

The Shops at Blue Bell

1760 DeKalb Pike, Blue Bell, PA 19422

Montgomery County | Dekalb Pike / E Township Line Rd



HIGHLIGHTS

County: Montgomery
Type: Retail
Total SF: 103,580
Parking Spaces: 500
Year Built: 1995
Market: Philadelphia-Camden-Wilmington, PA-N.

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Shops at Blue Bell (the "Property") is a 103,580 square foot Giant-anchored shopping center in Blue Bell, Pennsylvania — approximately 15 miles from downtown Philadelphia. Delivered in 1995, the Property features an established retail location surrounded by more than 160,000 residents with an average household income of \$112,000. Anchored by Giant, the Property consists of a complementary mix of retailers highlighted by nationally recognized brands such as Santander, True Value, IHOP, Supercuts and GNC - which, together with Giant, consist of 80% of the Property's net operating income.

RETAILERS INCLUDE



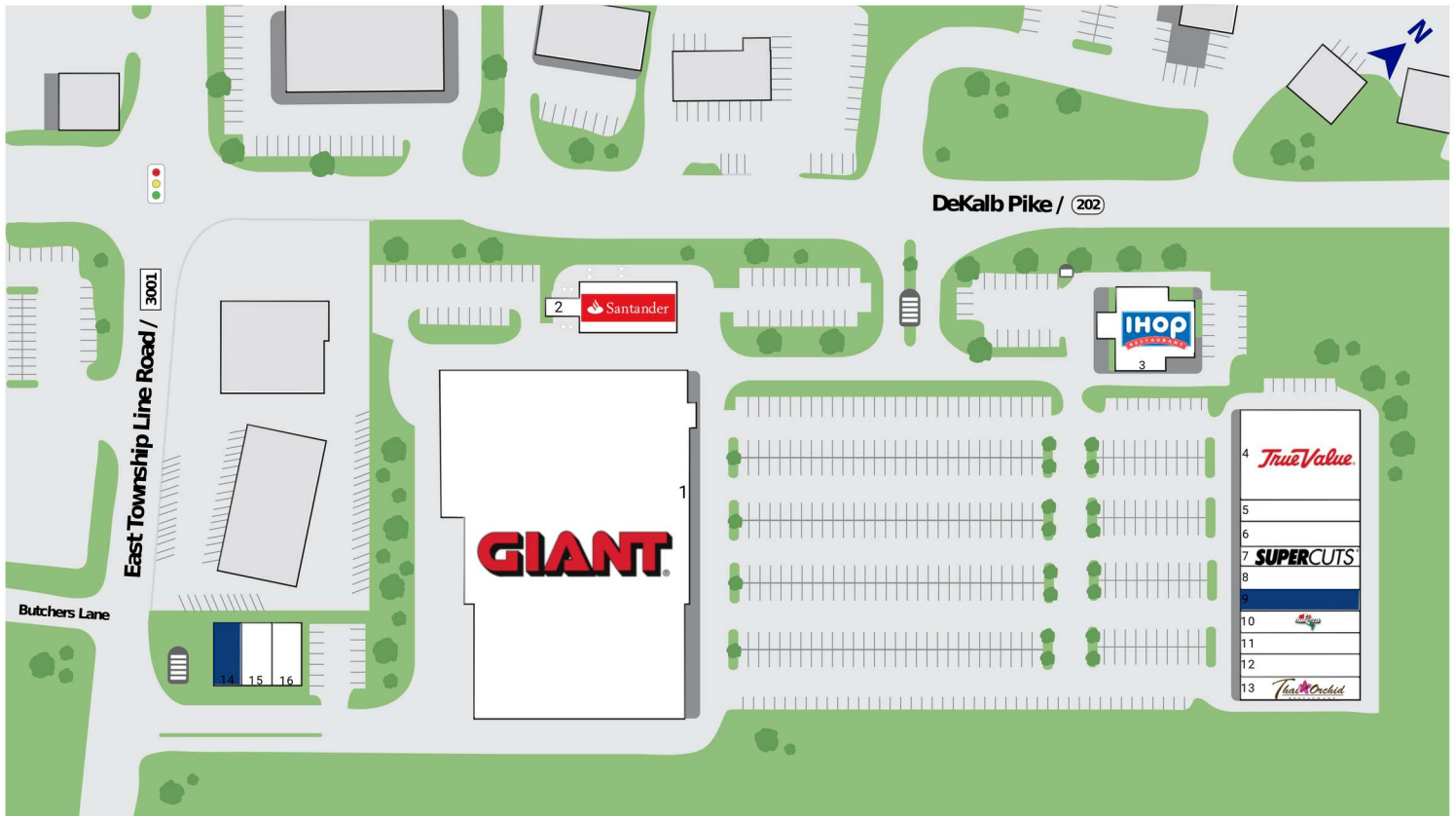
DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Population	4,782	73,721	171,712
Households	1,956	28,506	67,688
Average Household Income (\$)	126,300	126,479	126,220
Median Household Income (\$)	103,559	90,845	90,930

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1 Giant Food	68,243 SF	9 Available	1,800 SF
2 Santander Bank	3,200 SF	10 Frank's Pizza	1,800 SF
3 IHOP	3,970 SF	11 Cambridge Education	1,800 SF
4 True Value Hardware	7,650 SF	12 Charming Hair & Nails	1,800 SF
5 Parkway Dentist	1,800 SF	13 Thai Orchid	2,250 SF
6 Ivy Rehab	1,800 SF	14 Available	1,289 SF
7 Supercuts	1,800 SF	15 Allevia Spa	1,289 SF
8 Planet Beach	1,800 SF	16 First Blue Bell Cleaners	1,289 SF