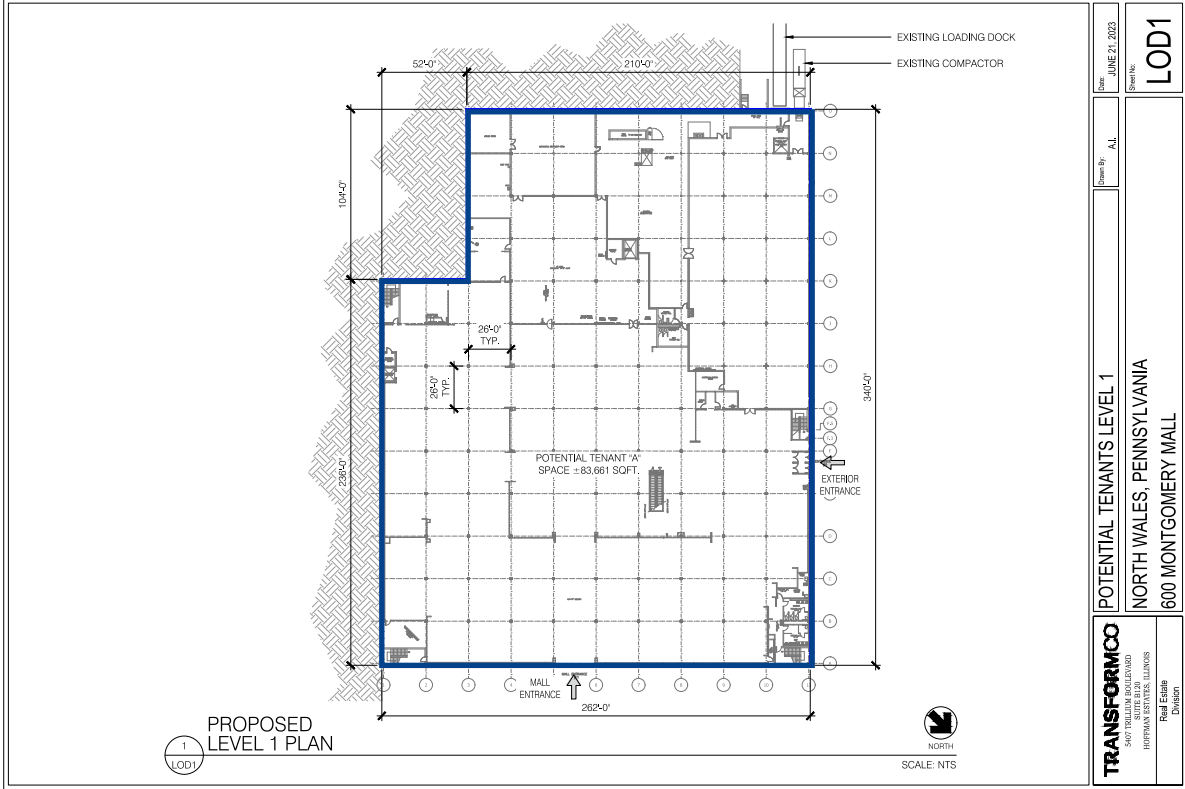
Population

**168,253**

# Property Photos



# Floor Plan



# Retail Map

COURTYARD  
BY MARRIOTT



DICK'S  
SPORTING GOODS

JCPenney

DSW  
DESIGNER DICK VAN DYKE

★macy's

Wegmans

28,936 ADT

BURGER  
KING

OUTBACK  
STEAKHOUSE

Chick-fil-A

TJ-maxx

LA|FITNESS

HomeGoods®

Panera  
BREAD™

Michael's  
Made by you

COSTCO  
WHOLESALE

five BELOW

# North Wales, PA

Montgomeryville, PA, is a thriving commercial nexus nestled in Montgomery County, renowned for its expansive retail landscape. Home to the Montgomery Mall and a plethora of big-box retailers, specialty shops, and dining options, it serves as a key retail and economic engine. This area masterfully combines convenience with variety, offering an all-encompassing shopping experience that caters to a diverse range of needs and preferences, making it an attractive destination for consumers and investors alike.

**Downtown Philadelphia**

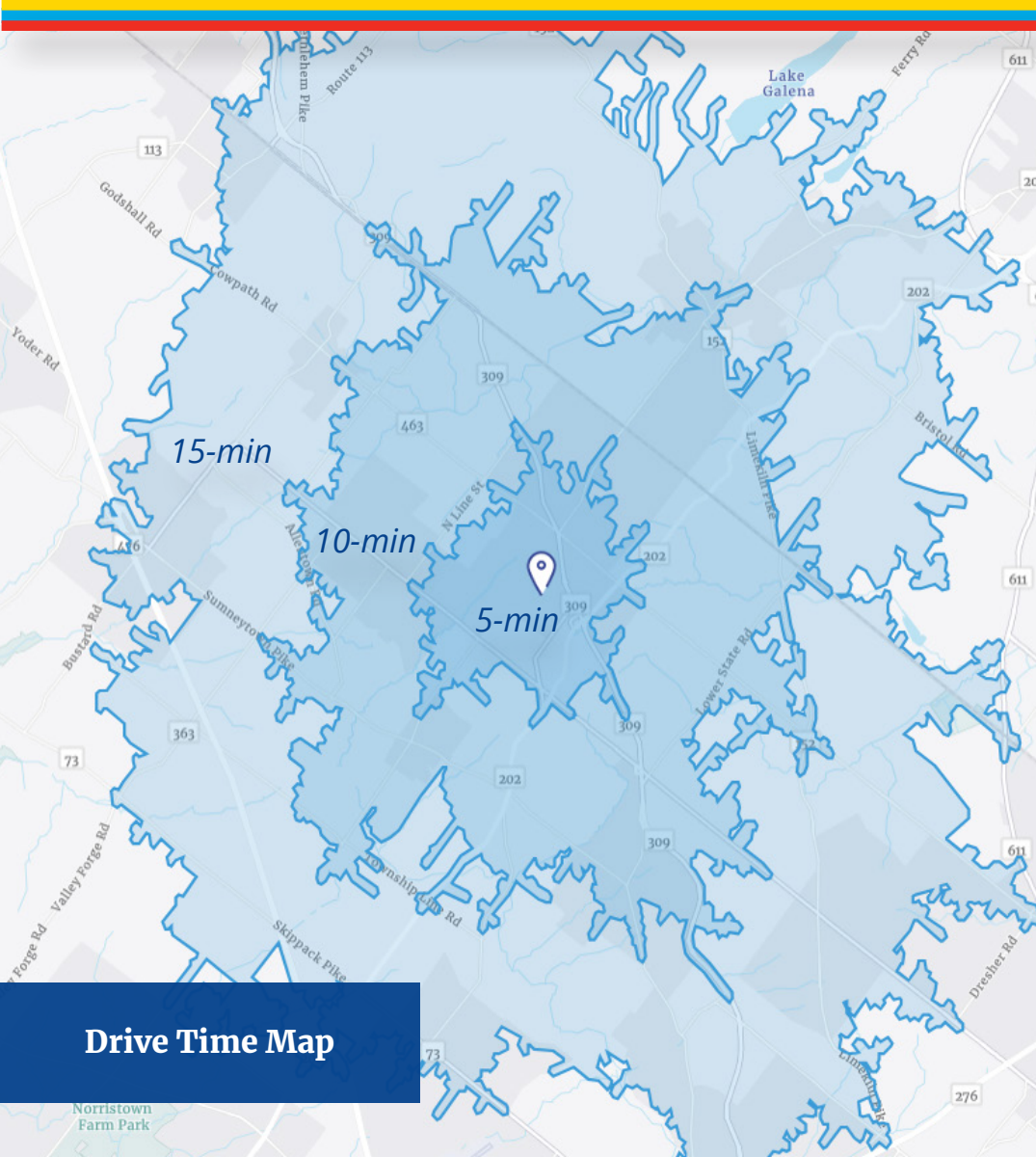
*45-minute drive*

**King of Prussia Mall**

*30-minute drive*

**Temple University**

*45-minute drive*



**Drive Time Map**

# Property Information

## 600 Montgomery Mall

The property is a 173,512 two story retail building attached to the The Montgomery Mall in North Wales PA, approximately 33 min (23 mile) drive to downtown Philadelphia. The Montgomery Mall, built in 1977 in Montgomeryville, Pennsylvania, has navigated through a dynamic history to its current state. Wegmans, Macy's JCPenny, American Eagle, J. Jill, Kay Jewelers, Vans, as well as many other tenants, operate in the mall. The mall services Montgomeryville/ Northe Wales PA and the surrounding communities.

<b>Address</b>	600 Montgomery Mall
<b>City, State</b>	North Wales, PA
<b>County</b>	Bucks
<b>Co-Tenants</b>	Macy's, Wegmans, JCPenney
<b>Building SF</b>	173,512 SF
<b># of Stories</b>	2
<b>Year Built</b>	1980

<b>Tax Parcel #</b>	460000340001 (not owned)
<b>Zoning</b>	C3 - Planned Commercial
<b>Intended Use</b>	Retail
<b>Opportunity Zone</b>	No
<b>Acres</b>	13.38 AC
<b>Premises Type</b>	101 Clearview Circle
<b>Type of Construction</b>	Masonry

# Contact Us:



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This analysis has not been performed in accordance with the Uniform Standards of Professional Appraisal Practice which require valuers to act as unbiased, disinterested third parties with impartiality, objectivity and independence and without accommodation of personal interest.