



**AVAILABLE  
FOR SALE**

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## RETAIL/OFFICE SPACE FOR SALE



**LOCATION: 7914 WEST CHESTER PIKE, UPPER DARBY, PA 19082**

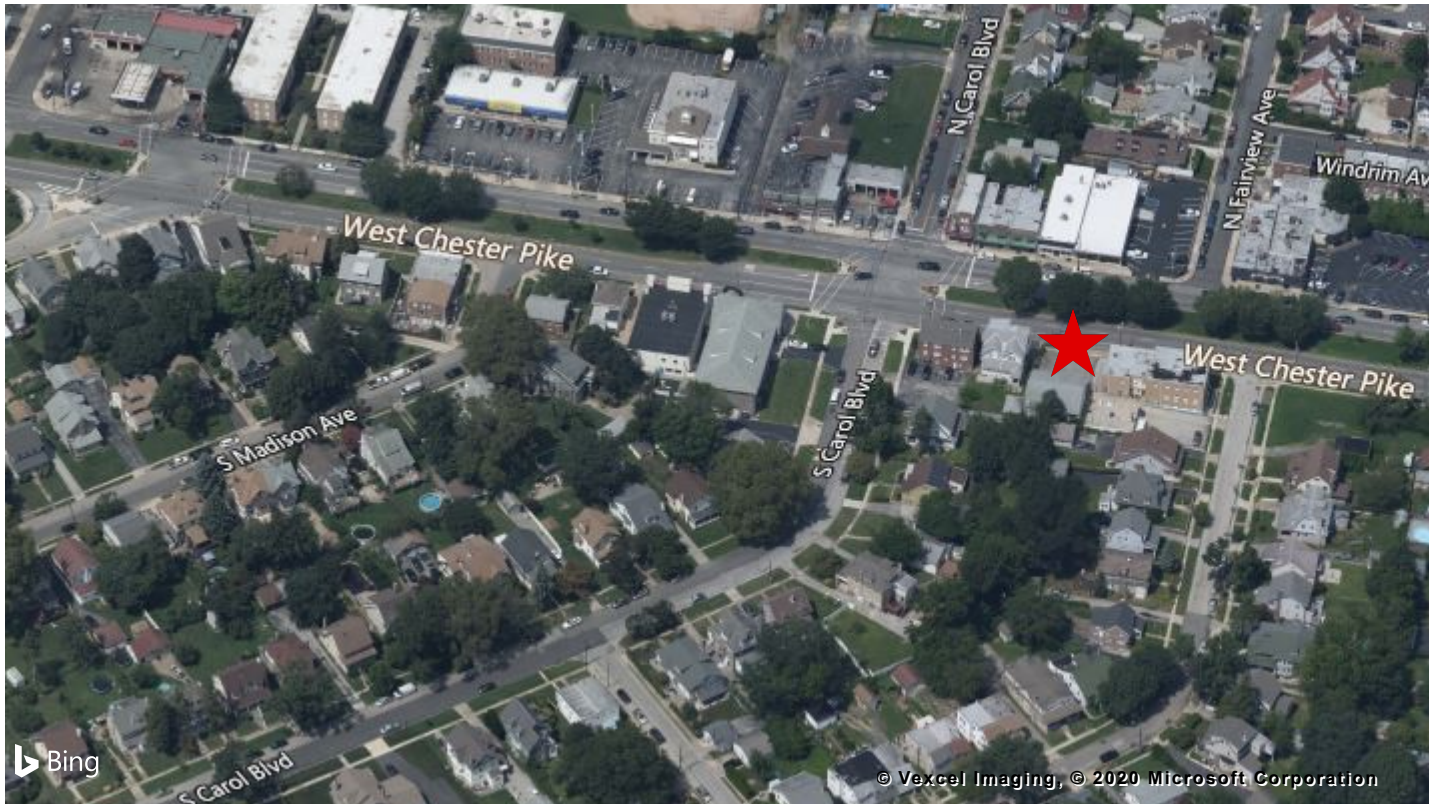
### PROPERTY HIGHLIGHTS:

- ◆ GREAT OWNER-USER OPPORTUNITY!
- ◆ +/- 1,800 SQUARE FEET OF RETAIL/OFFICE SPACE
- ◆ SITUATED ON HEAVILY TRAVELED WEST CHESTER PIKE (PA ROUTE 3) - OVER 24,000 VPD!
- ◆ 7 ON-SITE PARKING SPACES
- ◆ MEZZANINE WITH PRIVATE OFFICE
- ◆ CLOSE PROXIMITY TO US ROUTE 1 AND THE 69TH STREET TERMINAL

The information above has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is Buyer/Lessee responsibility to independently confirm its accuracy and completeness. This is not intended to solicit another Broker's listing.

# Bird's Eye Map View

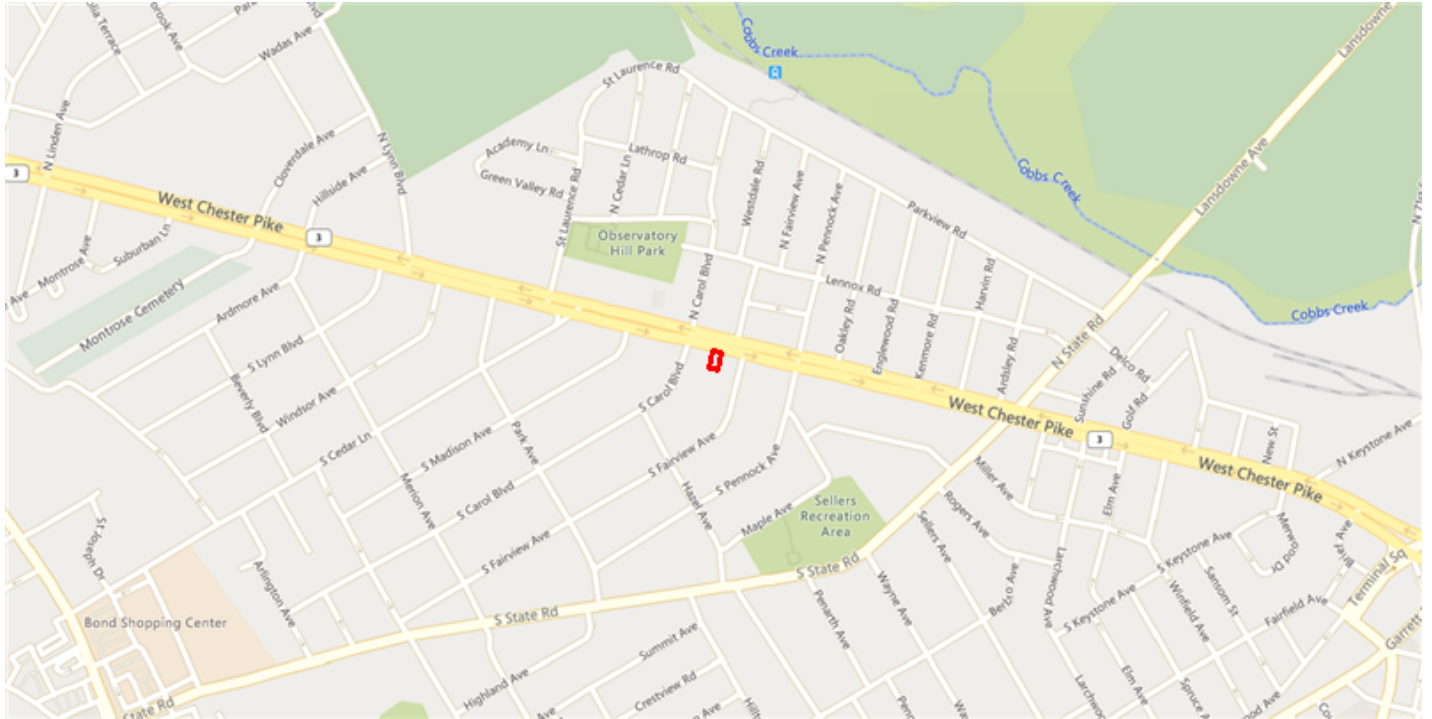
7914 W CHESTER PIKE UPPER DARBY PA 19082



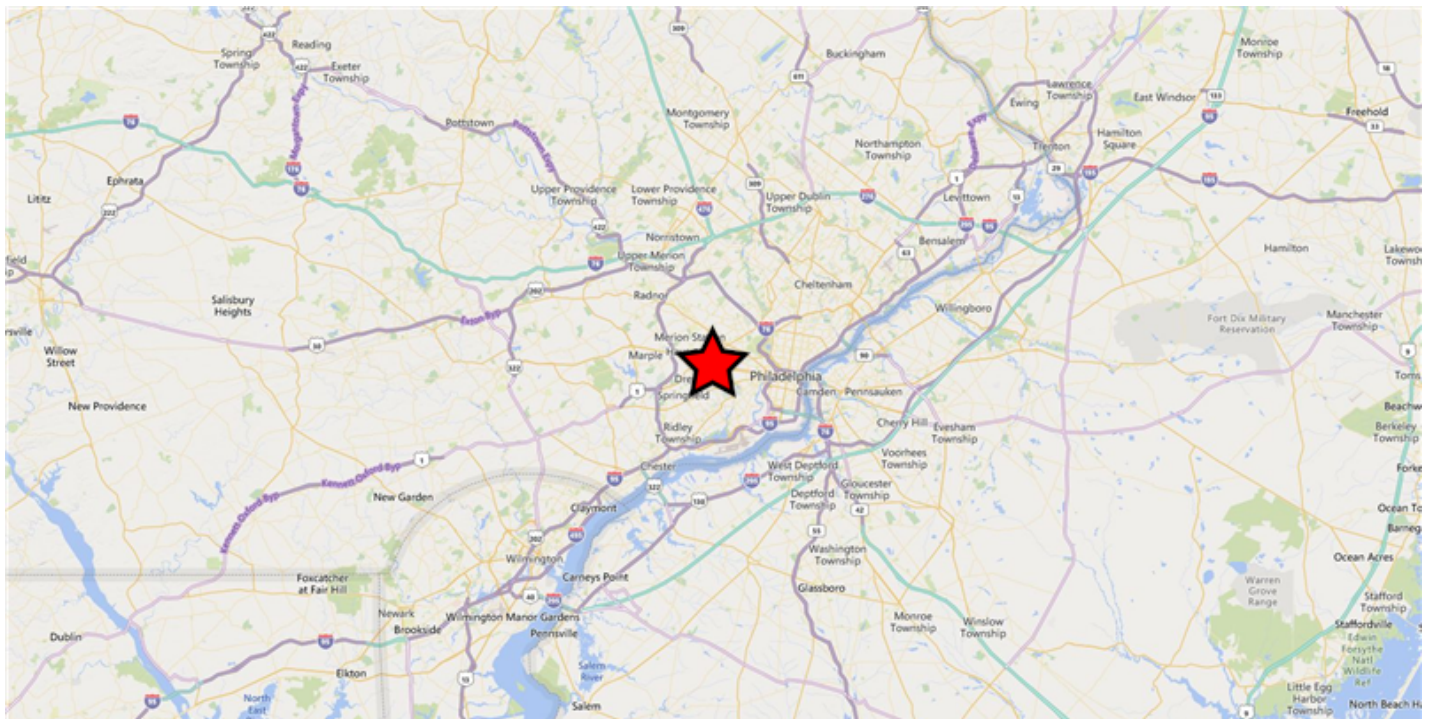
# Neighborhood & Regional Map

7914 W CHESTER PIKE UPPER DARBY PA 19082

## Neighborhood

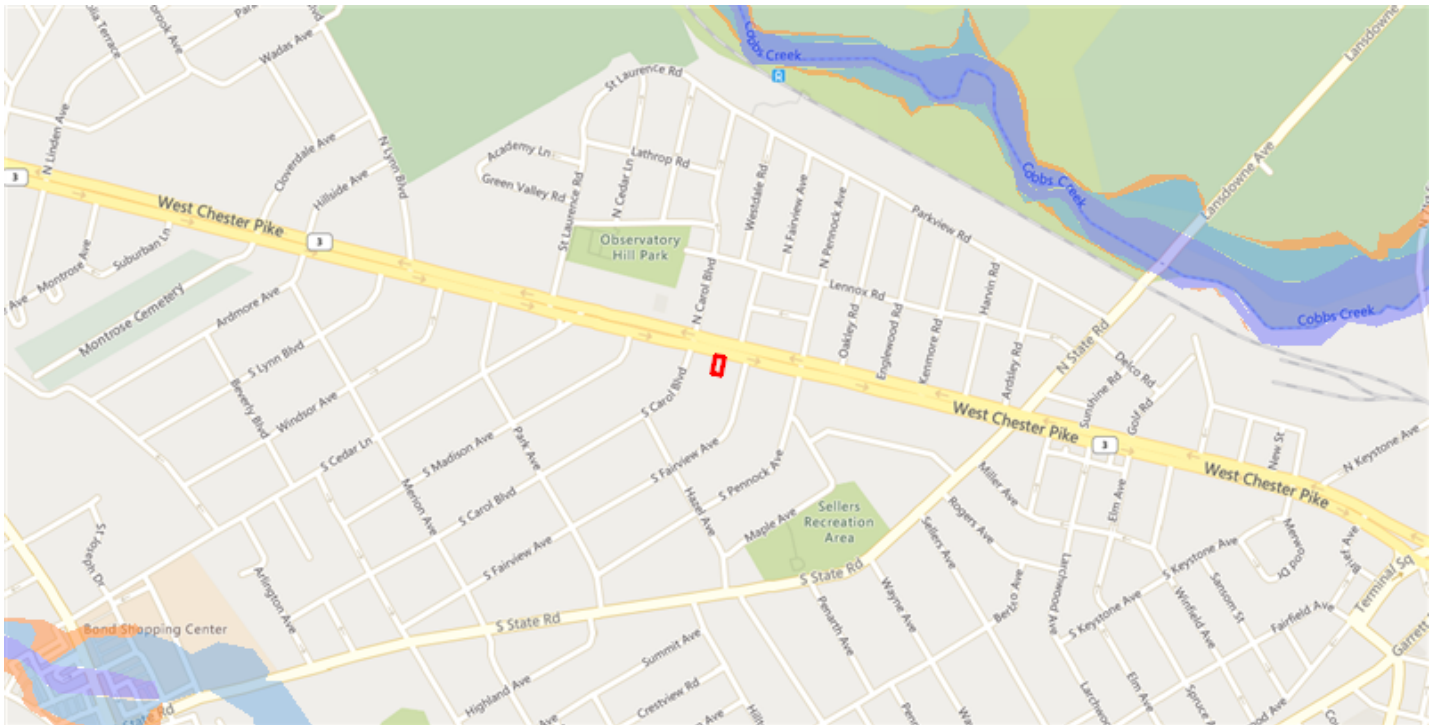


## Regional



# Flood Map Report

7914 W CHESTER PIKE UPPER DARBY PA 19082



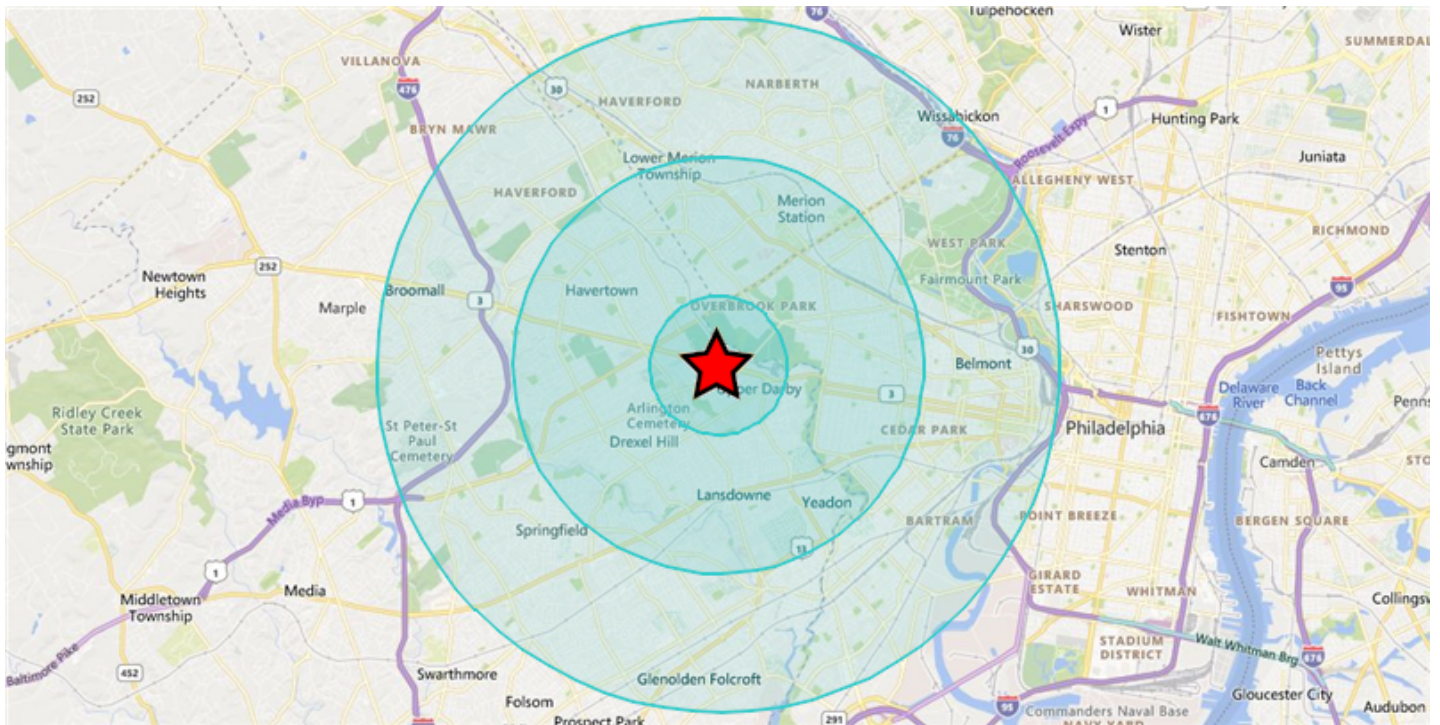
## Legend

### Flood Zone

-  Floodway
-  1% Annual Chance Flood Hazard (100-Year)
-  0.2% Annual Chance Flood Hazard (500-Year)

# Demographics

7914 W CHESTER PIKE UPPER DARBY PA 19082



## Area and Density

	1 Mile	3 Miles	5 Miles
Area (Square Miles)	3.4	28.36	83.77
Density(Population Per Square Mile)	10,895	10,777	7,401

## General Population Characteristics

	1 Mile	3 Miles	5 Miles
Male	17,708	141,530	289,161
Female	19,345	164,058	330,820
Density	10,895	10,777	7,401
Urban	37,053	305,588	619,981
Rural	--	--	--

## Population By Year

	1 Mile	3 Miles	5 Miles
Population (1990)	34,252	318,794	643,329
Population (2000)	34,884	306,357	618,981
Population (2010)	36,305	297,572	604,326
Population (Current)	37,053	305,588	619,981
Population (5 Yr. Forecast)	37,870	313,099	635,207
Percent Growth (Current Yr./Previous Yr.)	2.39%	2.82%	2.78%
Percent Forecast (5 Yr. Forecast/Current Yr.)	1.13%	2.4%	2.48%

## Population By Age

	1 Mile	3 Miles	5 Miles
Median Age	35	39	38
Aged 0 to 5	2,926	23,108	44,334
Aged 6 to 11	2,995	23,042	43,976
Aged 12 to 17	3,091	23,618	44,652
Aged 18 to 24	3,517	28,139	78,468
Aged 25 to 34	6,296	42,531	89,682
Aged 35 to 44	5,357	36,740	70,267
Aged 45 to 54	4,872	39,844	74,841
Aged 55 to 64	4,170	40,199	77,533
Aged 65 to 74	2,282	25,992	52,206
Aged 75 to 84	1,104	15,256	29,772
Aged 85+	443	7,119	14,250
Total Population	37,053	305,588	619,981

## Population By Race

	1 Mile	3 Miles	5 Miles
White Alone	11,596	114,745	256,340
Black Alone	17,576	160,998	295,114
Asian Alone	5,417	17,099	42,478
Native American and Alaska Native Alone	89	1,012	1,949
Other Race Alone	1,023	3,140	5,964
Two or More Races	1,352	8,594	18,136

## Population By Ethnicity

	1 Mile	3 Miles	5 Miles
Hispanic	2,267	10,084	20,132
White Non-Hispanic	10,852	111,285	248,791

## General Income Characteristics

	1 Mile	3 Miles	5 Miles
Median Household Income	\$65,779	\$73,363	\$72,619
Total Household Income	\$1,116,565,706	\$10,636,538,991	\$21,930,615,036
Average Household Income	\$78,328	\$89,563	\$91,343
Per Capita Income	\$30,134	\$34,807	\$35,373
Avg Family Income	\$93,743	\$106,270	\$109,782
Family Income, Per Capita	\$27,877	\$32,794	\$34,582

## Families by Income

	1 Mile	3 Miles	5 Miles
Family High Income Avg	\$264,509	\$259,346	\$254,784
Under \$15,000	578	5,585	11,578
\$15,000 - \$24,999	521	4,363	8,610
\$25,000 - \$34,999	698	5,055	9,554
\$35,000 - \$49,999	1,213	7,670	14,668
\$50,000 - \$74,999	1,489	11,037	21,009
\$75,000 - \$99,999	1,321	11,237	19,590
\$100K - \$125K	1,273	8,922	15,790
\$125K - \$150K	862	6,656	12,278
\$150K - \$200K	543	7,083	12,761
Over \$200K	677	9,063	19,547

## General Household Characteristics

	1 Mile	3 Miles	5 Miles
Households (Current)	14,255	118,760	240,090
Families	9,175	76,671	145,385
Average Size of Household	2.6	2.56	2.52
Median Age of Householder	48	52	51
Median Value Owner Occupied	\$140,492	\$170,674	\$199,221
Median Rent	\$799	\$786	\$810
Median Vehicles Per Household	2	2	2
Housing Units	15,578	131,089	265,462
Owner Occupied Units	8,279	76,209	139,143
Renter Occupied Units	5,976	42,551	100,947
Vacant Units	1,323	12,329	25,372

## Households by Income

	1 Mile	3 Miles	5 Miles
Under \$15,000	1,430	14,689	32,950
\$15,000 - \$24,999	1,120	10,085	21,339
\$25,000 - \$34,999	1,404	9,982	20,175
\$35,000 - \$49,999	2,039	13,235	26,709
\$50,000 - \$74,999	2,358	17,883	35,655
\$75,000 - \$99,999	1,804	15,825	29,713
\$100K - \$125K	1,608	11,524	21,649
\$125K - \$150K	1,066	8,043	15,488
\$150K - \$200K	687	7,794	14,764
Over \$200K	739	9,700	21,648
Total Households	14,255	118,760	240,090

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## Households by Rent Value

	1 Mile	3 Miles	5 Miles
Under \$250	213	2,568	7,711
\$250-\$499	238	5,492	11,172
\$500-\$749	2,120	14,122	29,015
\$750-\$999	2,426	12,763	29,375
\$1,000-\$1,249	614	2,961	9,580
\$1,250-\$1,499	142	1,299	4,669
\$1,500-\$1,999	26	922	3,247
Over \$2,000	--	312	2,071
Total Renter Occupied Units	5,976	42,551	100,947

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## Households by Year Built

	1 Mile	3 Miles	5 Miles
Median Year Built	1950	1947	1950
Built 2010 or Later	2,050	16,835	33,778
Built 2000 to 2009	57	934	4,884
Built 1980 to 1989	236	2,638	7,671
Built 1970 to 1979	764	4,477	13,982
Built 1960 to 1969	1,460	9,020	21,922
Built 1950 to 1959	3,580	23,498	48,485
Built 1940 to 1949	3,422	25,677	47,409
Built 1939 or Earlier	193	2,081	6,072
Total Households (2000)	13,893	117,118	236,260
Total Households (2010)	13,833	114,348	231,189
Total Households (Current)	14,255	118,760	240,090
Total Households (5 Yr. Forecast)	14,658	122,518	247,908
Percent Growth (Current Yr./Previous Yr.)	3.71%	4%	3.99%
Percent Forecast (5 Yr. Forecast/Current Yr.)	1.99%	3.13%	3.25%

## Households by Inhabitants

	1 Mile	3 Miles	5 Miles
Median Size	2.81	2.73	2.67
1 Person	4,291	35,589	76,167
2 Person	3,651	33,235	67,825
3 Person	2,598	20,966	40,346
4 Person	2,004	16,000	30,683
5 Person	930	7,399	14,175
6 Person	421	3,250	6,358
7 or More Person	360	2,321	4,536
Total Households	14,255	118,760	240,090

## Employment By Place Of Business

	1 Mile	3 Miles	5 Miles
Total Employees	7,544	54,170	200,490
Total Establishments	603	4,299	11,213

## Employment Travel Time

	1 Mile	3 Miles	5 Miles
Work at Home	352	4,082	9,087
Travel Time under 15min	1,889	18,419	43,377
Travel Time 15-29min	--	--	--
Travel Time 30-59min	8,203	58,023	105,518
Travel Time 60-89min	1,607	11,401	21,414
Travel Time over 90min	800	5,210	9,717
Population	37,053	305,588	619,981

## Education Attainment Over 25

	1 Mile	3 Miles	5 Miles
Less than High School	2,946	22,678	46,592
High School	7,613	64,935	122,843
Some College	5,182	42,872	80,549
Associate's Degree	1,998	14,720	27,034
Bachelor's Degree	4,385	36,421	72,327
Master's Degree	1,801	17,640	37,854
Professional Degree	324	4,903	11,926
Doctorate Degree	275	3,512	9,426
Total Population	37,053	305,588	619,981

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## Retail Sales

	1 Mile	3 Miles	5 Miles
Motor Vehicles	\$48,601,000	\$680,186,000	\$2,446,064,000
Furniture and Home Furnishings	\$3,048,000	\$33,947,000	\$120,171,000
Electrical and Appliances	\$7,332,000	\$38,723,000	\$128,586,000
Building Materials and Garden	\$27,472,000	\$172,967,000	\$320,404,000
Food and Beverage	\$89,910,000	\$652,128,000	\$1,394,265,000
Health and Personal Care	\$52,393,000	\$380,429,000	\$859,284,000
Gasoline Stations	\$14,304,000	\$144,933,000	\$349,335,000
Clothing and Accessories	\$34,391,000	\$151,519,000	\$499,113,000
Sporting Goods	\$2,557,000	\$15,337,000	\$77,384,000
General Merchandise	\$22,814,000	\$155,358,000	\$555,317,000
Miscellaneous	\$8,812,000	\$48,238,000	\$184,285,000
Nonstore Purchases	\$48,063,000	\$209,529,000	\$470,750,000
Food Services	\$37,997,000	\$327,616,000	\$1,149,691,000
Total Retail Sales	\$397,694,000	\$3,010,910,000	\$8,554,649,000

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## Consumer Expenditures

	1 Mile	3 Miles	5 Miles
Total Consumer Expenditures	\$807,539,000	\$6,800,509,000	\$13,854,758,000