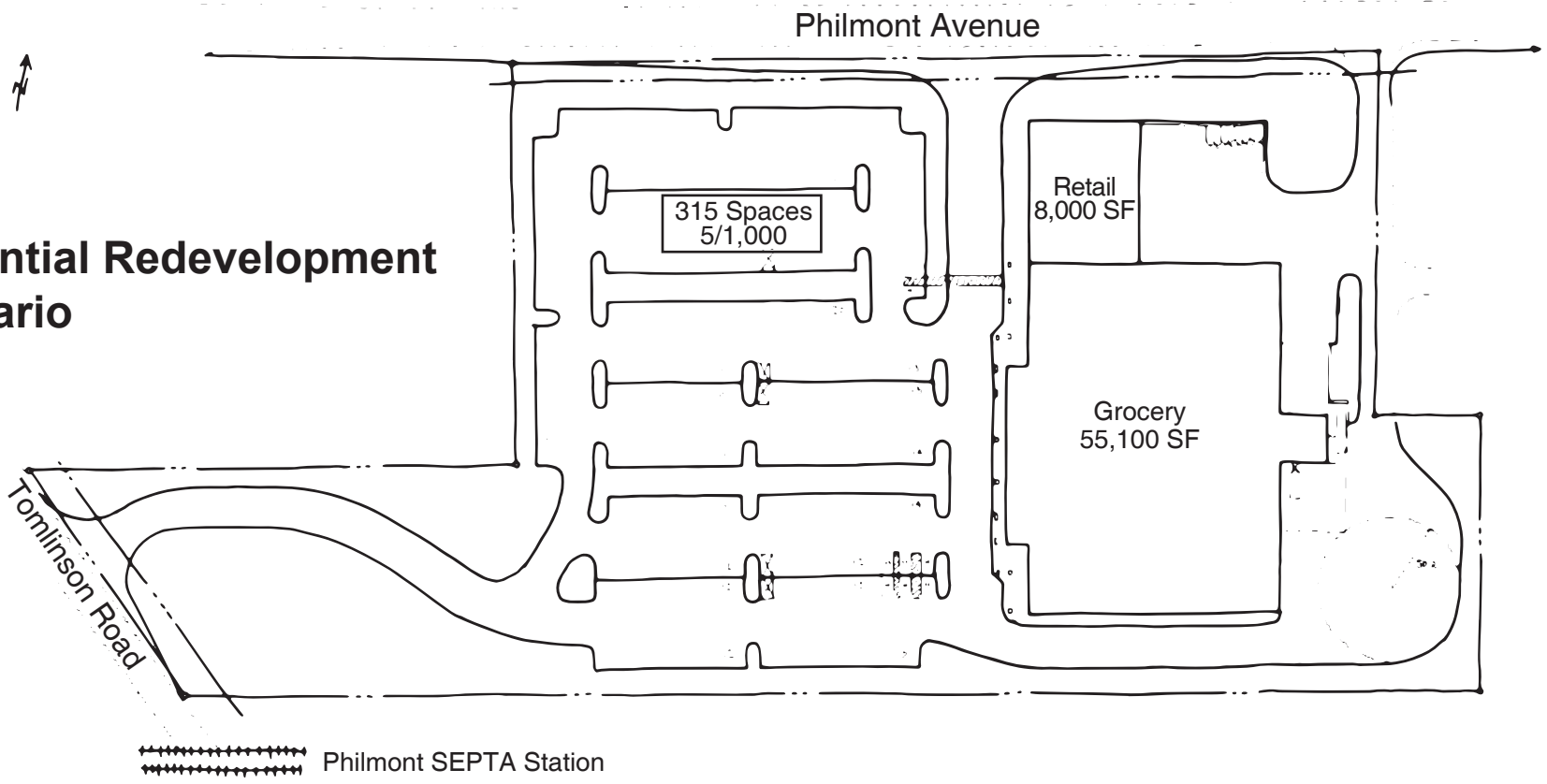


Philmont Avenue

3001-3051 Philmont Ave, Huntingdon Valley, PA 19006

+/-64,000 SF Available

***Potential Redevelopment Scenario**



2015 Demographics*	3 MILES	5 MILES
EST. POPULATION	91,010	317,622
AVERAGE HH INCOME	99,559	84,945

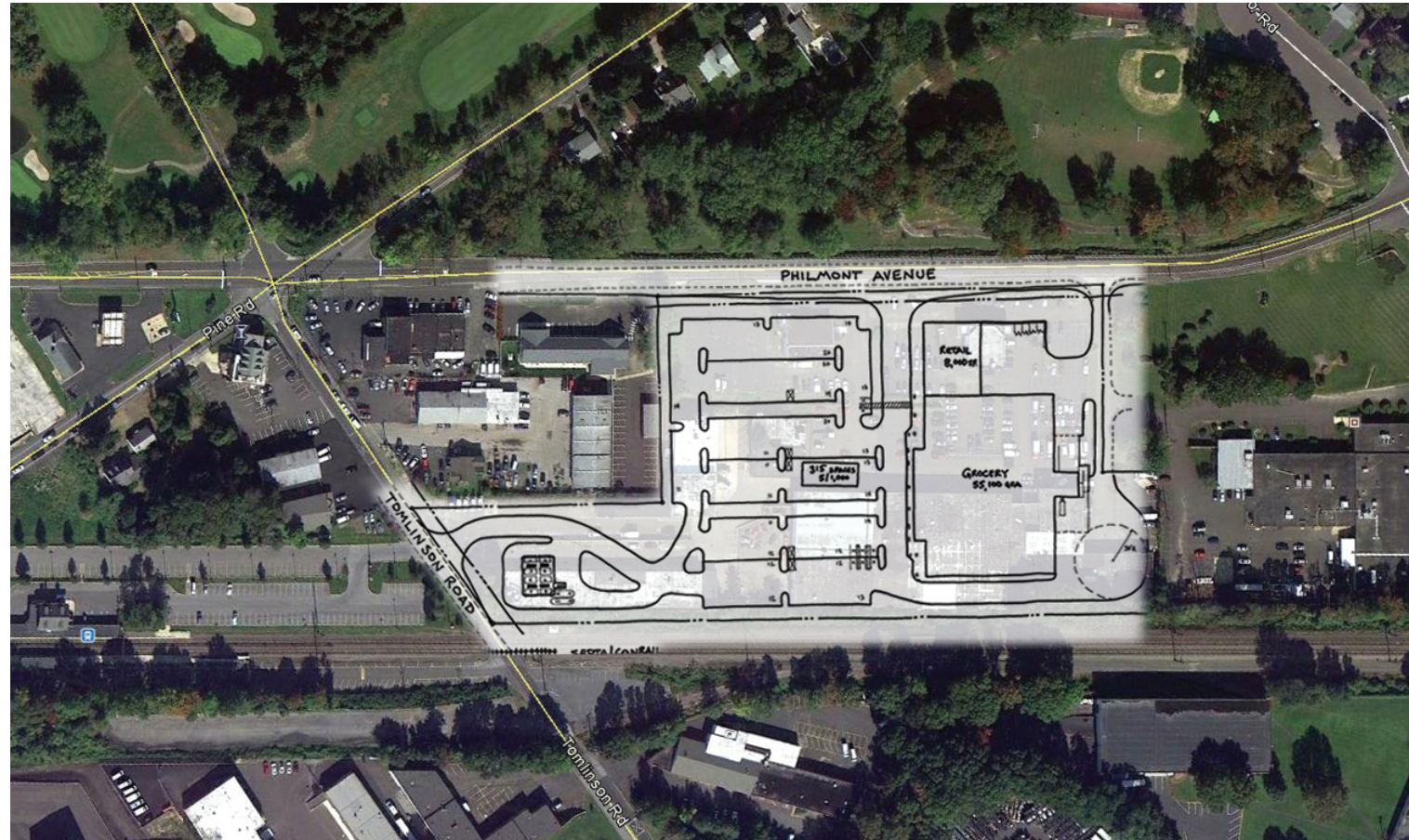
- Excellent opportunity for retail and grocery
- Adjacent to the Philmont SEPTA station
- Over 26,000 VPD

John Braithwaite
Senior Director of Retail Leasing
 Direct 215 442 5409
 Email jbraithwaite@betinvestments.com

Philmont Avenue

www.betinvestments.com

Philmont Avenue is a proposed mixed-use transit-oriented development, including 64,000 SF of retail space. Philmont Avenue's surrounding area has a great population density and visibility.



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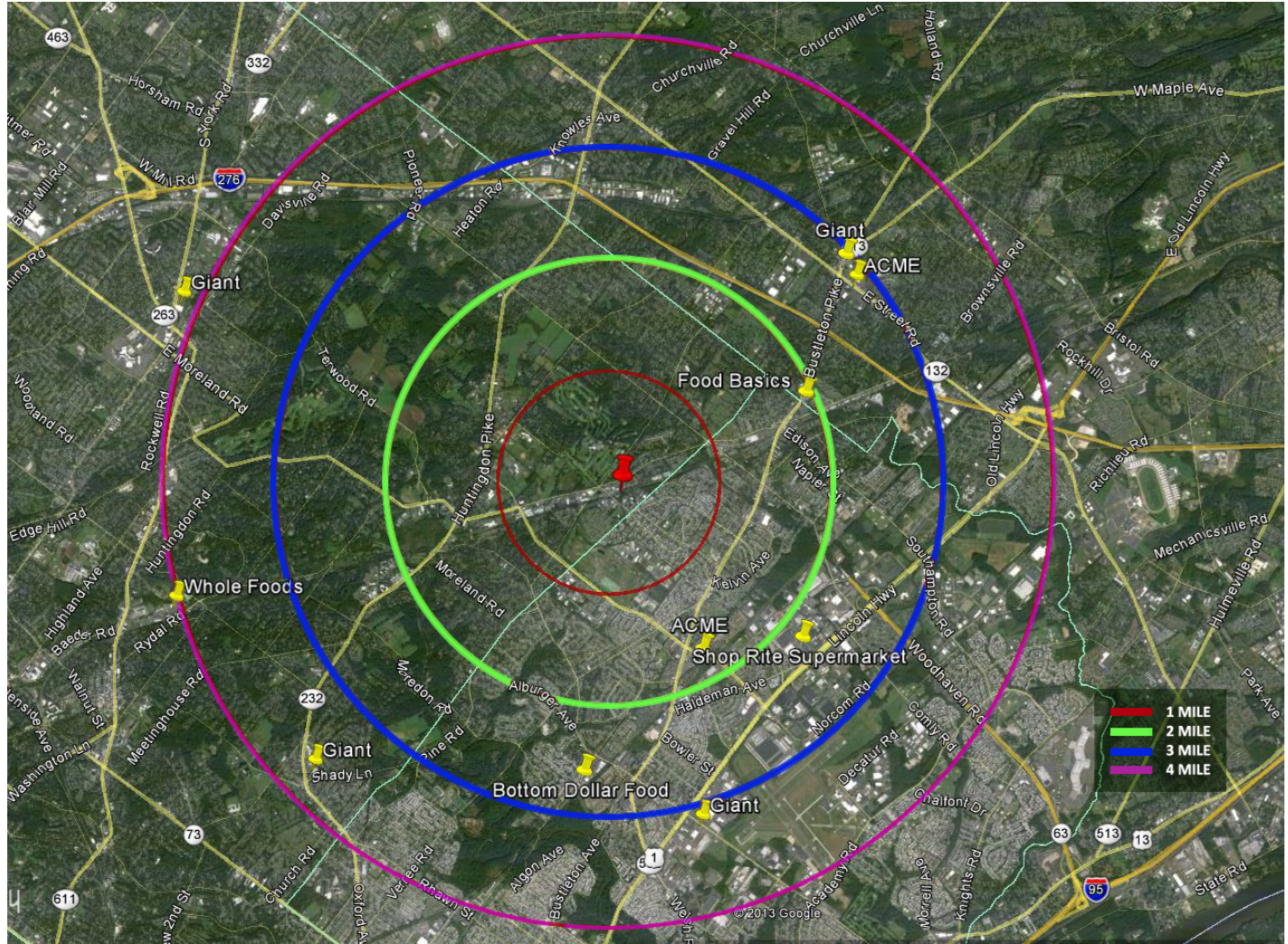
Email jbraithwaite@betinvestments.com

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Building Better Lifestyles
A Bruce E. Toll Company

Philmont Avenue

www.betininvestments.com

Philmont Avenue is located at the intersection of Philmont Ave, Tomlinson Rd, and Pine Rd. The mixed-use property is conveniently located adjacent to the Philmont SEPTA train station.



- 1 MILE
- 2 MILE
- 3 MILE
- 4 MILE

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