



For Sublease

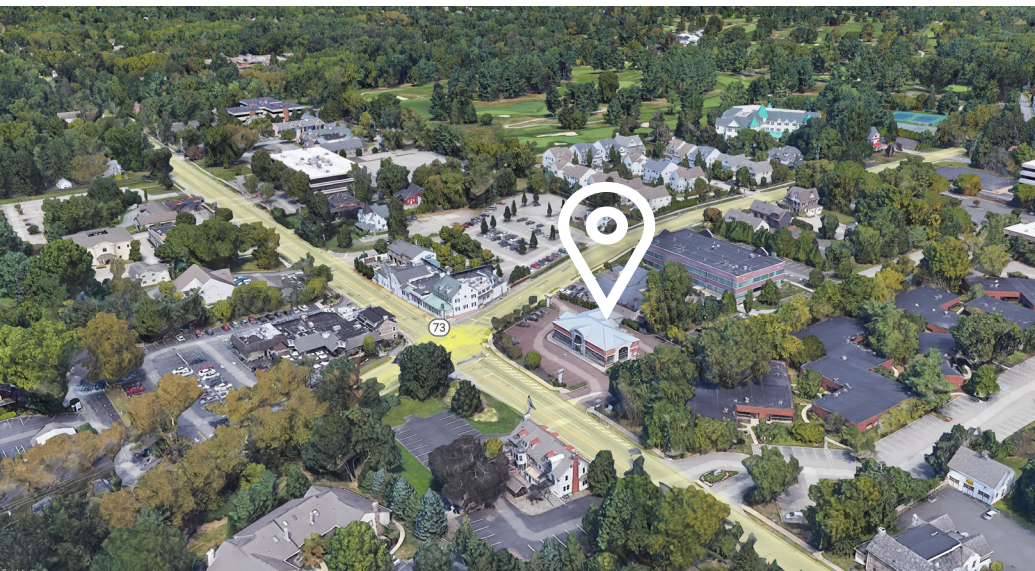
599 W. Skippack Pike
Blue Bell, PA 19422



Freestanding retail: 3,290 SF
Remaining term: Feb 28, 2026

Property Highlights

- Corner property at busy intersection located along two major commuter thoroughfares; includes drive-thru
- Conveniently located near Blue Bell's daytime office population
- Easily accessible via I 476 and Route 202 (combined 89,000 VPD)
- \$159,814 AHHI within a 2 mile radius
- Excellent visibility and signage opportunities
- Dedicated Parking: 20 spots available





Location information

599 W. Skippack Pike
Blue Bell, PA 19422



Demographics	2-mile	5-mile	10-mile
Population	13,709	152,881	840,002
Households	5,330	59,662	319,811
Average HHI	\$159,814	\$125,659	\$114,563

Source: CoStar, 2021



Contact

Eric Berkowitz
Senior Associate
+1 610 416 2226
eric.berkowitz@am.jll.com

Joshua Sloan
International Managing Director
+1 215 988 5554
joshua.sloan@am.jll.com



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