

LEASE



***5-7 W. Lancaster Avenue
Ardmore, PA 19003***



**CAPITAL COMMERCIAL
REAL ESTATE
GROUP**

3748 West Chester Pike
Newtown Square, PA 19073

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www.CapitalComRe.com

- ◆ 3,000 S/F retail space located in the heart of Ardmore.
- ◆ The previous tenant was Fuel (restaurant). 2 ADA restrooms & 1 regular bathroom in kitchen. 8x8 walk-in refrigerator with a small office behind it and a 5ft hood.
- ◆ Municipal parking located in the rear. Walking distance to train station, shops, eateries, etc.

Lease price- \$27 S/F NNN

Agent Contact:

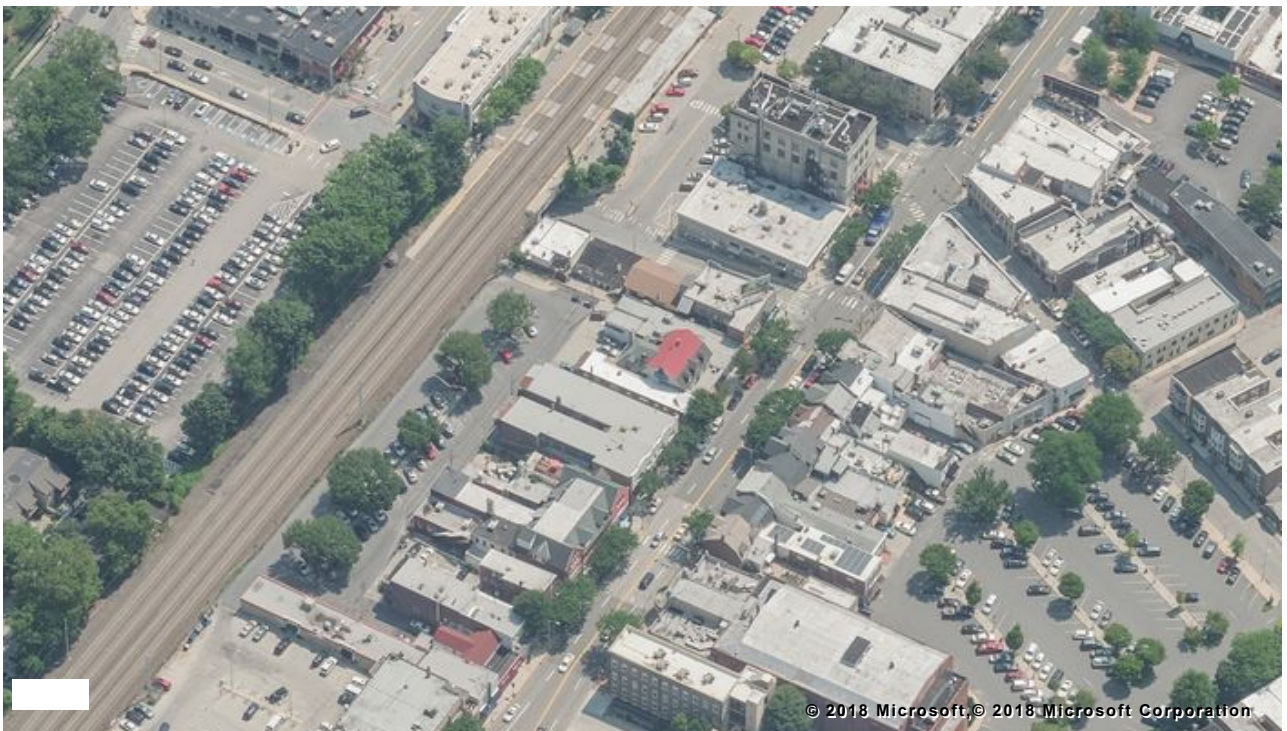
Amy Yangello

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Bird's Eye Map View

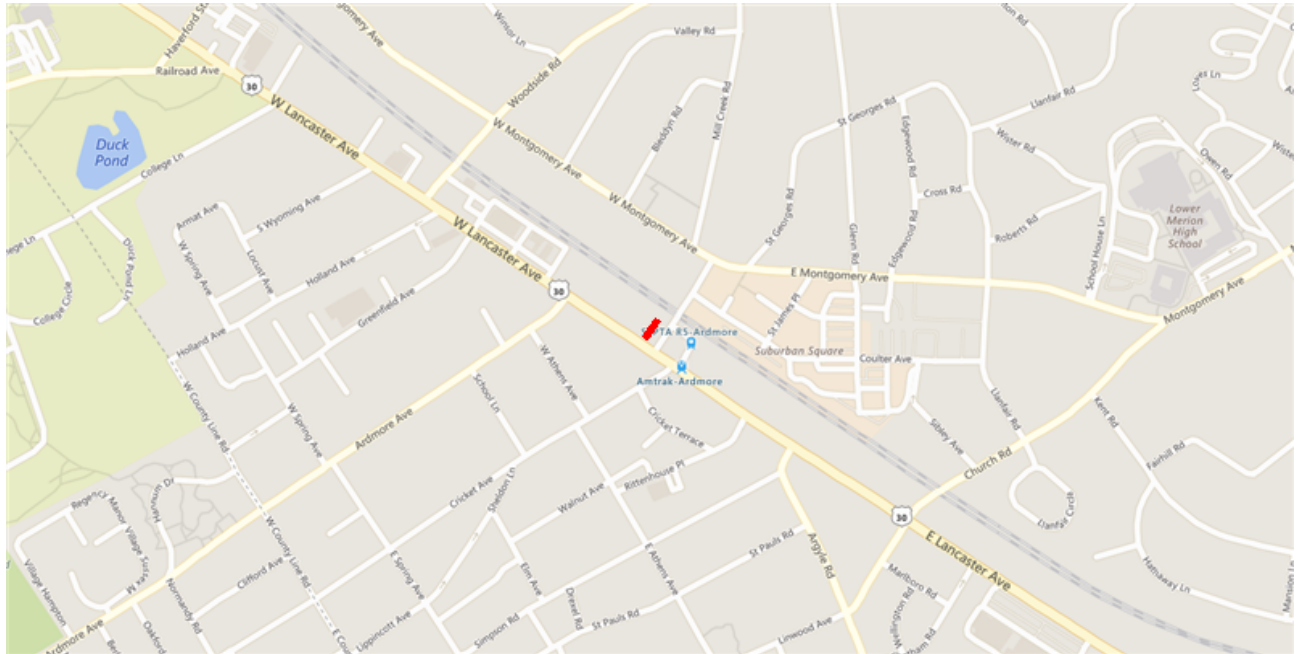
7 W LANCASTER AVE ARDMORE PA 19003



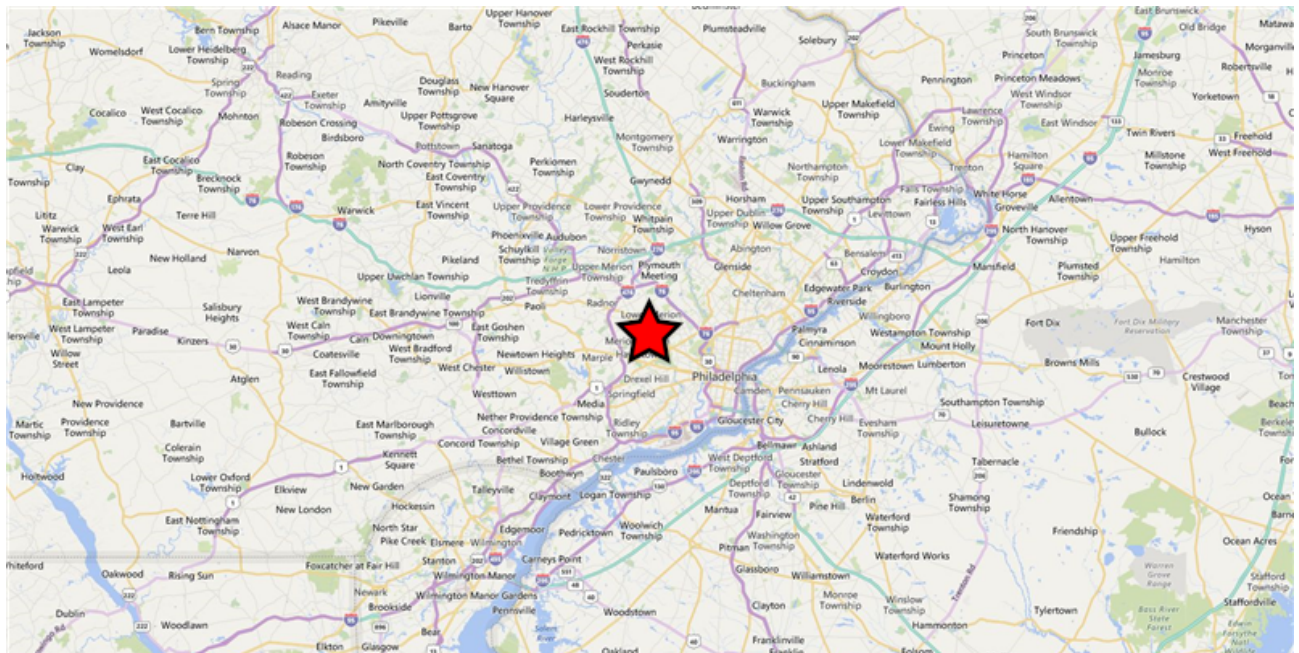
Neighborhood & Regional Map

7 W LANCASTER AVE ARDMORE PA 19003

Neighborhood

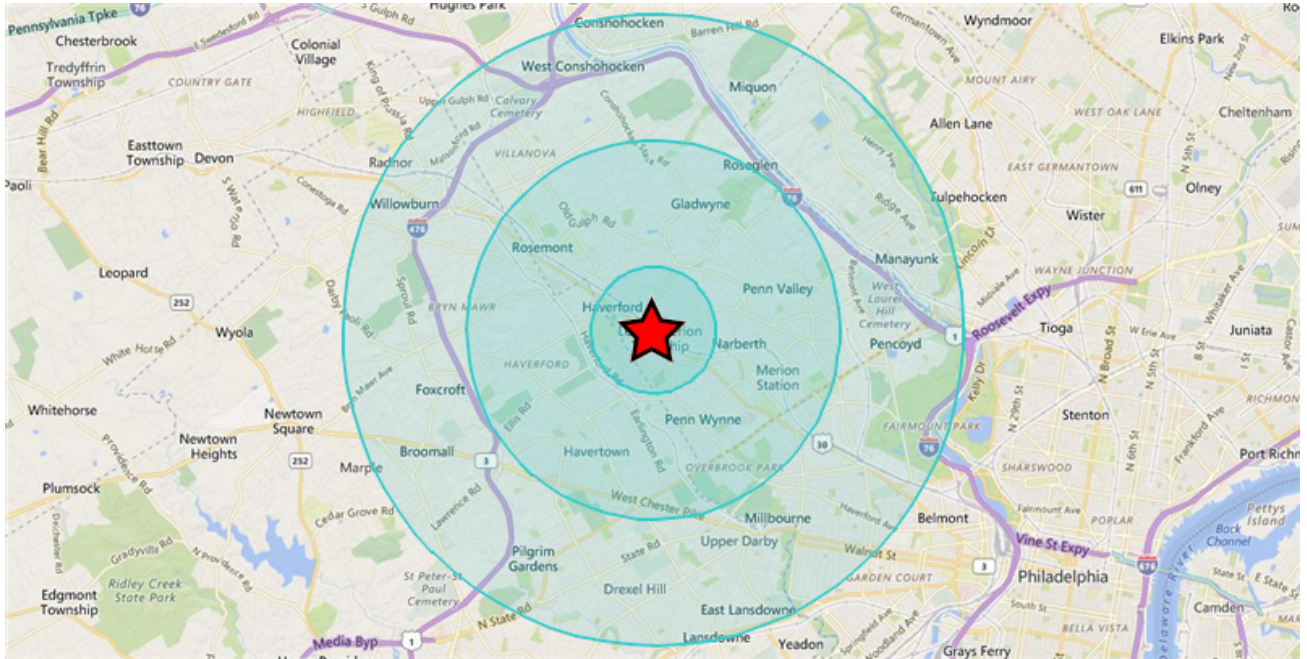


Regional



Demographics

7 W LANCASTER AVE ARDMORE PA 19003



Area and Density

	1 Mile	3 Miles	5 Miles
Area (Square Miles)	3.35	30.46	78.52
Density (Population Per Square Mile)	5,176	3,969	5,355

General Population Characteristics

	1 Mile	3 Miles	5 Miles
Male	8,065	56,315	196,358
Female	9,284	64,586	224,139
Density	5,176	3,969	5,355
Urban	17,349	120,901	420,497
Rural	--	--	--

Population By Year

	1 Mile	3 Miles	5 Miles
Population (1990)	16,872	118,507	429,383
Population (2000)	17,592	122,437	421,901
Population (2010)	16,949	118,782	412,110
Population (Current)	17,349	120,901	420,497
Population (5 Yr. Forecast)	17,951	125,381	437,250
Percent Growth (Current Yr./Previous Yr.)	2.38%	1.6%	2.1%
Percent Forecast (5 Yr. Forecast/Current Yr.)	3.6%	3.71%	4.04%

Population By Age

	1 Mile	3 Miles	5 Miles
Median Age	41	41	39
Aged 0 to 5	970	7,883	28,067
Aged 6 to 11	1,023	8,730	28,638
Aged 12 to 17	1,047	9,139	30,243
Aged 18 to 24	2,375	13,196	47,289
Aged 25 to 34	2,305	13,074	59,934
Aged 35 to 44	1,998	14,438	47,908
Aged 45 to 54	2,097	16,101	54,240
Aged 55 to 64	2,368	17,047	54,845
Aged 65 to 74	1,716	10,982	36,042
Aged 75 to 84	969	6,478	21,584
Aged 85+	481	3,833	11,707
Total Population	17,349	120,901	420,497

Population By Race

	1 Mile	3 Miles	5 Miles
White Alone	13,432	91,477	227,401
Black Alone	2,057	17,089	150,113
Asian Alone	1,009	8,227	26,592
Native American and Alaska Native Alone	24	156	1,145
Other Race Alone	231	928	4,109
Two or More Races	596	3,024	11,137

Population By Ethnicity

	1 Mile	3 Miles	5 Miles
Hispanic	785	3,660	13,912
White Non-Hispanic	12,951	89,257	221,217

General Income Characteristics

	1 Mile	3 Miles	5 Miles
Median Household Income	\$107,117	\$123,364	\$85,670
Total Household Income	\$1,092,258,568	\$7,607,906,442	\$18,182,330,700
Average Household Income	\$152,678	\$163,312	\$108,827
Per Capita Income	\$62,958	\$62,927	\$43,240
Avg Family Income	\$191,692	\$197,487	\$128,299
Family Income, Per Capita	\$64,206	\$63,944	\$41,079

Families by Income

	1 Mile	3 Miles	5 Miles
Family High Income Avg	\$425,604	\$361,522	\$278,176
Under \$15,000	84	505	6,138
\$15,000 - \$24,999	109	665	4,997
\$25,000 - \$34,999	174	932	5,706
\$35,000 - \$49,999	248	1,562	8,916
\$50,000 - \$74,999	431	3,219	14,278
\$75,000 - \$99,999	473	3,444	13,046
\$100K - \$125K	370	3,100	10,385
\$125K - \$150K	424	2,844	8,551
\$150K - \$200K	567	4,138	10,121
Over \$200K	1,193	10,108	18,898

General Household Characteristics

	1 Mile	3 Miles	5 Miles
Households (Current)	7,154	46,585	167,075
Families	4,073	30,517	101,036
Average Size of Household	2.29	2.5	2.47
Median Age of Householder	54	54	52
Median Value Owner Occupied	\$401,686	\$407,229	\$258,485
Median Rent	\$1,117	\$1,122	\$907
Median Vehicles Per Household	2	2	2
Housing Units	7,769	49,462	184,111
Owner Occupied Units	4,582	33,899	104,564
Renter Occupied Units	2,572	12,686	62,511
Vacant Units	615	2,877	17,036

Households by Income

	1 Mile	3 Miles	5 Miles
Under \$15,000	383	2,470	19,127
\$15,000 - \$24,999	373	1,982	12,899
\$25,000 - \$34,999	410	2,221	12,319
\$35,000 - \$49,999	605	3,410	16,791
\$50,000 - \$74,999	961	5,714	24,207
\$75,000 - \$99,999	957	5,560	20,816
\$100K - \$125K	715	4,754	15,326
\$125K - \$150K	620	3,917	11,270
\$150K - \$200K	758	5,091	12,435
Over \$200K	1,372	11,466	21,885
Total Households	7,154	46,585	167,075

Households by Rent Value

	1 Mile	3 Miles	5 Miles
Under \$250	93	356	3,377
\$250-\$499	81	187	5,377
\$500-\$749	369	1,429	15,413
\$750-\$999	412	2,801	17,261
\$1,000-\$1,249	554	2,896	8,516
\$1,250-\$1,499	511	2,081	4,698
\$1,500-\$1,999	422	1,533	3,416
Over \$2,000	48	848	1,762
Total Renter Occupied Units	2,572	12,686	62,511

Households by Year Built

	1 Mile	3 Miles	5 Miles
Median Year Built	1948	1953	1951
Built 2010 or Later	866	4,835	18,881
Built 2000 to 2009	254	962	4,794
Built 1980 to 1989	273	2,948	7,108
Built 1970 to 1979	596	3,353	10,660
Built 1960 to 1969	639	5,519	19,606
Built 1950 to 1959	1,074	9,823	34,093
Built 1940 to 1949	976	6,392	26,622
Built 1939 or Earlier	69	1,206	4,563
Total Households (2000)	7,253	46,630	165,373
Total Households (2010)	6,960	45,626	162,747
Total Households (Current)	7,154	46,585	167,075
Total Households (5 Yr. Forecast)	7,426	48,483	174,564
Percent Growth (Current Yr./Previous Yr.)	2.63%	2.01%	2.65%
Percent Forecast (5 Yr. Forecast/Current Yr.)	3.81%	4.01%	4.48%

Households by Inhabitants

	1 Mile	3 Miles	5 Miles
Median Size	2.5	2.71	2.64
1 Person	2,433	13,012	52,562
2 Person	2,367	14,909	50,032
3 Person	1,133	8,155	28,418
4 Person	758	6,548	20,751
5 Person	324	2,721	9,183
6 Person	95	836	3,743
7 or More Person	44	404	2,386
Total Households	7,154	46,585	167,075

Employment By Place Of Business

	1 Mile	3 Miles	5 Miles
Total Employees	7,007	41,480	131,185
Total Establishments	658	3,380	8,977

Employment Travel Time

	1 Mile	3 Miles	5 Miles
Work at Home	684	3,739	8,125
Travel Time under 15min	1,927	11,206	31,185
Travel Time 15-29min	2,345	16,524	54,022
Travel Time 30-59min	3,061	21,264	76,911
Travel Time 60-89min	388	2,714	13,002
Travel Time over 90min	258	1,125	5,700
Population	17,349	120,901	420,497

Education Attainment Over 25

	1 Mile	3 Miles	5 Miles
Less than High School	379	3,052	25,683
High School	1,681	12,935	72,546
Some College	1,122	10,046	51,141
Associate's Degree	594	4,566	18,022
Bachelor's Degree	3,833	23,439	63,097
Master's Degree	2,375	14,961	33,806
Professional Degree	1,076	8,008	13,456
Doctorate Degree	874	4,946	8,509
Total Population	17,349	120,901	420,497

Retail Sales

	1 Mile	3 Miles	5 Miles
Motor Vehicles	\$265,647,000	\$434,723,000	\$1,577,375,000
Furniture and Home Furnishings	\$11,262,000	\$46,419,000	\$229,490,000
Electrical and Appliances	\$21,480,000	\$35,198,000	\$118,946,000
Building Materials and Garden	\$16,297,000	\$82,171,000	\$296,352,000
Food and Beverage	\$69,151,000	\$330,778,000	\$1,173,679,000
Health and Personal Care	\$28,595,000	\$194,718,000	\$541,615,000
Gasoline Stations	\$5,757,000	\$65,180,000	\$219,333,000
Clothing and Accessories	\$66,385,000	\$130,234,000	\$262,023,000
Sporting Goods	\$7,538,000	\$18,971,000	\$91,318,000
General Merchandise	\$15,301,000	\$131,375,000	\$513,298,000
Miscellaneous	\$9,870,000	\$27,457,000	\$153,387,000
Nonstore Purchases	\$22,947,000	\$115,301,000	\$528,587,000
Food Services	\$58,272,000	\$226,741,000	\$697,039,000
Total Retail Sales	\$598,502,000	\$1,839,266,000	\$6,402,442,000

Consumer Expenditures

	1 Mile	3 Miles	5 Miles
Total Consumer Expenditures	\$509,416,000	\$3,518,445,000	\$10,060,382,000

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

	1 Mile	3 Miles	5 Miles
Murder Index	57	54	92
Forcible Rape Index	25	26	67
Forcible Robbery Index	53	53	84
Aggravated Assault Index	48	45	92
Burglary Index	43	42	79
Larceny Index	71	62	97
Motor Vehicle Theft Index	71	70	103
EASI Total Crime Index	40	38	90