

Snyder Square Shopping Center

Join Giant, CVS, TD Bank, and more

Five (5) In-line spaces and 1 (one) 26,000 sf Pad site - Available For Lease
 1540 - 1610 Cowpath Rd, Hatfield, Montgomery County, PA, 19440



Location

- Newly Renovated & Expanded 150,836 Giant anchored shopping center
- Existing Retailers include Giant, CVS, Mavis Tire, Harleysville Savings Bank, and more.

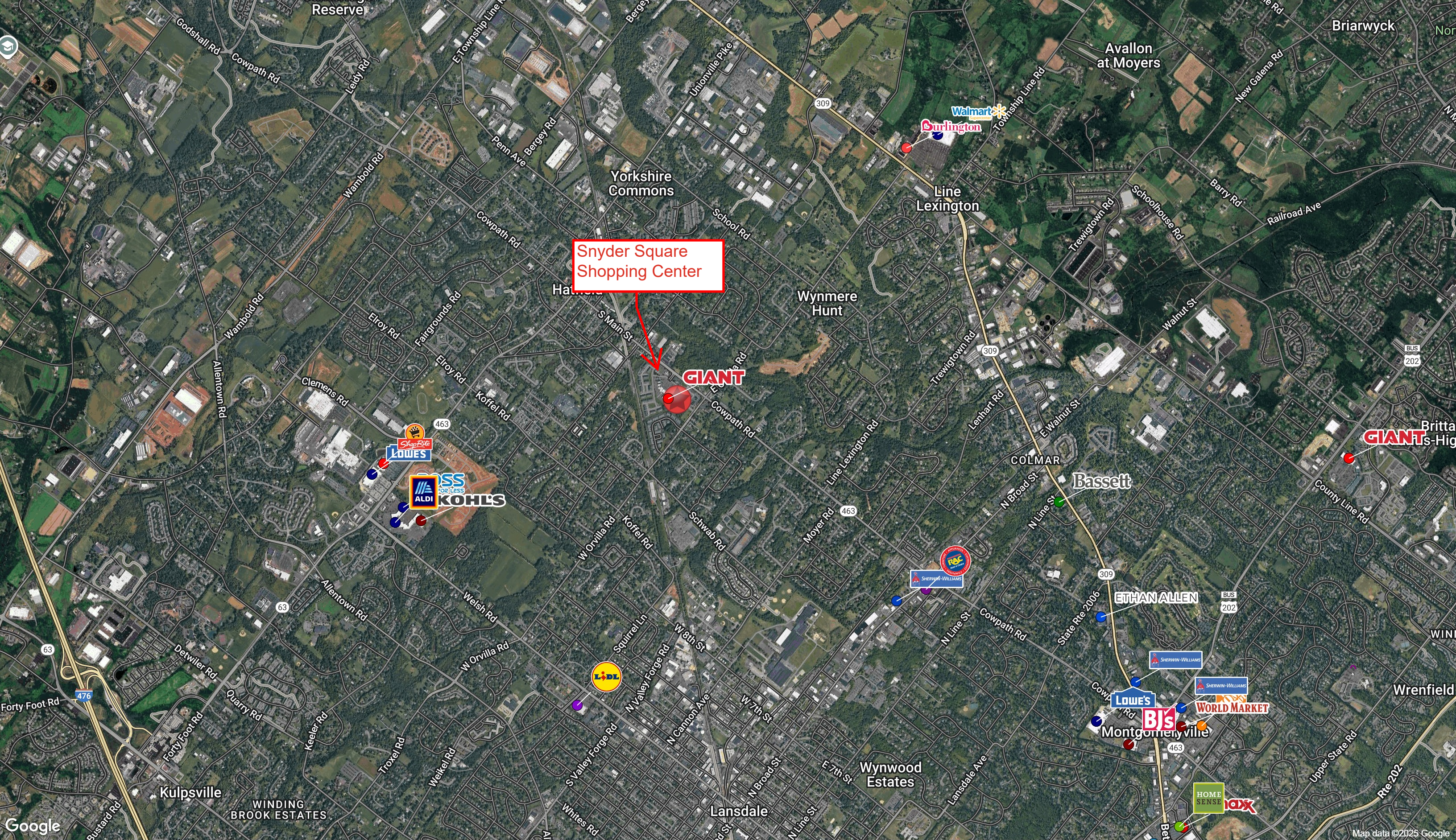
Demographics	1 Mile	3 Miles	5 miles
Population	11,728	67,279	154,791
Avg. Income	\$119,180	\$137,296	\$147,879
Employees	5,062	38,053	73,933

Description

- Five (5) inline spaces available 800 sf- 7,200 sf
- Pad site approved for 26,000 sf building along Orvilla Road

Traffic Counts

- 16,189 ADT along Cowpath Road
- 12,551 ADT along Orvilla Road



1540 Cowpath Rd

Hatfield, PA 19440

November 2025



25,000 sf building approved

GIANT

Inline and Endcap Availabilities



CVS



Lease signed



Cowpath Rd

Cowpath Rd

S Main St

S Ma

18,514 sf New Hatfield Twp Police Station opening early 2026

SITE PLAN: SNYDER SQUARE – 1610 COWPATH ROAD, HATFIELD PA 19440



Montgomery Square
Townhomes

SNYDER SQUARE		
#	TENANT	SF
1	AVAILABLE	2,730
2	AVAILABLE	1,100
3	AVAILABLE	800
4	AVAILABLE	3,200
5	AVAILABLE	1,600
6	AVAILABLE	2,400
PAD 1	LEASED	10,548
PAD 2	AVAILABLE	25,560

COWPATH RD 463 ± 20,000 VPD

PROPERTY PHOTOS: SNYDER SQUARE - 1610 COWPATH ROAD, HATFIELD PA 19440



Expanded Profile

2010-2020 Census, 2025 Estimates with 2030 Projections
 Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 40.2721/-75.2903

1700 Cowpath Rd Hatfield, PA 19440		1 mi radius		3 mi radius		5 mi radius	
Population							
Estimated Population (2025)		11,728		67,279		154,791	
Projected Population (2030)		12,050		68,339		155,815	
Census Population (2020)		11,054		65,510		152,467	
Census Population (2010)		10,125		59,906		142,488	
Projected Annual Growth (2025 to 2030)		322	0.5%	1,061	0.3%	1,025	0.1%
Historical Annual Growth (2020 to 2025)		674	1.2%	1,769	0.5%	2,323	0.3%
Historical Annual Growth (2010 to 2020)		930	1.8%	5,604	1.9%	9,979	1.4%
Estimated Population Density (2025)		3,735	psm	2,381	psm	1,972	psm
Trade Area Size		3.1	sq mi	28.3	sq mi	78.5	sq mi
Households							
Estimated Households (2025)		4,569		26,609		60,911	
Projected Households (2030)		4,772		27,500		62,410	
Census Households (2020)		4,163		25,461		59,180	
Census Households (2010)		3,934		23,681		55,541	
Estimated Households with Children (2025)		1,459	31.9%	7,823	29.4%	18,058	29.6%
Estimated Average Household Size (2025)		2.55		2.48		2.50	
Average Household Income							
Estimated Average Household Income (2025)		\$119,180		\$137,296		\$147,879	
Projected Average Household Income (2030)		\$119,032		\$136,349		\$147,100	
Estimated Average Family Income (2025)		\$142,067		\$163,991		\$178,501	
Median Household Income							
Estimated Median Household Income (2025)		\$103,746		\$108,357		\$115,147	
Projected Median Household Income (2030)		\$103,719		\$107,712		\$114,643	
Estimated Median Family Income (2025)		\$119,347		\$133,958		\$142,760	
Per Capita Income							
Estimated Per Capita Income (2025)		\$46,496		\$54,499		\$58,365	
Projected Per Capita Income (2030)		\$47,203		\$55,060		\$59,092	
Estimated Per Capita Income 5 Year Growth		\$707	1.5%	\$561	1.0%	\$727	1.2%
Estimated Average Household Net Worth (2025)		\$1,399,560		\$1,569,143		\$1,696,204	
Daytime Demos (2025)							
Total Businesses		257		2,557		5,831	
Total Employees		5,062		38,053		73,933	
Company Headquarter Businesses		7	2.7%	119	4.7%	272	4.7%
Company Headquarter Employees		2,808	55.5%	13,169	34.6%	19,980	27.0%
Employee Population per Business		19.7		14.9		12.7	
Residential Population per Business		45.6		26.3		26.5	

Expanded Profile

2010-2020 Census, 2025 Estimates with 2030 Projections
 Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 40.2721/-75.2903

1700 Cowpath Rd Hatfield, PA 19440		1 mi radius		3 mi radius		5 mi radius	
Race & Ethnicity							
White (2025)	7,469	63.7%	46,770	69.5%	114,177	73.8%	
Black or African American (2025)	838	7.1%	4,657	6.9%	9,268	6.0%	
American Indian or Alaska Native (2025)	36	0.3%	146	0.2%	238	0.2%	
Asian (2025)	2,305	19.7%	11,181	16.6%	21,635	14.0%	
Hawaiian or Pacific Islander (2025)	4	-	28	-	45	-	
Other Race (2025)	425	3.6%	1,480	2.2%	2,938	1.9%	
Two or More Races (2025)	651	5.6%	3,017	4.5%	6,489	4.2%	
Not Hispanic or Latino Population (2025)	10,663	90.9%	62,921	93.5%	145,631	94.1%	
Hispanic or Latino Population (2025)	1,065	9.1%	4,358	6.5%	9,160	5.9%	
Not Hispanic or Latino Population (2030)	10,908	90.5%	63,539	93.0%	145,727	93.5%	
Hispanic or Latino Population (2030)	1,142	9.5%	4,801	7.0%	10,089	6.5%	
Not Hispanic or Latino Population (2020)	10,056	91.0%	61,511	93.9%	143,942	94.4%	
Hispanic or Latino Population (2020)	998	9.0%	3,999	6.1%	8,525	5.6%	
Not Hispanic or Latino Population (2010)	9,580	94.6%	57,637	96.2%	137,334	96.4%	
Hispanic or Latino Population (2010)	545	5.4%	2,269	3.8%	5,154	3.6%	
Projected Hispanic Annual Growth (2025 to 2030)	77	1.5%	443	2.0%	929	2.0%	
Historic Hispanic Annual Growth (2010 to 2025)	520	6.4%	2,089	6.1%	4,005	5.2%	
Age Distribution (2025)							
Age Under 5	638	5.4%	3,513	5.2%	7,784	5.0%	
Age 5 to 9 Years	694	5.9%	3,714	5.5%	8,488	5.5%	
Age 10 to 14 Years	683	5.8%	3,797	5.6%	8,994	5.8%	
Age 15 to 19 Years	650	5.5%	3,810	5.7%	9,040	5.8%	
Age 20 to 24 Years	628	5.4%	3,448	5.1%	7,911	5.1%	
Age 25 to 29 Years	826	7.0%	4,015	6.0%	8,446	5.5%	
Age 30 to 34 Years	867	7.4%	4,602	6.8%	9,595	6.2%	
Age 35 to 39 Years	853	7.3%	4,651	6.9%	10,419	6.7%	
Age 40 to 44 Years	847	7.2%	4,683	7.0%	10,712	6.9%	
Age 45 to 49 Years	749	6.4%	4,060	6.0%	9,499	6.1%	
Age 50 to 54 Years	707	6.0%	4,008	6.0%	9,747	6.3%	
Age 55 to 59 Years	734	6.3%	4,122	6.1%	10,123	6.5%	
Age 60 to 64 Years	773	6.6%	4,403	6.5%	10,789	7.0%	
Age 65 to 74 Years	1,306	11.1%	7,667	11.4%	17,989	11.6%	
Age 75 to 84 Years	632	5.4%	4,855	7.2%	10,859	7.0%	
Age 85 Years or Over	142	1.2%	1,931	2.9%	4,397	2.8%	
Median Age	40.1		42.3		43.0		
Gender Age Distribution (2025)							
Female Population	5,797	49.4%	33,692	50.1%	78,174	50.5%	
Age 0 to 19 Years	1,325	22.9%	7,311	21.7%	16,760	21.4%	
Age 20 to 64 Years	3,420	59.0%	18,843	55.9%	43,777	56.0%	
Age 65 Years or Over	1,052	18.1%	7,538	22.4%	17,637	22.6%	
Female Median Age	40.0		43.0		43.9		
Male Population	5,931	50.6%	33,586	49.9%	76,617	49.5%	
Age 0 to 19 Years	1,340	22.6%	7,522	22.4%	17,545	22.9%	
Age 20 to 64 Years	3,564	60.1%	19,148	57.0%	43,464	56.7%	
Age 65 Years or Over	1,027	17.3%	6,916	20.6%	15,607	20.4%	
Male Median Age	40.1		41.8		42.1		

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Expanded Profile

2010-2020 Census, 2025 Estimates with 2030 Projections
 Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 40.2721/-75.2903

1700 Cowpath Rd Hatfield, PA 19440	1 mi radius		3 mi radius		5 mi radius	
Household Income Distribution (2025)						
HH Income \$200,000 or More	681	14.9%	5,157	19.4%	13,050	21.4%
HH Income \$150,000 to \$199,999	542	11.9%	3,078	11.6%	8,032	13.2%
HH Income \$100,000 to \$149,999	938	20.5%	5,118	19.2%	11,513	18.9%
HH Income \$75,000 to \$99,999	506	11.1%	3,448	13.0%	7,584	12.5%
HH Income \$50,000 to \$74,999	690	15.1%	3,915	14.7%	8,075	13.3%
HH Income \$35,000 to \$49,999	581	12.7%	2,209	8.3%	4,687	7.7%
HH Income \$25,000 to \$34,999	180	3.9%	1,288	4.8%	2,680	4.4%
HH Income \$15,000 to \$24,999	224	4.9%	1,113	4.2%	2,197	3.6%
HH Income Under \$15,000	228	5.0%	1,283	4.8%	3,094	5.1%
HH Income \$35,000 or More	3,937	86.2%	22,926	86.2%	52,940	86.9%
HH Income \$75,000 or More	2,666	58.4%	16,801	63.1%	40,178	66.0%
Housing (2025)						
Total Housing Units	4,709		27,531		62,894	
Housing Units Occupied	4,569	97.0%	26,609	96.7%	60,911	96.8%
Housing Units Owner-Occupied	2,734	59.8%	16,934	63.6%	42,920	70.5%
Housing Units, Renter-Occupied	1,835	40.2%	9,675	36.4%	17,990	29.5%
Housing Units, Vacant	140	3.1%	922	3.5%	1,984	3.3%
Marital Status (2025)						
Never Married	3,333	34.3%	17,030	30.3%	37,645	29.1%
Currently Married	4,464	46.0%	29,148	51.8%	69,320	53.5%
Separated	435	4.5%	1,617	2.9%	3,561	2.7%
Widowed	364	3.7%	3,902	6.9%	8,489	6.6%
Divorced	1,117	11.5%	4,558	8.1%	10,510	8.1%
Household Type (2025)						
Population Family	9,846	84.0%	54,278	80.7%	126,533	81.7%
Population Non-Family	1,816	15.5%	11,687	17.4%	25,693	16.6%
Population Group Quarters	66	0.6%	1,314	2.0%	2,564	1.7%
Family Households	3,155	69.1%	17,456	65.6%	40,812	67.0%
Non-Family Households	1,413	30.9%	9,154	34.4%	20,099	33.0%
Married Couple with Children	1,085	24.3%	6,074	20.8%	14,354	20.7%
Average Family Household Size	3.1		3.1		3.1	
Household Size (2025)						
1 Person Households	1,173	25.7%	7,629	28.7%	16,788	27.6%
2 Person Households	1,558	34.1%	8,679	32.6%	20,200	33.2%
3 Person Households	727	15.9%	4,024	15.1%	9,405	15.4%
4 Person Households	633	13.9%	3,764	14.1%	8,849	14.5%
5 Person Households	308	6.7%	1,635	6.1%	3,744	6.1%
6 or More Person Households	170	3.7%	878	3.3%	1,925	3.2%
Household Vehicles (2025)						
Households with 0 Vehicles Available	198	4.3%	1,802	6.8%	3,680	6.0%
Households with 1 Vehicles Available	1,563	34.2%	9,228	34.7%	19,328	31.7%
Households with 2 or More Vehicles Available	2,808	61.5%	15,580	58.5%	37,903	62.2%
Total Vehicles Available	8,436		46,962		112,048	
Average Vehicles Per Household	1.8		1.8		1.8	

Expanded Profile

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Lat/Lon: 40.2721/-75.2903

1700 Cowpath Rd Hatfield, PA 19440		1 mi radius		3 mi radius		5 mi radius	
Labor Force (2025)							
Estimated Labor Population Age 16 Years or Over		9,595		55,471		127,628	
Estimated Civilian Employed		6,711	69.9%	35,161	63.4%	82,271	64.5%
Estimated Civilian Unemployed		315	3.3%	1,216	2.2%	2,881	2.3%
Estimated in Armed Forces		-	-	20	-	92	-
Estimated Not in Labor Force		2,568	26.8%	19,074	34.4%	42,384	33.2%
Unemployment Rate		3.3%		2.2%		2.3%	
Occupation (2025)							
Occupation: Population Age 16 Years or Over		6,710		35,159		82,266	
Management, Business, Financial Operations		1,075	16.0%	7,466	21.2%	18,612	22.6%
Professional, Related Service		1,648	24.6%	9,571	27.2%	22,861	27.8%
Sales, Office		830	12.4%	4,173	11.9%	10,367	12.6%
Farming, Fishing, Forestry		1,662	24.8%	6,871	19.5%	15,535	18.9%
Construct, Extraction, Maintenance		27	0.4%	98	0.3%	192	0.2%
Production, Transport Material Moving		489	7.3%	2,635	7.5%	5,757	7.0%
White Collar Workers		980	14.6%	4,345	12.4%	8,942	10.9%
Blue Collar Workers		4,385	65.3%	23,908	68.0%	57,008	69.3%
		2,325	34.7%	11,251	32.0%	25,258	30.7%
Consumer Expenditure (2025)							
Total Household Expenditure		\$515.34 M		\$3.17 B		\$7.54 B	
Total Non-Retail Expenditure		\$261.17 M	50.7%	\$1.64 B	51.6%	\$3.89 B	51.6%
Total Retail Expenditure		\$254.17 M	49.3%	\$1.53 B	48.4%	\$3.64 B	48.4%
Alcoholic Beverages		\$3.17 M	0.6%	\$19.56 M	0.6%	\$46.46 M	0.6%
Apparel		\$9.5 M	1.8%	\$58.07 M	1.8%	\$137.43 M	1.8%
Contributions		\$16.78 M	3.3%	\$105.57 M	3.3%	\$252.7 M	3.4%
Education		\$11.89 M	2.3%	\$74.2 M	2.3%	\$177.08 M	2.3%
Entertainment		\$29.38 M	5.7%	\$179.2 M	5.6%	\$423.88 M	5.6%
Food Away From Home		\$22.65 M	4.4%	\$138.74 M	4.4%	\$328.68 M	4.4%
Grocery		\$32.53 M	6.3%	\$189.54 M	6.0%	\$440.03 M	5.8%
Health Care		\$30.31 M	5.9%	\$181.19 M	5.7%	\$419.16 M	5.6%
Household Furnishings and Equipment		\$13.73 M	2.7%	\$84.37 M	2.7%	\$200.12 M	2.7%
Household Operations		\$9.56 M	1.9%	\$58.24 M	1.8%	\$137.66 M	1.8%
Miscellaneous Expenses		\$8.81 M	1.7%	\$53.96 M	1.7%	\$127.83 M	1.7%
Personal Care		\$6.45 M	1.3%	\$38.04 M	1.2%	\$88.79 M	1.2%
Shelter		\$81.92 M	15.9%	\$492.74 M	15.5%	\$1.14 B	15.1%
Tax and Retirement		\$133.01 M	25.8%	\$877.16 M	27.7%	\$2.14 B	28.4%
Tobacco and Related		\$2.31 M	0.4%	\$12.36 M	0.4%	\$27.44 M	0.4%
Transportation		\$80.21 M	15.6%	\$474.94 M	15.0%	\$1.14 B	15.1%
Utilities		\$23.12 M	4.5%	\$134.03 M	4.2%	\$310.52 M	4.1%
Educational Attainment (2025)							
Adult Population Age 25 Years or Over		8,436		48,997		112,574	
Elementary (Grade Level 0 to 8)		200	2.4%	1,605	3.3%	2,910	2.6%
Some High School (Grade Level 9 to 11)		357	4.2%	2,271	4.6%	3,951	3.5%
High School Graduate		1,838	21.8%	11,581	23.6%	27,037	24.0%
Some College		1,387	16.4%	6,922	14.1%	15,156	13.5%
Associate Degree Only		840	10.0%	4,089	8.3%	9,466	8.4%
Bachelor Degree Only		2,568	30.4%	14,238	29.1%	32,705	29.1%
Graduate Degree		1,247	14.8%	8,290	16.9%	21,349	19.0%

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Units In Structure (2025)							
1 Detached Unit	2,072	52.7%	12,314	52.0%	31,494	56.7%	
1 Attached Unit	863	21.9%	5,592	23.6%	13,129	23.6%	
2 to 4 Units	274	7.0%	2,091	8.8%	4,221	7.6%	
5 to 9 Units	111	2.8%	785	3.3%	2,000	3.6%	
10 to 19 Units	686	17.4%	2,137	9.0%	3,578	6.4%	
20 to 49 Units	266	6.8%	918	3.9%	1,638	2.9%	
50 or More Units	221	5.6%	2,454	10.4%	3,849	6.9%	
Mobile Home or Trailer	76	1.9%	313	1.3%	994	1.8%	
Other Structure	-	-	4	-	7	-	
Homes Built By Year (2025)							
Homes Built 2010 or later	567	14.4%	2,599	11.0%	5,125	9.2%	
Homes Built 2000 to 2009	366	9.3%	1,990	8.4%	5,044	9.1%	
Homes Built 1990 to 1999	487	12.4%	3,829	16.2%	10,539	19.0%	
Homes Built 1980 to 1989	438	11.1%	2,985	12.6%	9,025	16.2%	
Homes Built 1970 to 1979	770	19.6%	4,115	17.4%	9,128	16.4%	
Homes Built 1960 to 1969	700	17.8%	3,047	12.9%	6,397	11.5%	
Homes Built 1950 to 1959	570	14.5%	3,672	15.5%	7,041	12.7%	
Homes Built Before 1949	670	17.0%	4,373	18.5%	8,613	15.5%	
Home Values (2025)							
Home Values \$1,000,000 or More	33	1.2%	296	1.7%	814	1.9%	
Home Values \$500,000 to \$999,999	665	24.3%	4,531	26.8%	13,062	30.4%	
Home Values \$400,000 to \$499,999	688	25.2%	4,176	24.7%	10,187	23.7%	
Home Values \$300,000 to \$399,999	801	29.3%	4,494	26.5%	10,468	24.4%	
Home Values \$200,000 to \$299,999	308	11.3%	2,086	12.3%	5,014	11.7%	
Home Values \$150,000 to \$199,999	25	0.9%	465	2.7%	1,145	2.7%	
Home Values \$100,000 to \$149,999	38	1.4%	257	1.5%	863	2.0%	
Home Values \$70,000 to \$99,999	1	-	82	0.5%	258	0.6%	
Home Values \$50,000 to \$69,999	58	2.1%	114	0.7%	243	0.6%	
Home Values \$25,000 to \$49,999	91	3.3%	286	1.7%	537	1.2%	
Home Values Under \$25,000	26	1.0%	149	0.9%	330	0.8%	
Owner-Occupied Median Home Value	\$412,133		\$417,634		\$428,865		
Renter-Occupied Median Rent	\$1,275		\$1,498		\$1,504		
Transportation To Work (2025)							
Drive to Work Alone	4,618	68.8%	23,374	66.5%	55,761	67.8%	
Drive to Work in Carpool	636	9.5%	2,842	8.1%	6,547	8.0%	
Travel to Work by Public Transportation	196	2.9%	1,048	3.0%	2,701	3.3%	
Drive to Work on Motorcycle	4	-	15	-	26	-	
Walk or Bicycle to Work	74	1.1%	690	2.0%	1,328	1.6%	
Other Means	105	1.6%	459	1.3%	895	1.1%	
Work at Home	1,078	16.1%	6,730	19.1%	15,007	18.2%	
Travel Time (2025)							
Travel to Work in 14 Minutes or Less	1,947	29.0%	8,047	22.9%	17,156	20.9%	
Travel to Work in 15 to 29 Minutes	1,805	26.9%	9,375	26.7%	22,783	27.7%	
Travel to Work in 30 to 59 Minutes	1,436	21.4%	8,021	22.8%	20,517	24.9%	
Travel to Work in 60 Minutes or More	445	6.6%	2,986	8.5%	6,803	8.3%	
Average Minutes Travel to Work	21.1		23.3		23.9		

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