



AVAILABLE FOR LEASE

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AVAILABLE FOR LEASE



REPRESENTATIVE PHOTO

LOCATION: 325 N Main Street, Brookhaven, PA 19015

PROPERTY HIGHLIGHTS:

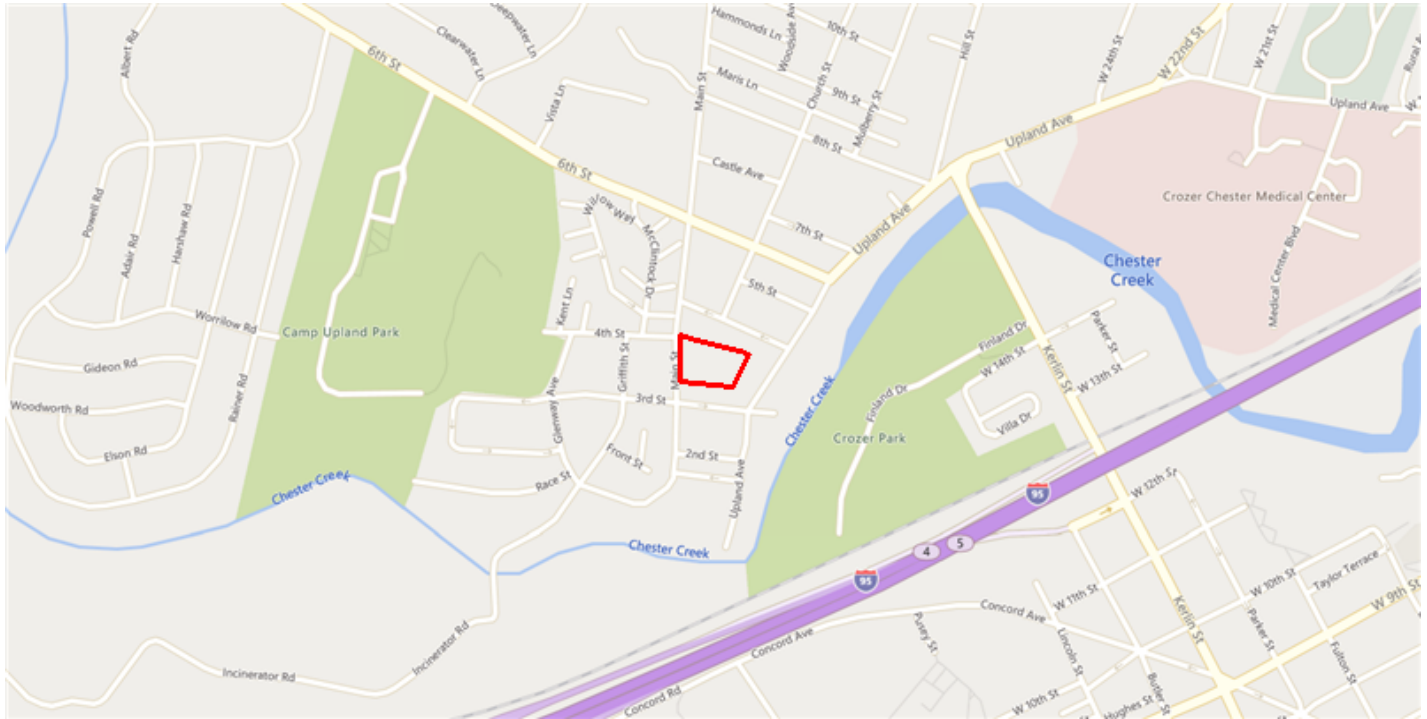
- ◆ LEASE PRICE: \$3,600.00 PER MONTH
- ◆ +/- 4,000 SF, 2 FLOORS AVAILABLE
- ◆ 1ST FLR: 2 OFFICES, 2 RESTROOMS, 3 LARGE CONFERENCE RMS W/DIVIDER
- ◆ 2ND FLR: KITCHEN, STAGE, LOUNGE AND A LARGE ALL PURPOSE ROOM
- ◆ CENTRAL A/C, GAS HEAT
- ◆ UPLAND BOROUGH

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.

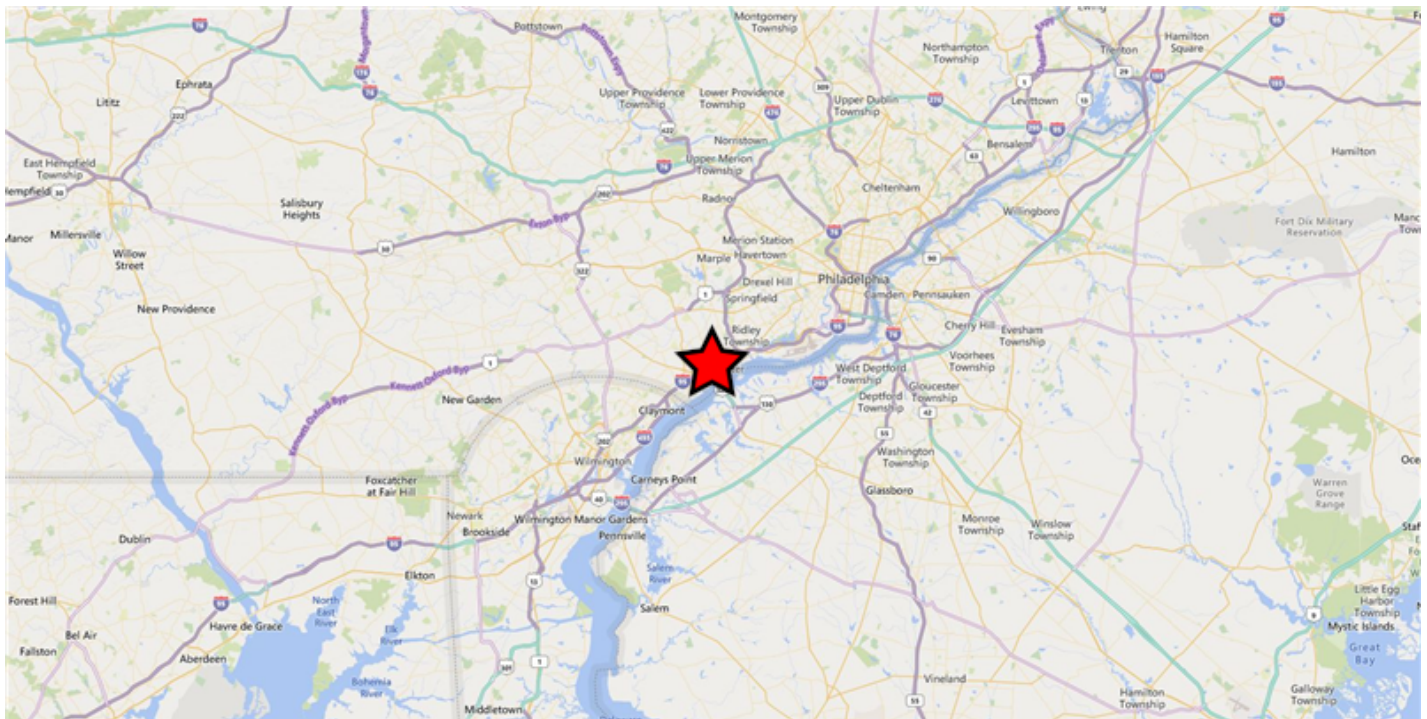
Neighborhood & Regional Map

325 MAIN ST UPLAND PA 19015

Neighborhood

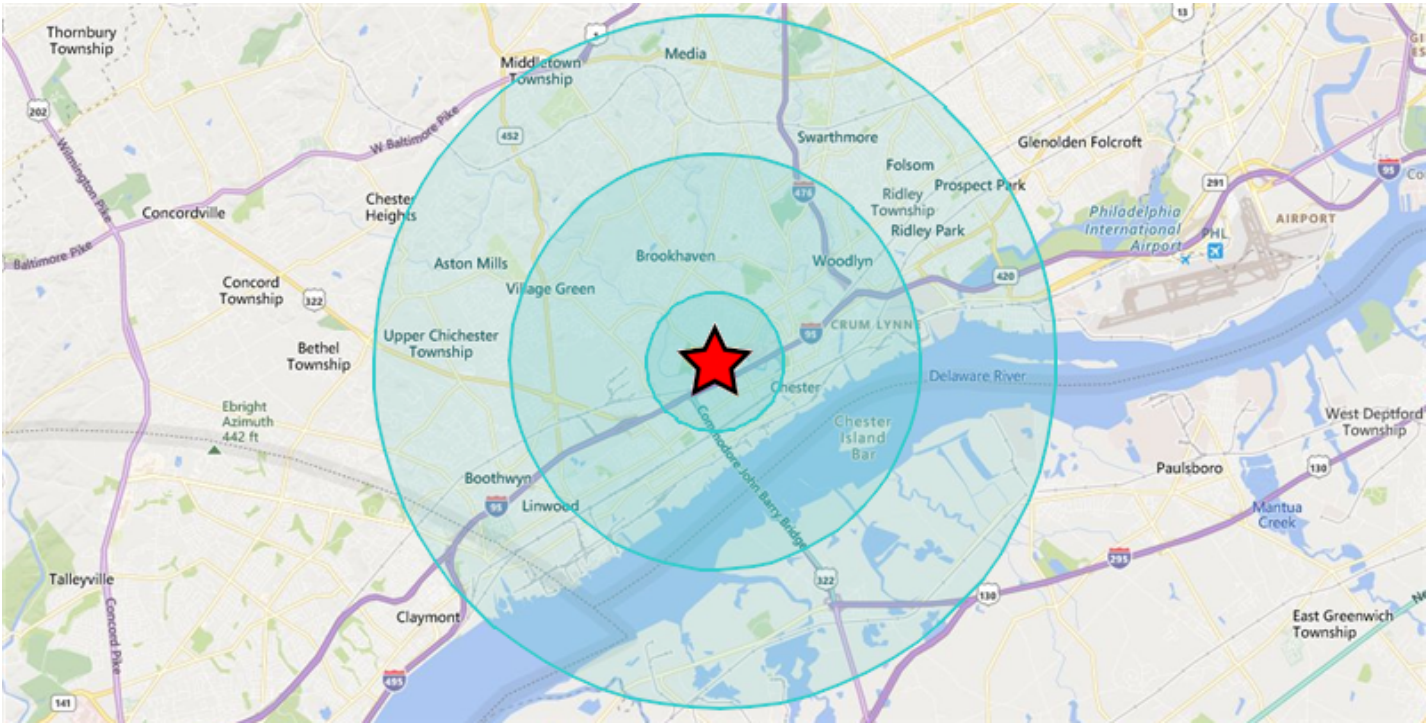


Regional



Demographics

325 MAIN ST UPLAND PA 19015



Area and Density

	1 Mile	3 Miles	5 Miles
Area (Square Miles)	2.83	20.19	58.39
Density(Population Per Square Mile)	7,590	4,358	3,197

General Population Characteristics

	1 Mile	3 Miles	5 Miles
Male	9,454	41,781	89,342
Female	11,990	46,197	97,342
Density	7,590	4,358	3,197
Urban	21,444	87,978	186,563
Rural	--	--	121

Population By Year

	1 Mile	3 Miles	5 Miles
Population (1990)	24,725	98,943	191,810
Population (2000)	22,182	92,010	188,570
Population (2010)	21,098	87,091	184,758
Population (Current)	21,444	87,978	186,684
Population (5 Yr. Forecast)	21,850	89,628	190,165
Percent Growth (Current Yr./Previous Yr.)	1.56%	1.07%	1.18%
Percent Forecast (5 Yr. Forecast/Current Yr.)	1.88%	1.9%	1.88%

Population By Age

	1 Mile	3 Miles	5 Miles
Median Age	37	38	40
Aged 0 to 5	1,933	6,797	12,746
Aged 6 to 11	1,961	6,962	13,299
Aged 12 to 17	1,719	6,952	14,093
Aged 18 to 24	1,913	9,285	18,780
Aged 25 to 34	2,801	11,874	24,371
Aged 35 to 44	2,267	9,902	21,472
Aged 45 to 54	2,436	11,224	24,912
Aged 55 to 64	2,732	11,241	25,168
Aged 65 to 74	2,029	7,741	17,303
Aged 75 to 84	1,164	4,333	9,956
Aged 85+	489	1,667	4,584
Total Population	21,444	87,978	186,684

Population By Race

	1 Mile	3 Miles	5 Miles
White Alone	5,543	46,039	130,440
Black Alone	14,579	35,543	42,755
Asian Alone	167	1,574	5,452
Native American and Alaska Native Alone	74	234	405
Other Race Alone	399	1,870	2,622
Two or More Races	682	2,718	5,010

Population By Ethnicity

	1 Mile	3 Miles	5 Miles
Hispanic	1,129	5,119	7,754
White Non-Hispanic	5,309	44,475	127,398

General Income Characteristics

	1 Mile	3 Miles	5 Miles
Median Household Income	\$53,923	\$70,952	\$85,497
Total Household Income	\$555,186,480	\$2,842,528,591	\$7,364,653,003
Average Household Income	\$66,466	\$86,041	\$102,258
Per Capita Income	\$25,890	\$32,310	\$39,450
Avg Family Income	\$73,953	\$97,429	\$117,910
Family Income, Per Capita	\$22,356	\$29,939	\$37,345

Families by Income

	1 Mile	3 Miles	5 Miles
Family High Income Avg	\$262,995	\$301,260	\$305,561
Under \$15,000	564	1,798	2,535
\$15,000 - \$24,999	421	1,302	1,944
\$25,000 - \$34,999	423	1,293	2,022
\$35,000 - \$49,999	842	2,180	4,028
\$50,000 - \$74,999	852	3,500	6,568
\$75,000 - \$99,999	816	3,025	6,181
\$100K - \$125K	644	2,844	6,347
\$125K - \$150K	301	1,865	4,702
\$150K - \$200K	263	1,912	5,512
Over \$200K	253	2,090	7,114

General Household Characteristics

	1 Mile	3 Miles	5 Miles
Households (Current)	8,353	33,037	72,020
Families	5,379	21,809	46,953
Average Size of Household	2.55	2.62	2.55
Median Age of Householder	54	53	53
Median Value Owner Occupied	\$99,751	\$151,793	\$209,912
Median Rent	\$649	\$757	\$835
Median Vehicles Per Household	2	2	2
Housing Units	9,317	36,783	78,193
Owner Occupied Units	4,144	20,388	47,222
Renter Occupied Units	4,209	12,649	24,798
Vacant Units	964	3,746	6,173

Households by Income

	1 Mile	3 Miles	5 Miles
Under \$15,000	1,275	3,942	6,133
\$15,000 - \$24,999	875	2,764	4,638
\$25,000 - \$34,999	854	2,787	5,086
\$35,000 - \$49,999	1,247	3,800	7,543
\$50,000 - \$74,999	1,418	5,398	11,170
\$75,000 - \$99,999	1,014	4,202	9,432
\$100K - \$125K	709	3,496	8,143
\$125K - \$150K	363	2,177	5,789
\$150K - \$200K	271	2,133	6,386
Over \$200K	327	2,338	7,700
Total Households	8,353	33,037	72,020

Households by Rent Value

	1 Mile	3 Miles	5 Miles
Under \$250	796	1,318	1,651
\$250-\$499	768	1,669	2,269
\$500-\$749	908	3,591	6,038
\$750-\$999	1,217	3,893	9,025
\$1,000-\$1,249	337	1,089	3,257
\$1,250-\$1,499	1	308	728
\$1,500-\$1,999	18	170	492
Over \$2,000	1	38	312
Total Renter Occupied Units	4,209	12,649	24,798

Households by Year Built

	1 Mile	3 Miles	5 Miles
Median Year Built	1959	1959	1961
Built 2010 or Later	1,152	4,285	8,697
Built 2000 to 2009	507	1,297	3,253
Built 1980 to 1989	378	2,363	5,385
Built 1970 to 1979	1,455	3,864	8,691
Built 1960 to 1969	901	3,970	9,315
Built 1950 to 1959	1,816	8,042	16,738
Built 1940 to 1949	943	4,655	8,080
Built 1939 or Earlier	230	1,665	4,617
Total Households (2000)	8,324	34,168	71,690
Total Households (2010)	8,145	32,353	70,498
Total Households (Current)	8,353	33,037	72,020
Total Households (5 Yr. Forecast)	8,560	33,863	73,803
Percent Growth (Current Yr./Previous Yr.)	2.62%	2.17%	2.25%
Percent Forecast (5 Yr. Forecast/Current Yr.)	2.46%	2.51%	2.47%

Households by Inhabitants

	1 Mile	3 Miles	5 Miles
Median Size	2.72	2.78	2.72
1 Person	2,608	9,455	20,955
2 Person	2,188	9,286	21,291
3 Person	1,539	6,116	12,863
4 Person	1,043	4,491	9,881
5 Person	508	2,098	4,299
6 Person	246	854	1,600
7 or More Person	221	737	1,131
Total Households	8,353	33,037	72,020

Employment By Place Of Business

	1 Mile	3 Miles	5 Miles
Total Employees	3,709	26,631	66,885
Total Establishments	294	1,459	4,136

Employment Travel Time

	1 Mile	3 Miles	5 Miles
Work at Home	252	1,400	3,487
Travel Time under 15min	1,772	9,380	21,460
Travel Time 15-29min	--	--	--
Travel Time 30-59min	2,391	10,804	28,283
Travel Time 60-89min	402	1,708	3,983
Travel Time over 90min	230	810	1,725
Population	21,444	87,978	186,684

Education Attainment Over 25

	1 Mile	3 Miles	5 Miles
Less than High School	2,496	7,194	11,791
High School	5,999	24,082	46,237
Some College	2,510	10,284	22,418
Associate's Degree	1,057	4,017	9,330
Bachelor's Degree	1,276	7,533	22,229
Master's Degree	516	3,678	10,976
Professional Degree	42	589	2,429
Doctorate Degree	22	605	2,356
Total Population	21,444	87,978	186,684

Retail Sales

	1 Mile	3 Miles	5 Miles
Motor Vehicles	\$67,529,000	\$193,768,000	\$627,334,000
Furniture and Home Furnishings	\$832,000	\$9,077,000	\$22,549,000
Electrical and Appliances	\$596,000	\$3,767,000	\$14,092,000
Building Materials and Garden	\$19,836,000	\$46,481,000	\$144,994,000
Food and Beverage	\$41,777,000	\$188,429,000	\$380,951,000
Health and Personal Care	\$40,661,000	\$133,862,000	\$293,739,000
Gasoline Stations	\$17,635,000	\$84,491,000	\$341,188,000
Clothing and Accessories	\$1,450,000	\$7,686,000	\$23,392,000
Sporting Goods	\$116,000	\$4,898,000	\$19,952,000
General Merchandise	\$13,092,000	\$118,795,000	\$242,088,000
Miscellaneous	\$2,870,000	\$13,726,000	\$48,013,000
Nonstore Purchases	\$3,325,000	\$52,562,000	\$148,878,000
Food Services	\$22,161,000	\$99,324,000	\$305,302,000
Total Retail Sales	\$231,880,000	\$956,866,000	\$2,612,472,000

Consumer Expenditures

	1 Mile	3 Miles	5 Miles
Total Consumer Expenditures	\$401,149,000	\$1,950,637,000	\$4,824,278,000

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

	1 Mile	3 Miles	5 Miles
Murder Index	146	112	98
Forcible Rape Index	132	101	86
Forcible Robbery Index	122	111	103
Aggravated Assault Index	143	111	98
Burglary Index	145	120	99
Larceny Index	144	117	102
Motor Vehicle Theft Index	150	119	100
EASI Total Crime Index	150	119	99