

LEASE



**1503 West Chester Pike
Havertown, PA 19083**



**CAPITAL COMMERCIAL
REAL ESTATE
GROUP**

3748 West Chester Pike
Newtown Square, PA 19073
Phone: 610-359-9700
Fax: 610-359-9750
www.CapitalComRe.com

- ◆ 2,000 S/F available along heavily traveled West Chester Pike.
- ◆ Traffic counts in excess of 37,000 AADT.
- ◆ Neighboring tenants are Manoa Shopping Center, Acme, Applebee's, & Rite Aid.
- ◆ Ample off-street parking.
- ◆ Currently configured with several private offices, reception area, breakroom, & 2 ADA restroom.

Lease price- \$20 S/F NNN

Agent Contact:

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Bird's Eye Map View

1501 W CHESTER PIKE HAVERTOWN PA 19083



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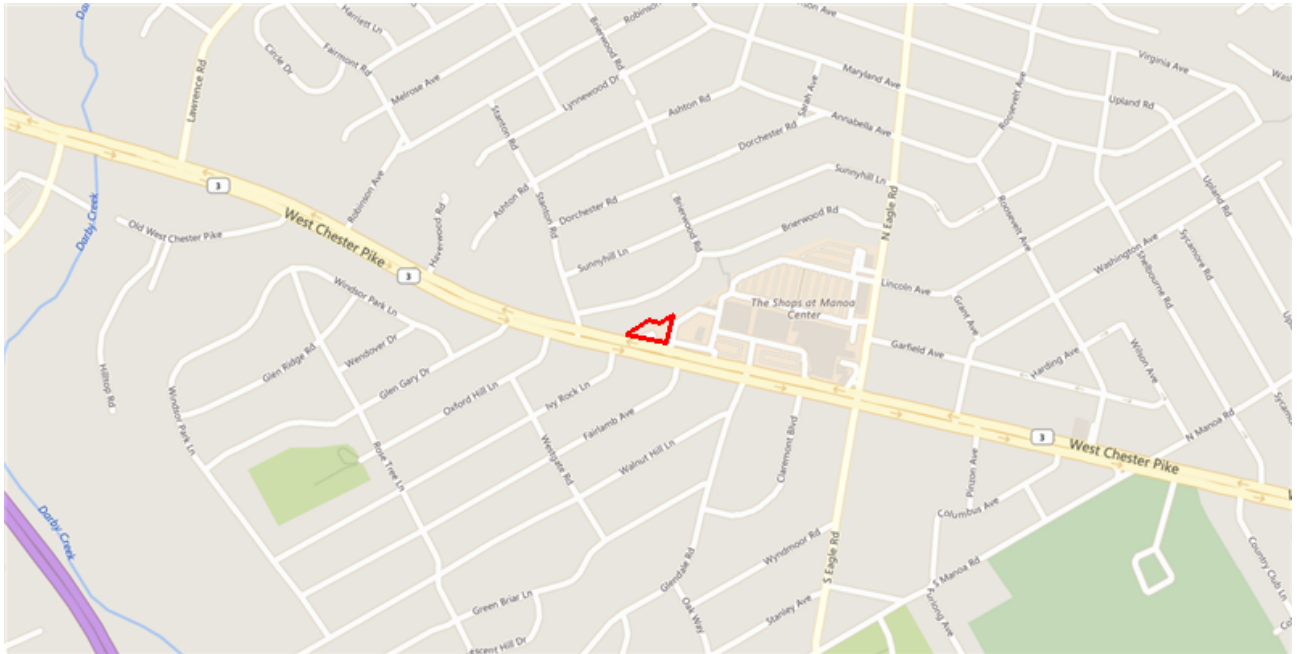


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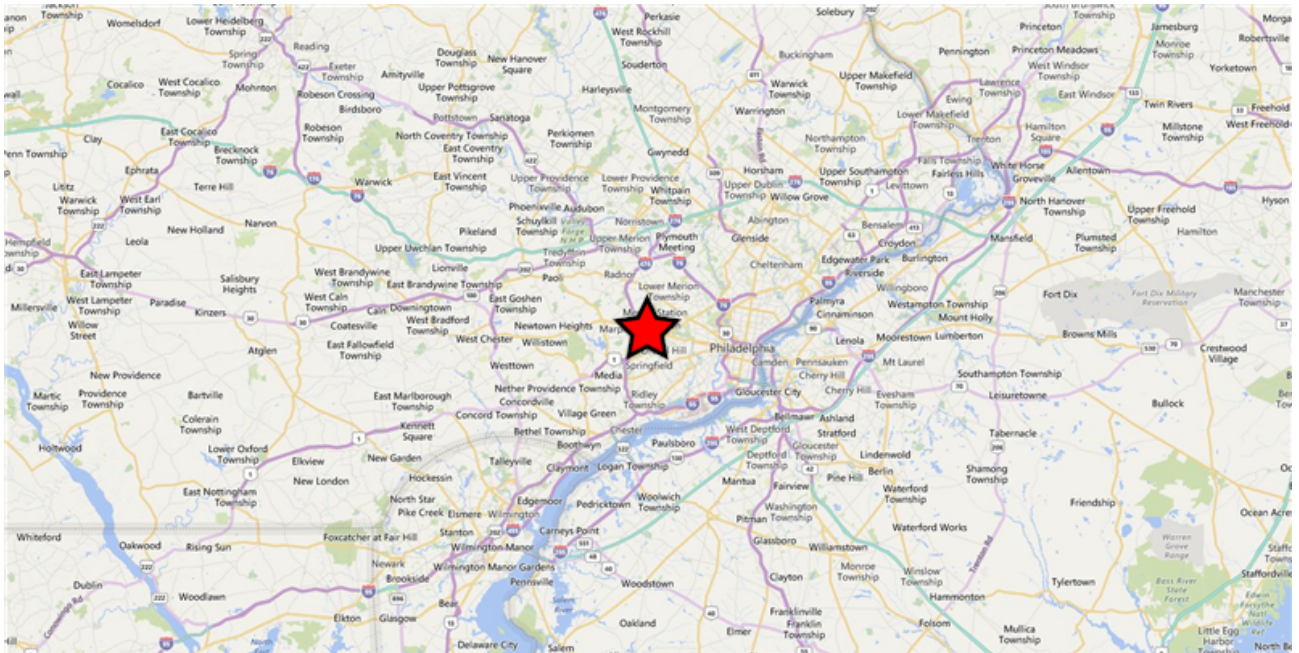
Neighborhood & Regional Map

1501 W CHESTER PIKE HAVERTOWN PA 19083

Neighborhood

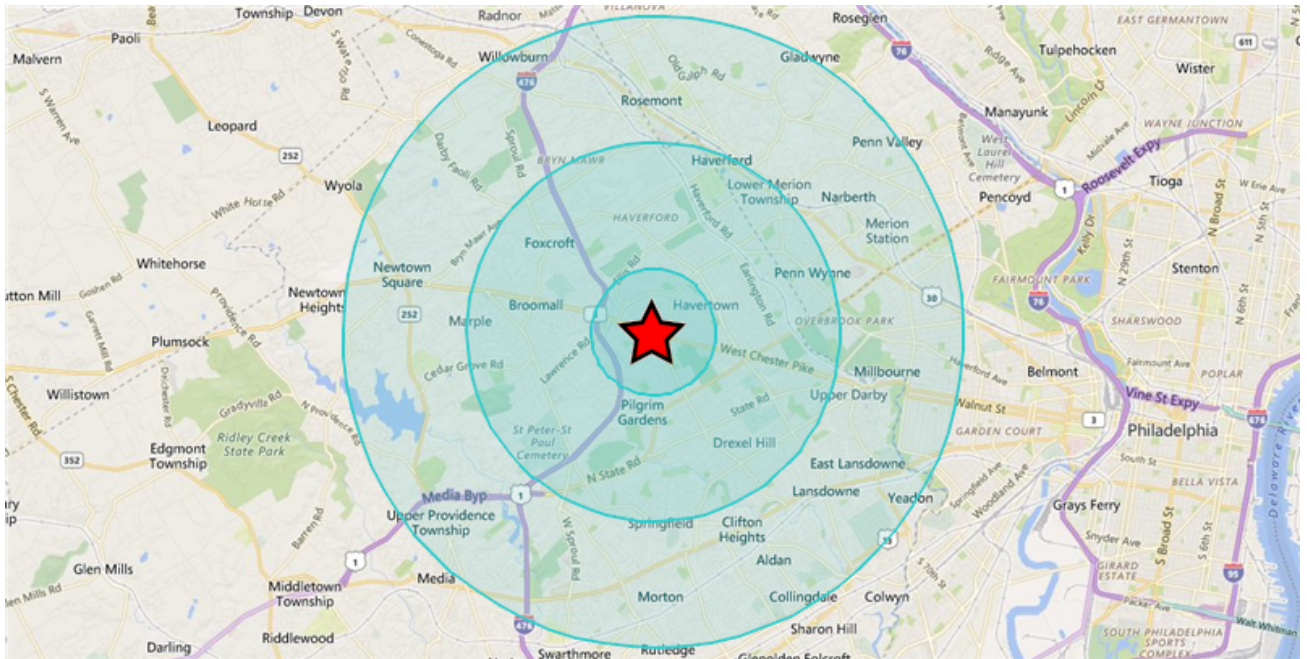


Regional



Demographics

1501 W CHESTER PIKE HAVERTOWN PA 19083



Area and Density

	1 Mile	3 Miles	5 Miles
Area (Square Miles)	3.61	28.43	79.13
Density(Population Per Square Mile)	5,503	4,834	5,171

General Population Characteristics

	1 Mile	3 Miles	5 Miles
Male	9,539	65,890	191,318
Female	10,321	71,542	217,844
Density	5,503	4,834	5,171
Urban	19,860	137,432	409,162
Rural	--	--	--

Population By Year

	1 Mile	3 Miles	5 Miles
Population (1990)	20,177	137,773	416,077
Population (2000)	19,715	138,388	408,132
Population (2010)	19,663	135,908	402,671
Population (Current)	19,860	137,432	409,162
Population (5 Yr. Forecast)	20,638	142,733	425,171
Percent Growth (Current Yr./Previous Yr.)	1.06%	.96%	1.64%
Percent Forecast (5 Yr. Forecast/Current Yr.)	3.93%	3.84%	3.96%

Population By Age

	1 Mile	3 Miles	5 Miles
Median Age	42	42	40
Aged 0 to 5	1,428	9,617	28,432
Aged 6 to 11	1,460	9,861	29,922
Aged 12 to 17	1,561	10,517	31,489
Aged 18 to 24	1,309	10,970	42,340
Aged 25 to 34	2,369	17,146	50,863
Aged 35 to 44	2,470	17,131	48,186
Aged 45 to 54	2,912	19,375	55,401
Aged 55 to 64	2,758	19,014	54,676
Aged 65 to 74	1,828	12,267	34,939
Aged 75 to 84	1,208	7,499	21,416
Aged 85+	557	4,035	11,498
Total Population	19,860	137,432	409,162

Population By Race

	1 Mile	3 Miles	5 Miles
White Alone	17,437	110,488	235,901
Black Alone	489	12,650	131,162
Asian Alone	1,487	10,128	26,800
Native American and Alaska Native Alone	26	173	934
Other Race Alone	88	1,091	3,666
Two or More Races	333	2,902	10,699

Population By Ethnicity

	1 Mile	3 Miles	5 Miles
Hispanic	365	3,636	12,377
White Non-Hispanic	17,203	108,427	230,512

General Income Characteristics

	1 Mile	3 Miles	5 Miles
Median Household Income	\$108,629	\$104,399	\$89,168
Total Household Income	\$933,730,332	\$6,501,195,032	\$17,092,813,136
Average Household Income	\$125,182	\$124,790	\$109,349
Per Capita Income	\$47,016	\$47,305	\$41,775
Avg Family Income	\$142,114	\$145,004	\$128,195
Family Income, Per Capita	\$44,753	\$45,621	\$40,275

Families by Income

	1 Mile	3 Miles	5 Miles
Family High Income Avg	\$278,770	\$304,836	\$272,526
Under \$15,000	40	706	5,099
\$15,000 - \$24,999	44	728	4,454
\$25,000 - \$34,999	145	1,147	5,378
\$35,000 - \$49,999	390	2,392	8,809
\$50,000 - \$74,999	725	4,651	14,603
\$75,000 - \$99,999	763	4,763	13,868
\$100K - \$125K	683	4,410	11,645
\$125K - \$150K	651	4,268	9,602
\$150K - \$200K	957	5,494	11,338
Over \$200K	1,131	7,785	18,367

General Household Characteristics

	1 Mile	3 Miles	5 Miles
Households (Current)	7,459	52,097	156,314
Families	5,529	36,344	103,163
Average Size of Household	2.65	2.6	2.56
Median Age of Householder	55	54	54
Median Value Owner Occupied	\$294,883	\$285,627	\$253,991
Median Rent	\$1,048	\$989	\$894
Median Vehicles Per Household	2	2	2
Housing Units	7,697	54,878	169,093
Owner Occupied Units	6,423	40,429	107,016
Renter Occupied Units	1,036	11,668	49,298
Vacant Units	238	2,781	12,779

Households by Income

	1 Mile	3 Miles	5 Miles
Under \$15,000	217	2,661	14,640
\$15,000 - \$24,999	217	2,380	10,833
\$25,000 - \$34,999	318	2,708	11,162
\$35,000 - \$49,999	656	4,473	15,957
\$50,000 - \$74,999	1,095	7,370	22,799
\$75,000 - \$99,999	1,046	6,727	19,824
\$100K - \$125K	849	5,683	15,513
\$125K - \$150K	745	5,202	12,053
\$150K - \$200K	1,075	6,244	13,051
Over \$200K	1,241	8,649	20,482
Total Households	7,459	52,097	156,314

Households by Rent Value

	1 Mile	3 Miles	5 Miles
Under \$250	5	294	2,107
\$250-\$499	5	379	3,595
\$500-\$749	84	2,455	13,029
\$750-\$999	535	4,111	15,844
\$1,000-\$1,249	195	1,781	5,967
\$1,250-\$1,499	107	882	3,040
\$1,500-\$1,999	60	842	2,112
Over \$2,000	15	349	1,270
Total Renter Occupied Units	1,036	11,668	49,298

Households by Year Built

	1 Mile	3 Miles	5 Miles
Median Year Built	1953	1951	1951
Built 2010 or Later	683	5,274	17,077
Built 2000 to 2009	77	887	2,983
Built 1980 to 1989	221	1,869	6,216
Built 1970 to 1979	505	2,879	9,734
Built 1960 to 1969	1,132	5,626	16,013
Built 1950 to 1959	2,518	15,071	39,230
Built 1940 to 1949	1,205	9,668	27,411
Built 1939 or Earlier	85	1,097	3,868
Total Households (2000)	7,389	52,386	155,068
Total Households (2010)	7,348	51,258	153,005
Total Households (Current)	7,459	52,097	156,314
Total Households (5 Yr. Forecast)	7,770	54,254	163,080
Percent Growth (Current Yr./Previous Yr.)	1.55%	1.57%	2.18%
Percent Forecast (5 Yr. Forecast/Current Yr.)	4.18%	4.1%	4.34%

Households by Inhabitants

	1 Mile	3 Miles	5 Miles
Median Size	2.91	2.82	2.74
1 Person	1,667	13,301	44,759
2 Person	2,309	15,789	45,924
3 Person	1,479	9,756	27,967
4 Person	1,238	7,859	21,424
5 Person	532	3,486	9,863
6 Person	174	1,270	3,965
7 or More Person	60	636	2,412
Total Households	7,459	52,097	156,314

Employment By Place Of Business

	1 Mile	3 Miles	5 Miles
Total Employees	4,551	34,858	119,540
Total Establishments	467	3,068	8,304

Employment Travel Time

	1 Mile	3 Miles	5 Miles
Work at Home	286	2,812	7,325
Travel Time under 15min	1,829	12,480	32,566
Travel Time 15-29min	3,578	20,004	52,253
Travel Time 30-59min	3,655	27,247	74,984
Travel Time 60-89min	495	3,530	13,091
Travel Time over 90min	125	1,548	5,489
Population	19,860	137,432	409,162

Education Attainment Over 25

	1 Mile	3 Miles	5 Miles
Less than High School	620	4,969	22,532
High School	3,703	24,562	77,410
Some College	2,079	15,025	50,063
Associate's Degree	1,162	7,006	19,365
Bachelor's Degree	3,955	25,847	59,133
Master's Degree	1,867	12,697	30,693
Professional Degree	399	3,536	10,572
Doctorate Degree	317	2,825	7,211
Total Population	19,860	137,432	409,162

Retail Sales

	1 Mile	3 Miles	5 Miles
Motor Vehicles	--	\$799,890,000	\$1,185,693,000
Furniture and Home Furnishings	--	\$78,215,000	\$123,734,000
Electrical and Appliances	--	\$83,057,000	\$116,261,000
Building Materials and Garden	--	\$122,972,000	\$252,412,000
Food and Beverage	--	\$404,716,000	\$984,385,000
Health and Personal Care	--	\$227,734,000	\$615,028,000
Gasoline Stations	--	\$50,813,000	\$161,741,000
Clothing and Accessories	--	\$135,118,000	\$317,813,000
Sporting Goods	--	\$46,313,000	\$68,853,000
General Merchandise	--	\$279,710,000	\$487,118,000
Miscellaneous	--	\$76,167,000	\$124,417,000
Nonstore Purchases	--	\$102,498,000	\$253,152,000
Food Services	\$27,237,000	\$230,305,000	\$655,504,000
Total Retail Sales	\$27,237,000	\$2,637,508,000	\$5,346,111,000

Consumer Expenditures

	1 Mile	3 Miles	5 Miles
Total Consumer Expenditures	\$570,044,000	\$3,791,577,000	\$9,757,068,000

Crime Information Index (Range 0-200, US Average = 100)

	1 Mile	3 Miles	5 Miles
Murder Index	19	48	75
Forcible Rape Index	14	31	50
Forcible Robbery Index	29	59	72
Aggravated Assault Index	13	36	74
Burglary Index	15	26	61
Larceny Index	20	51	83
Motor Vehicle Theft Index	36	62	89
EASI Total Crime Index	7	36	72