

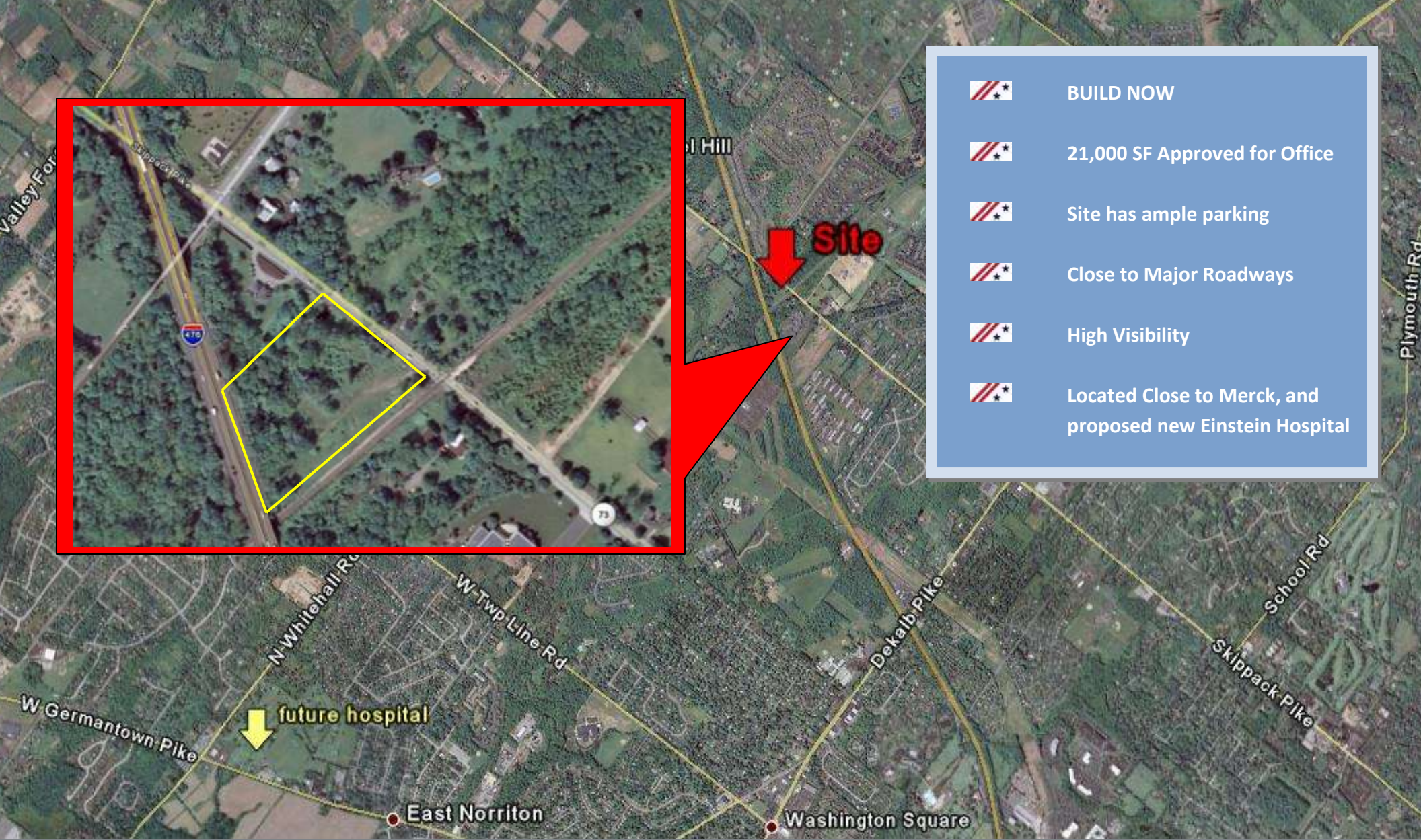


**BLUE BELL, PA**  
**APPROVED to Build**  
**21,000 SF OFFICE**  
**Highly Traveled Route 73**  
**Skippack Pike**  
**Close to Major Roadways:**  
**Turnpike, Blue Route, 202**

This is not an exact map of the property, Continental Realty does not make any representation that these maps are accurate



For more information call: **610-630-3700**  
**Matt Bergin** **Joseph Tarantino**  
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**BUILD NOW**



**21,000 SF Approved for Office**



**Site has ample parking**



**Close to Major Roadways**



**High Visibility**



**Located Close to Merck, and proposed new Einstein Hospital**

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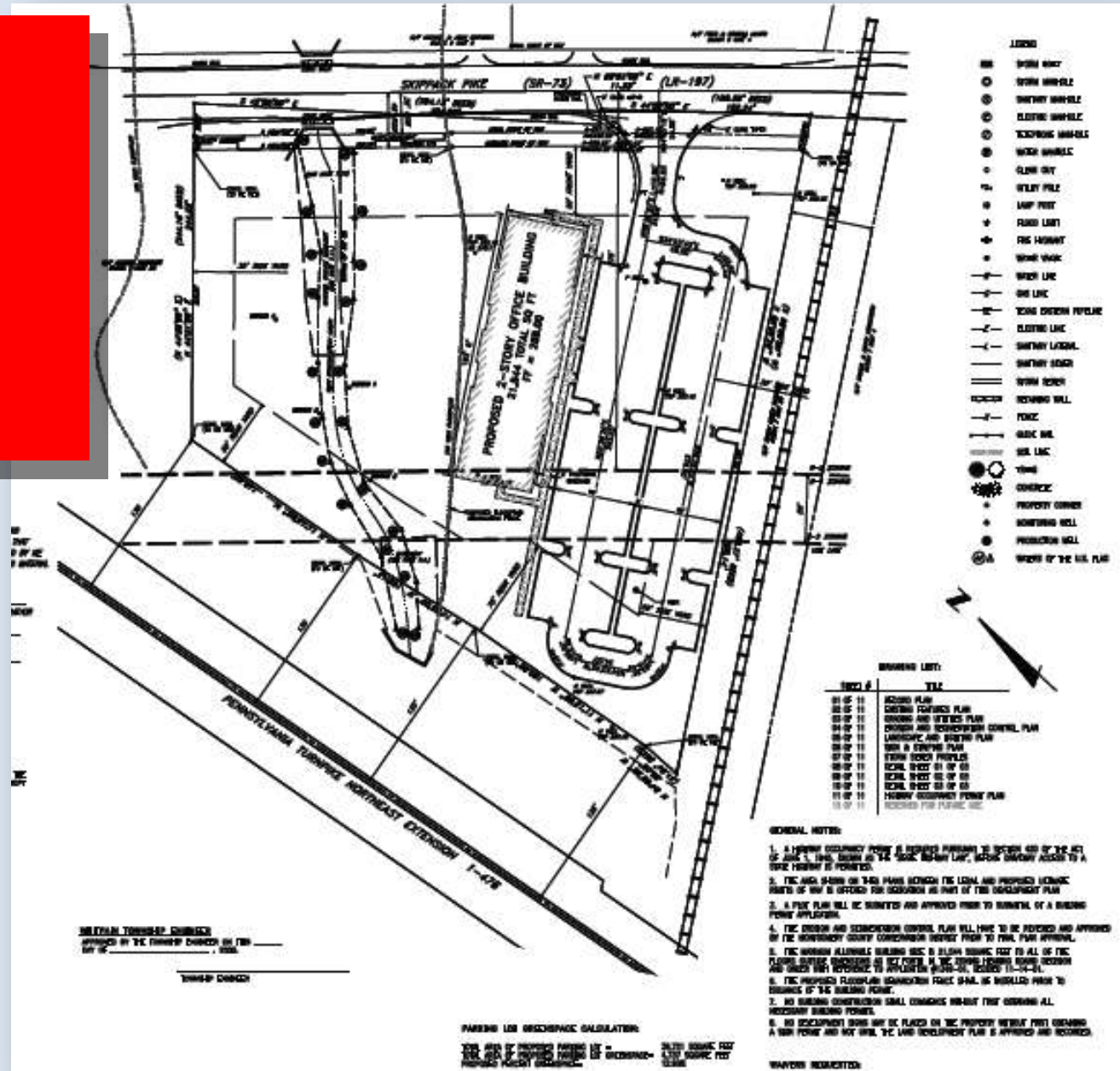
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## DEMOGRAPHICS 3 Mile Radius

2008 Total Daytime Population	35,550
2008 Total Daytime Work Population	18,775
2008 Total Population	39,899
2008 Total Households	15,873

## Traffic Counts

Within 1 mile 20,000+ Cars Daily



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