

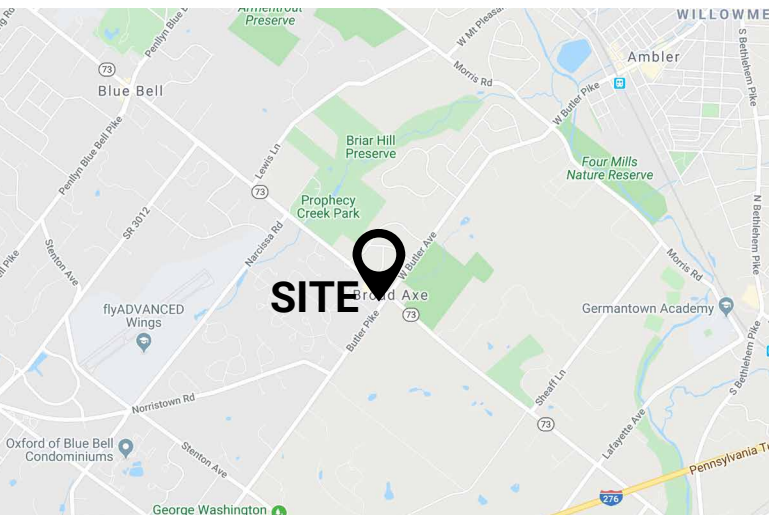
± 9,073 SF RESTAURANT SPACE AVAILABLE

901 Butler Pike | Ambler, PA 19002 | Montgomery County

FOR LEASE
Call for Details

PROPERTY FEATURES

- ✓ ± 9,073 SF Restaurant Building For Lease
- ✓ 3 Floors plus basement
 - 1st Floor: 4,723 SF - Restaurant / Bar
 - 2nd Floor: 2,175 SF - Banquet / Party Space
 - 3rd Floor: 2,175 SF - Banquet / Party Space
- ✓ Located at highly trafficked intersection of Butler and Skippack Pike with high visibility
- ✓ Over 100 on-site parking spaces available
- ✓ Strategically positioned in the middle of residentially affluent Blue Bell/Ambler market



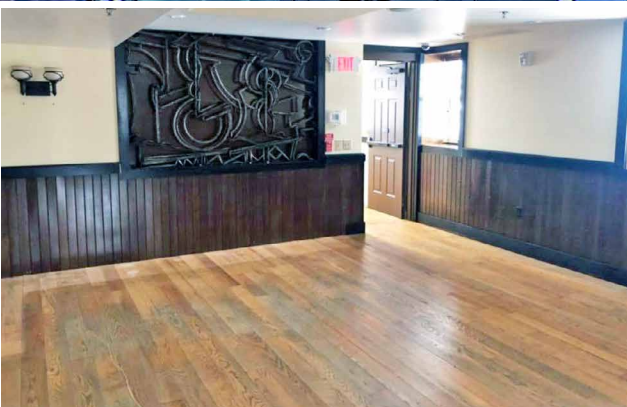
CONTACT US

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PROPERTY PHOTOS: 901 BUTLER PIKE, AMBLER, PA 19002



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ZOMMICK MCMAHON
COMMERCIAL REAL ESTATE

SITE LOCATION AERIAL: 901 BUTLER PIKE, AMBLER, PA 19002



Citizens Bank
ATI
PHYSICAL THERAPY
Benjamin Moore Paints

KeyBank

Blue Bell Pizza

The Phil's Taverna

WELLS FARGO

DUNKIN'

CVS
pharmacy

SITE

73

K
KARAMOOR
VINEYARD & WINERY



DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
POPULATION	2,709	44,234	163,520
AVG HHI	\$196,224	\$150,749	\$143,968
HOUSEHOLDS	1,120	17,393	64,208

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ABOUT ZOMMICK McMAHON COMMERCIAL REAL ESTATE

Zommick McMahon Commercial Real Estate, Inc. has been a Metro Philadelphia Area staple since its inception in 1949. The Company was founded by Joseph Zommick, and continues today with Ryan McMahon and his highly experienced staff, whom are all results-oriented professionals.

SOME OF OUR SATISFIED CLIENTS:



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