

# Former Sears



600 Montgomery Mall  
North Wales, PA 19454



TOTAL POPULATION  
WITHIN 5 MILES  
**156,276**



AVERAGE HH INCOME  
WITHIN 5 MILES  
**\$160,747**



DAYTIME POPULATION  
WITHIN 5 MILES  
**149,679**

2023 DEMOGRAPHICS	1 Mile	3 Miles	5 Miles
Population	8,953	75,852	156,276
Average Household Income	\$144,741	\$144,954	\$160,747
Median Household Income	\$109,979	\$104,547	\$112,387
Daytime Population	10,281	77,862	149,679

## Property Information

- + ±173,512 SF Former Sears Available
  - Level 1: ±83,661 SF
  - Level 2: ±89,851 SF
- + 4.4 million people visited the Montgomery Mall last year
- + Daytime population of approximately 10,000 + people within 1 mile of the mall

## Contact Us

**Jeffrey Cohen**  
Executive Vice President  
484 567 2368  
jeffrey.cohen@cbre.com  
Licensed: DE,PA  
Licensed Salesperson: NJ

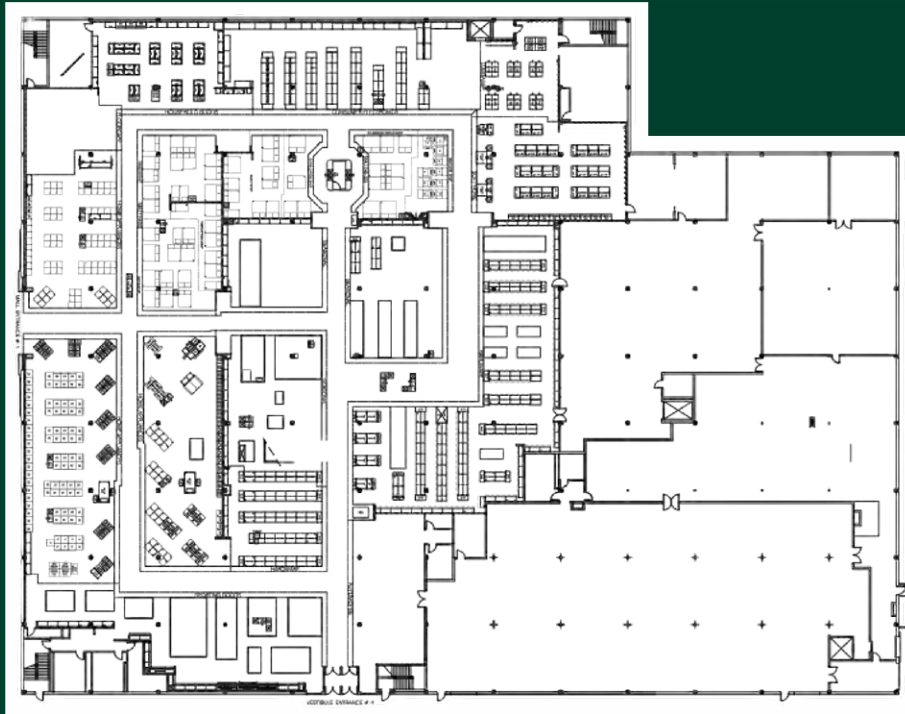
**Nelson Wax**  
Senior Associate  
484 567 3347  
nelson.wax@cbre.com  
Licensed: DE,PA  
Licensed Salesperson: NJ

Former Sears - ±173,512 SF Available  
600 Montgomery Mall | North Wales, PA 19454

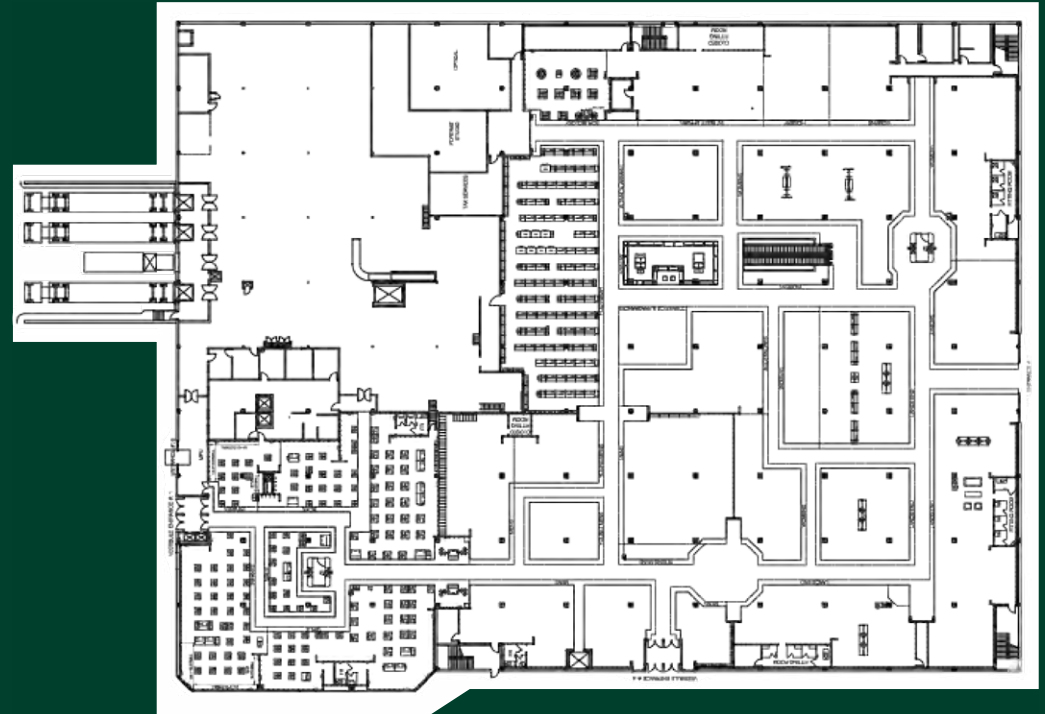
For Lease

# Floor Plans

First Floor - ±83,661 SF



Second Floor - ±89,851 SF

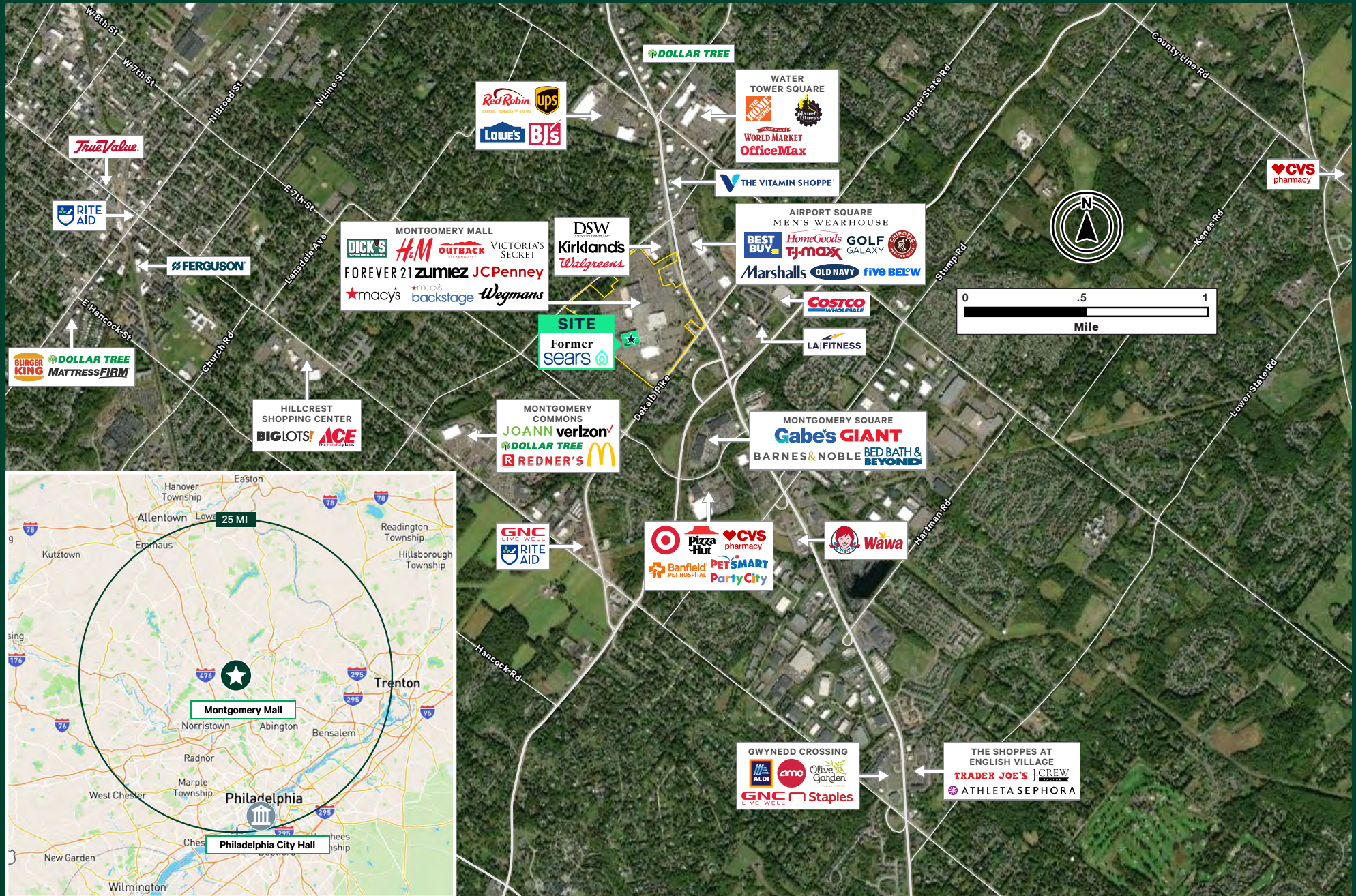


© 2023 CBRE, Inc. All rights reserved. This information has been obtained from sources believed reliable, but has not been verified for accuracy or completeness. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. CBRE and the CBRE logo are service marks of CBRE, Inc. All other marks displayed on this document are the property of their respective owners, and the use of such logos does not imply any affiliation with or endorsement of CBRE. Photos herein are the property of their respective owners. Use of these images without the express written consent of the owner is prohibited.



Former Sears - ±173,512 SF Available  
600 Montgomery Mall | North Wales, PA 19454

For Lease





Former Sears - ±173,512 SF Available  
600 Montgomery Mall | North Wales, PA 19454

For Lease

