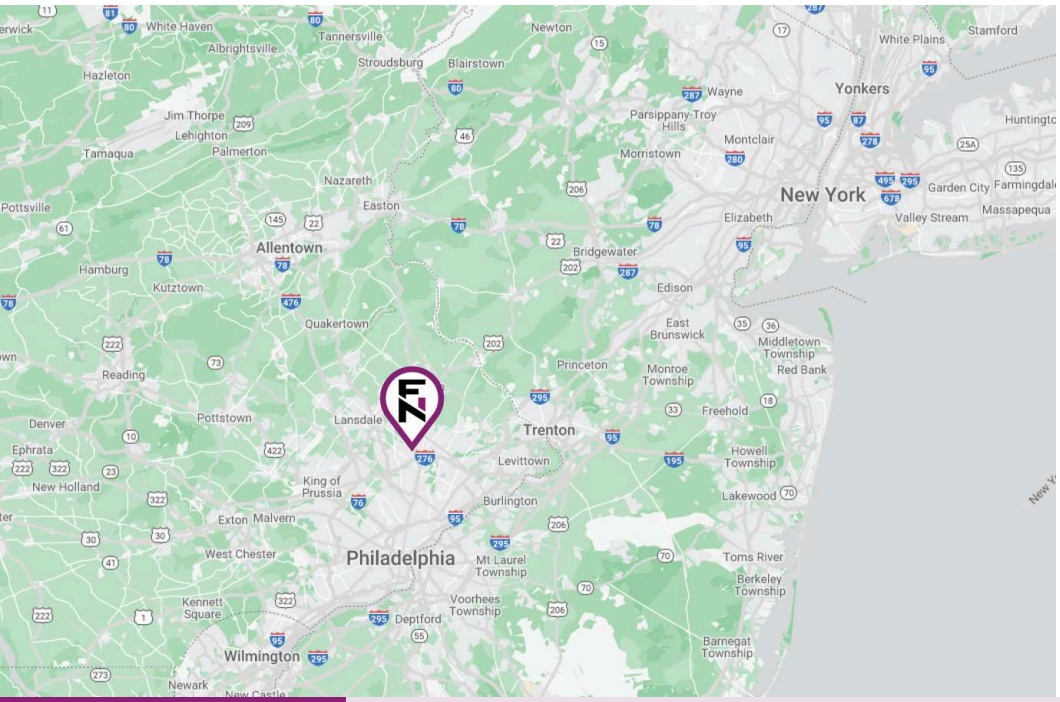
# ELEMENTS HORSHAM

301-315 Horsham Road, Horsham, PA 19044

FIRST NATIONAL REALTY PARTNERS






## HIGHLIGHTS

| | |
|---|---|
| COUNTY | Montgomery |
| GLA | 50,353 |
| ACRES | 7.5 |

## DEMOGRAPHICS

| | 1 Mile | 3 Mile | 5 Mile |
|---|---|---|---|
| | 11,591 | 80,475 | 200,474 |
| | 5,072 | 32,283 | 78,093 |
| | $106,755 | $137,689 | $150,308 |

## PROPERTY FEATURES

- Elements Horsham is a 50,353 SF shopping center anchored by MaGerk's, a regional upscale eatery, and an Aqua-Tots Swim School.
- The center also features a robust tenant line-up of essential daily needs tenants including Starbucks, medical and dental practices, financial services, medspa, massage therapy, and more.
- Elements Horsham is situated at the heavily trafficked intersection of Horsham Road and Dresher Road with combined traffic counts of 46,000 VPD.
- The center is ideally situated in a commercial corridor with signalized access to a high-performing Giant Foods across the street.
- This dense trade area features extremely high retail occupancy and strong barriers to new development. Within a 5-mile radius of the property, the population exceeds 200,000 people and average household incomes exceed $150,000.

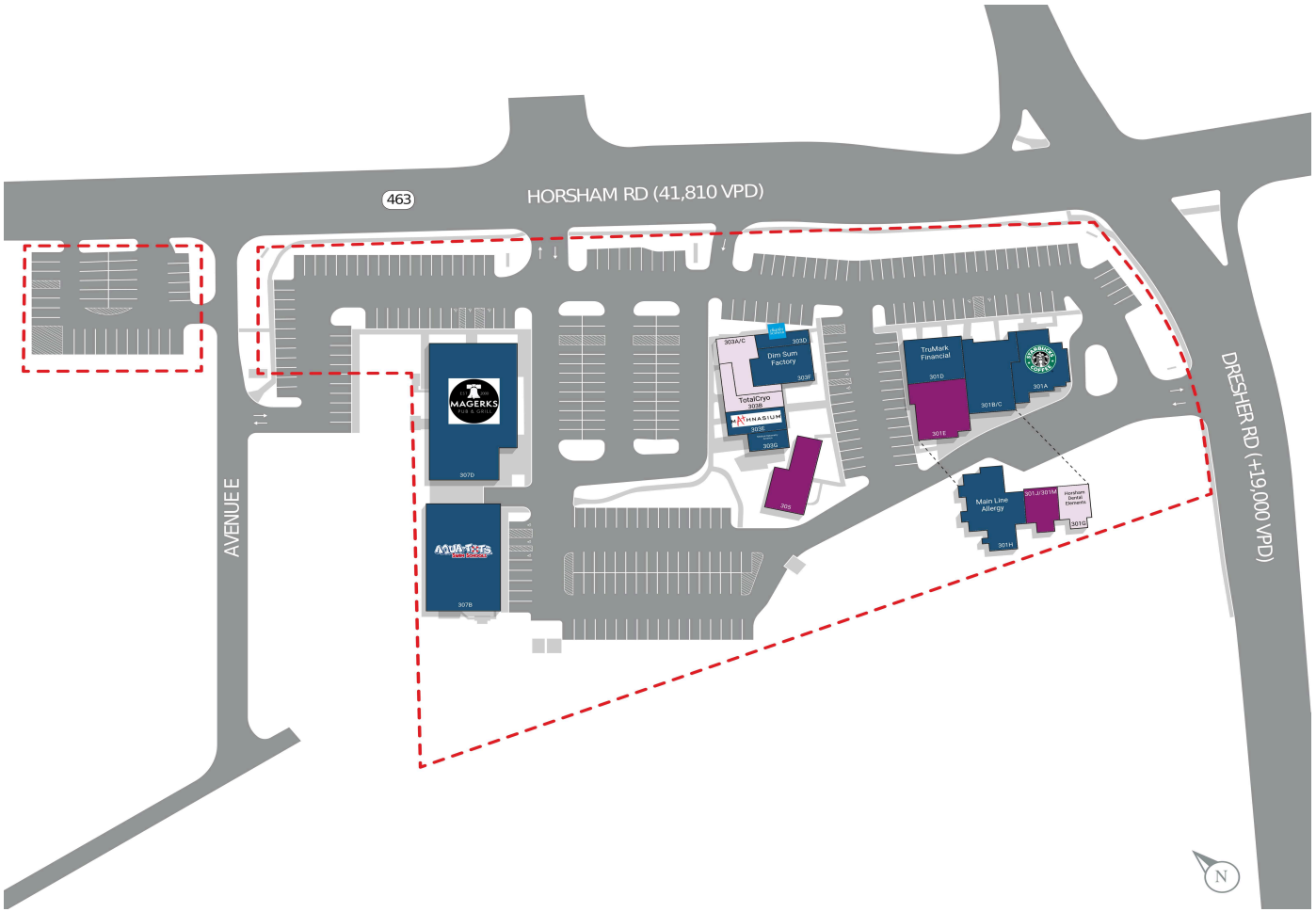
PROPERTY WEBSITE

**Jeff Kellams** | (856) 501-6735 | jkellams@fnrpusa.com

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| SUITE | TENANT NAME | SF |
|---|---|---|
| 301A | Starbucks | 1,880 |
| 301B/C | Elements Therapeutic Massage | 3,327 |
| 301D | TruMark Financial | 1,710 |
| **301E** | **Available** | **2,344** |
| **301G** | **Horsham Dental Elements** | **3,895** |
| 301H | Main Line Allergy | 2,826 |
| **301J/301M** | **Available** | **457** |
| 301L | A Balanced Approach | 447 |
| **303A/C** | **Si Belle Medspa** | **2,131** |
| **303B** | **TotalCryo** | **1,723** |
| 303D | Charles Schwab | 1,636 |
| 303E | Mathnasium | 1,433 |
| 303F | Dim Sum Factory | 4,315 |
| 303G | Medical Optometry America | 5,078 |
| **305** | **Available** | **2,641** |
| 307B | Aqua Tots Swim School | 6,121 |
| 307D | MaGerk's Pub | 8,389 |

AVAILABLE | AVAILABLE SOON | LEASED | NAP (NOT A PART)

PROPERTY WEBSITE

**Jeff Kellams** | (856) 501-6735 | jkellams@fnrpusa.com

**fnrpusa.com**

# ELEMENTS HORSHAM

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