



**AVAILABLE
FOR SALE**

\$525,000

Contact:

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RETAIL/OFFICE SPACE FOR SALE!



LOCATION: 925 PROVIDENCE ROAD, SECANE, PA 19018

PROPERTY HIGHLIGHTS:

- ◆ +/- 3,400 SQUARE FEET OF RETAIL/OFFICE SPACE
- ◆ GREAT VISIBILITY - SUBJECT TO OVER 13,000 VPD
- ◆ 2 STORY BUILDING
- ◆ ZONED C2
- ◆ EQUIPPED WITH TWO DRIVE-THRU LANES!
- ◆ FORMERLY OCCUPIED BY WSFS BANK
- ◆ SITUATED NEXT TO PROVIDENCE SHOPPING CENTER - HOME TO PRICE RITE, CVS, USPS, AND MORE!
- ◆ TERRIFIC ACCESSIBILITY: MINUTES FROM SECANE TRAIN STATION, BALTIMORE PIKE, + MACDADE BLVD!

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.

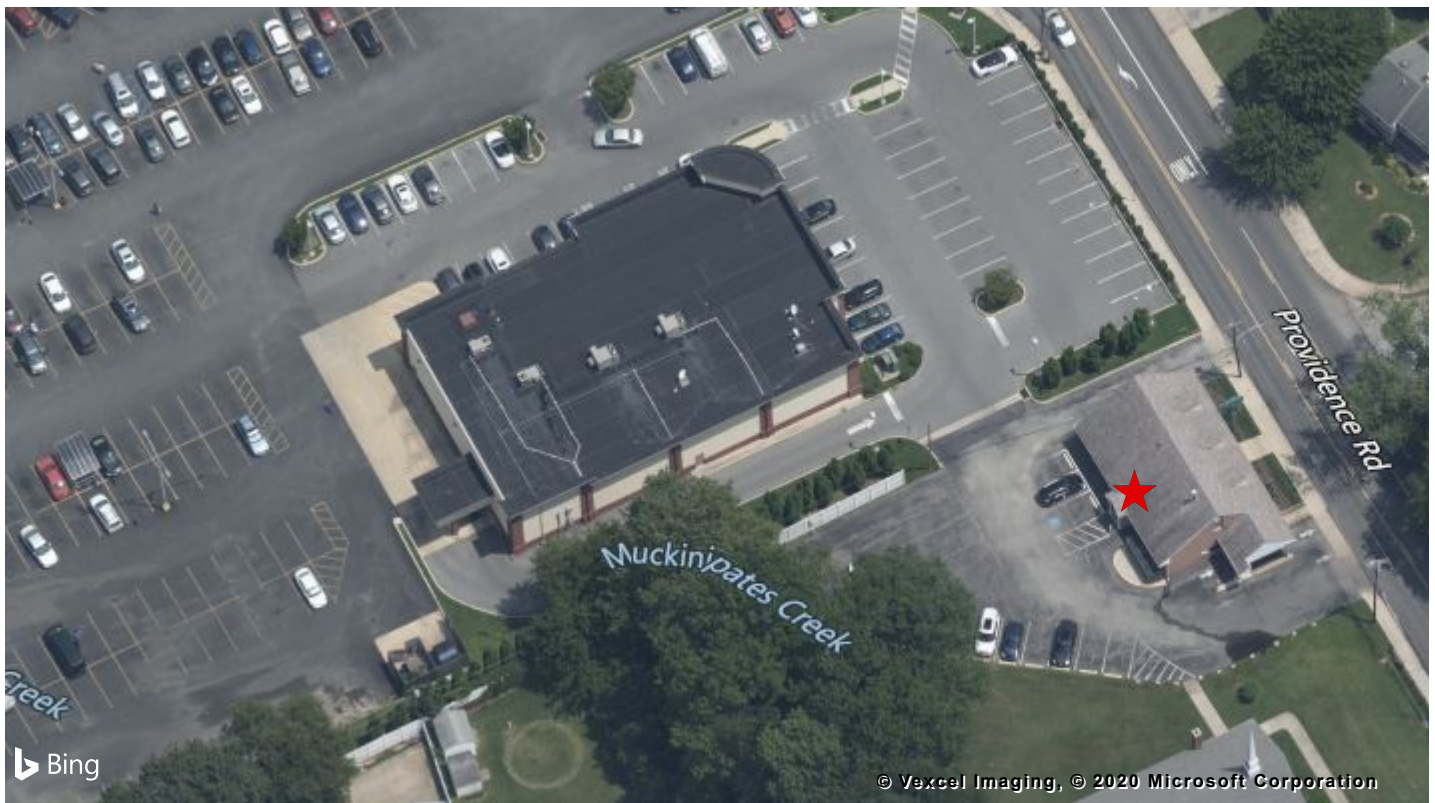
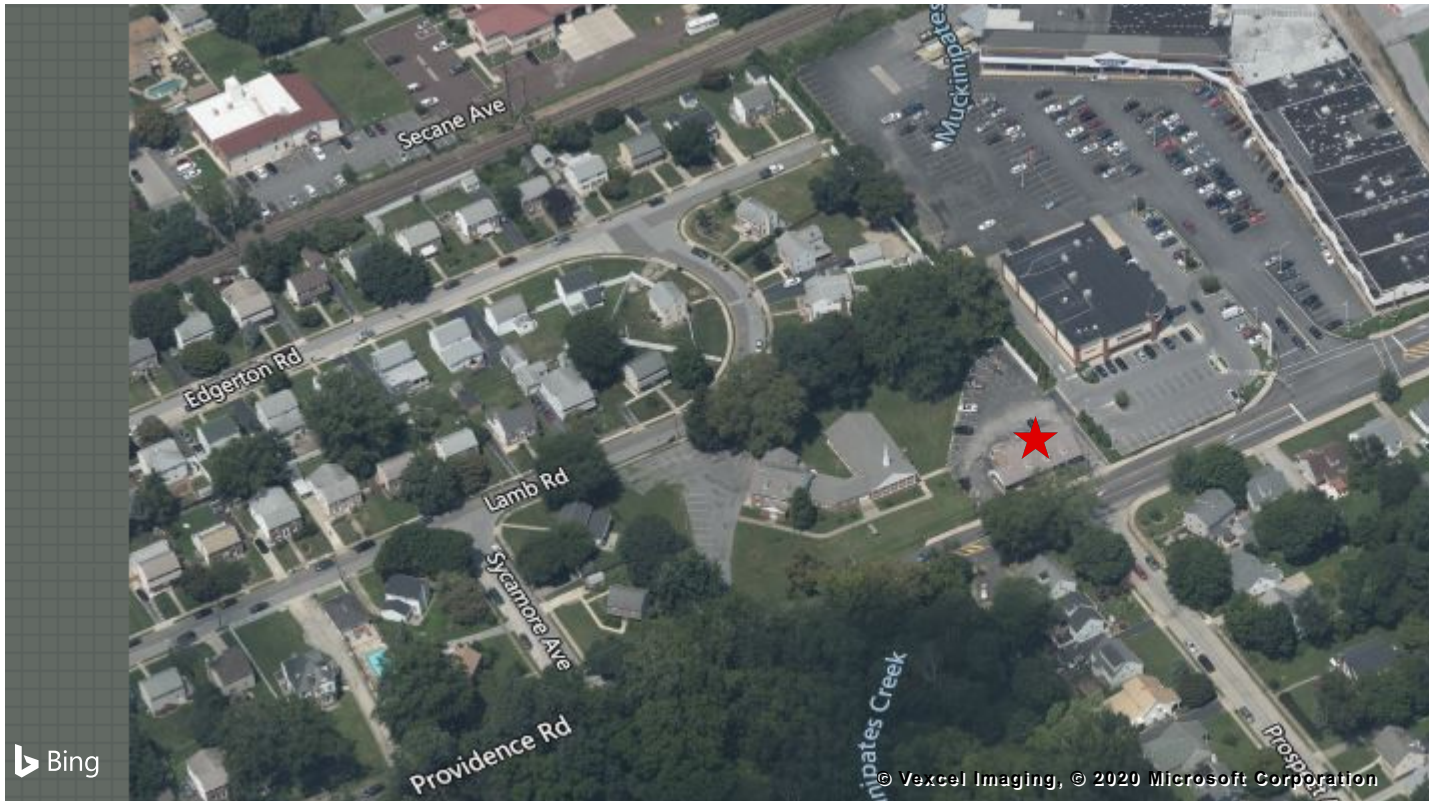
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Bird's Eye Map View

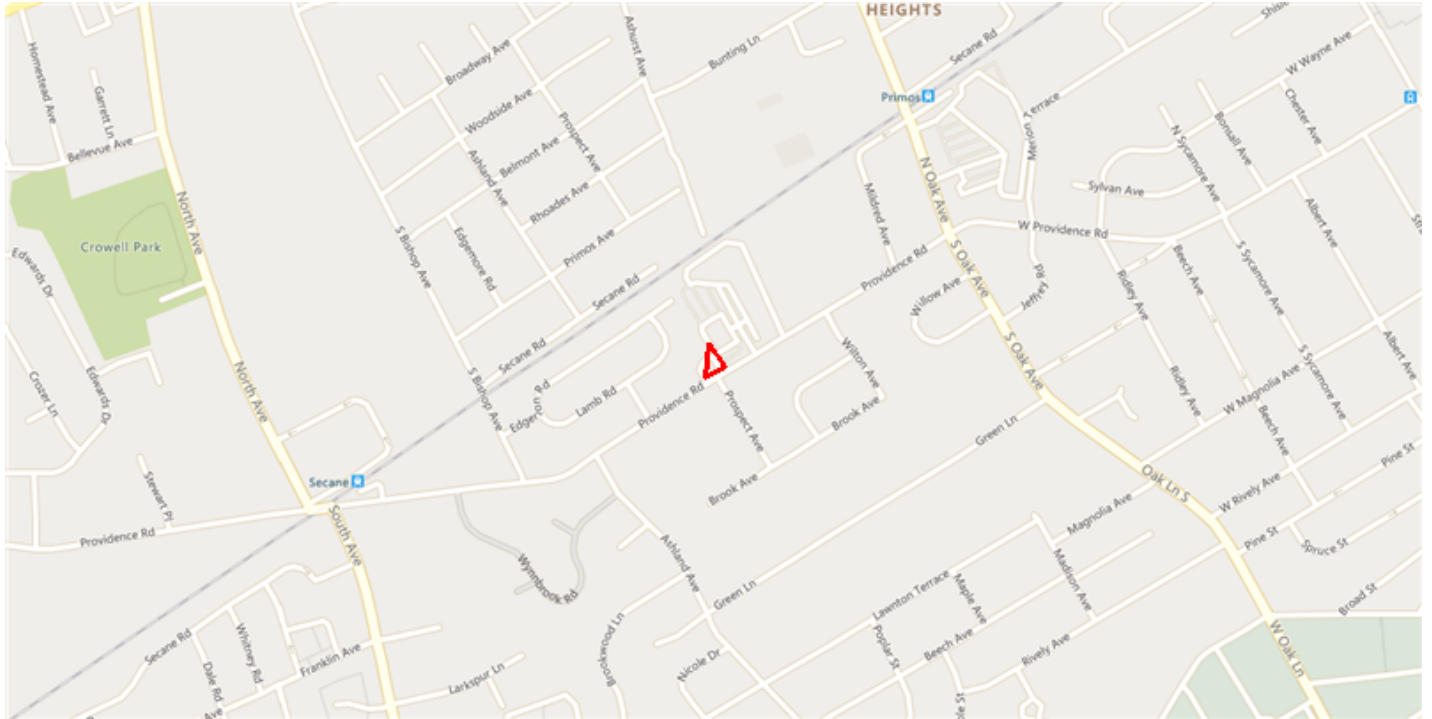
925 PROVIDENCE RD SECANE PA 19018



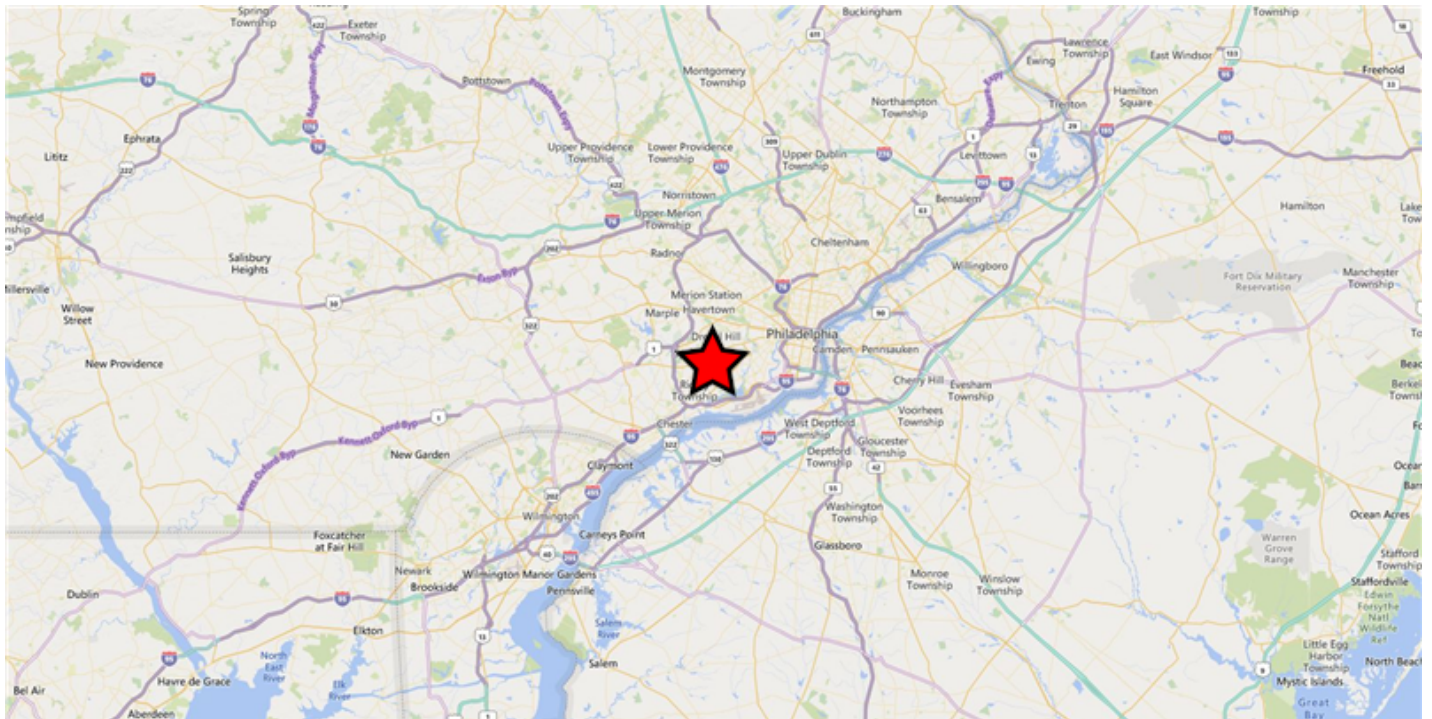
Neighborhood & Regional Map

925 PROVIDENCE RD SECANE PA 19018

Neighborhood

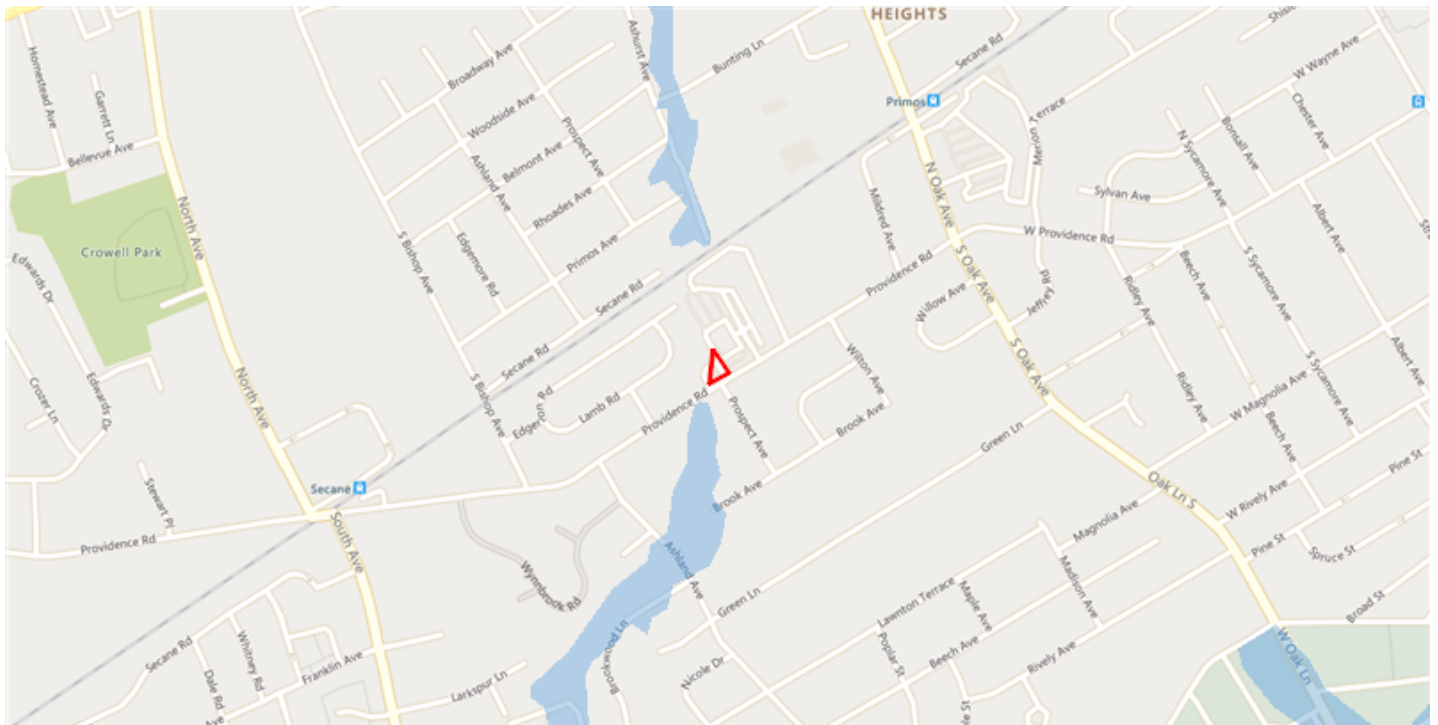


Regional



Flood Map Report

925 PROVIDENCE RD SECANE PA 19018



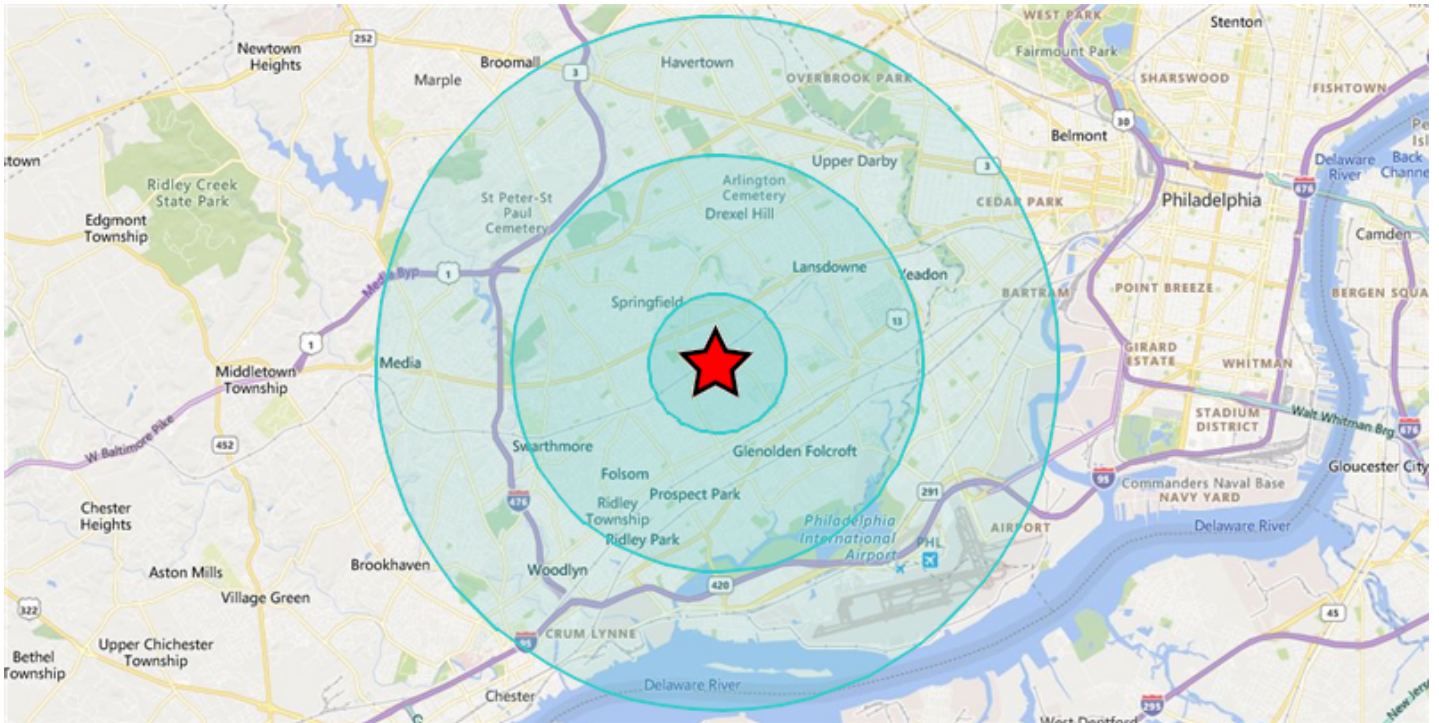
Legend

Flood Zone

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

Demographics

925 PROVIDENCE RD SECANE PA 19018



Area and Density

	1 Mile	3 Miles	5 Miles
Area (Square Miles)	3.31	27.9	77.69
Density(Population Per Square Mile)	8,011	7,149	6,414

General Population Characteristics

	1 Mile	3 Miles	5 Miles
Male	12,662	95,196	234,555
Female	13,834	104,257	263,762
Density	8,011	7,149	6,414
Urban	26,496	199,453	498,317
Rural	--	--	--

Population By Year

	1 Mile	3 Miles	5 Miles
Population (1990)	28,312	204,601	516,579
Population (2000)	26,440	197,561	496,592
Population (2010)	26,137	196,395	488,126
Population (Current)	26,496	199,453	498,317
Population (5 Yr. Forecast)	26,872	202,239	505,781
Percent Growth (Current Yr./Previous Yr.)	1.57%	1.65%	2.13%
Percent Forecast (5 Yr. Forecast/Current Yr.)	1.43%	1.4%	1.51%

Population By Age

	1 Mile	3 Miles	5 Miles
Median Age	40	39	39
Aged 0 to 5	1,875	14,439	36,969
Aged 6 to 11	1,694	14,545	37,700
Aged 12 to 17	1,594	15,089	38,553
Aged 18 to 24	2,047	17,333	44,704
Aged 25 to 34	4,607	29,891	72,728
Aged 35 to 44	3,084	24,399	60,394
Aged 45 to 54	3,178	25,050	62,083
Aged 55 to 64	3,558	25,933	64,763
Aged 65 to 74	2,543	17,918	44,682
Aged 75 to 84	1,646	10,198	24,926
Aged 85+	670	4,658	10,815
Total Population	26,496	199,453	498,317

Population By Race

	1 Mile	3 Miles	5 Miles
White Alone	20,558	127,359	230,559
Black Alone	3,304	54,204	213,811
Asian Alone	1,552	9,229	30,422
Native American and Alaska Native Alone	67	425	1,462
Other Race Alone	170	1,564	5,529
Two or More Races	845	6,672	16,534

Population By Ethnicity

	1 Mile	3 Miles	5 Miles
Hispanic	641	5,744	17,491
White Non-Hispanic	20,382	125,743	226,089

General Income Characteristics

	1 Mile	3 Miles	5 Miles
Median Household Income	\$80,212	\$85,470	\$76,243
Total Household Income	\$1,021,882,623	\$7,697,555,021	\$17,339,516,634
Average Household Income	\$91,805	\$98,807	\$90,016
Per Capita Income	\$38,567	\$38,593	\$34,796
Avg Family Income	\$112,800	\$120,498	\$105,379
Family Income, Per Capita	\$36,366	\$37,783	\$32,898

Families by Income

	1 Mile	3 Miles	5 Miles
Family High Income Avg	\$283,648	\$291,270	\$264,253
Under \$15,000	379	2,413	8,963
\$15,000 - \$24,999	290	1,887	6,488
\$25,000 - \$34,999	304	2,384	7,926
\$35,000 - \$49,999	690	3,966	12,026
\$50,000 - \$74,999	914	7,290	18,692
\$75,000 - \$99,999	918	7,464	17,685
\$100K - \$125K	1,074	7,058	16,147
\$125K - \$150K	959	6,215	12,240
\$150K - \$200K	811	6,461	12,090
Over \$200K	702	6,895	15,005

General Household Characteristics

	1 Mile	3 Miles	5 Miles
Households (Current)	11,131	77,905	192,628
Families	7,041	52,033	127,262
Average Size of Household	2.41	2.56	2.58
Median Age of Householder	53	53	52
Median Value Owner Occupied	\$174,779	\$189,949	\$177,227
Median Rent	\$916	\$854	\$812
Median Vehicles Per Household	2	2	2
Housing Units	11,762	83,719	210,109
Owner Occupied Units	7,628	52,099	122,143
Renter Occupied Units	3,503	25,806	70,485
Vacant Units	631	5,814	17,481

Households by Income

	1 Mile	3 Miles	5 Miles
Under \$15,000	865	5,566	19,966
\$15,000 - \$24,999	710	4,486	14,451
\$25,000 - \$34,999	789	5,196	15,333
\$35,000 - \$49,999	1,240	8,300	21,752
\$50,000 - \$74,999	1,710	12,684	30,968
\$75,000 - \$99,999	1,716	11,264	26,049
\$100K - \$125K	1,465	9,226	20,484
\$125K - \$150K	1,029	7,092	14,533
\$150K - \$200K	862	6,960	13,380
Over \$200K	745	7,131	15,712
Total Households	11,131	77,905	192,628

Households by Rent Value

	1 Mile	3 Miles	5 Miles
Under \$250	1	681	4,166
\$250-\$499	62	1,074	6,223
\$500-\$749	711	6,721	20,000
\$750-\$999	1,858	12,072	27,389
\$1,000-\$1,249	547	3,316	6,835
\$1,250-\$1,499	220	624	1,742
\$1,500-\$1,999	8	341	850
Over \$2,000	1	74	300
Total Renter Occupied Units	3,503	25,806	70,485

Households by Year Built

	1 Mile	3 Miles	5 Miles
Median Year Built	1957	1952	1951
Built 2010 or Later	1,553	11,639	29,670
Built 2000 to 2009	207	978	2,488
Built 1980 to 1989	448	2,090	5,617
Built 1970 to 1979	802	4,553	12,150
Built 1960 to 1969	1,336	7,829	18,557
Built 1950 to 1959	4,128	23,751	45,255
Built 1940 to 1949	1,681	12,527	38,929
Built 1939 or Earlier	356	1,925	4,458
Total Households (2000)	10,944	76,692	189,408
Total Households (2010)	10,838	75,671	185,986
Total Households (Current)	11,131	77,905	192,628
Total Households (5 Yr. Forecast)	11,335	79,323	196,448
Percent Growth (Current Yr./Previous Yr.)	2.95%	3.07%	3.66%
Percent Forecast (5 Yr. Forecast/Current Yr.)	1.84%	1.82%	2%

Households by Inhabitants

	1 Mile	3 Miles	5 Miles
Median Size	2.62	2.75	2.78
1 Person	3,418	21,917	54,444
2 Person	3,439	22,921	55,382
3 Person	1,920	13,887	34,391
4 Person	1,502	11,232	27,337
5 Person	551	4,762	12,022
6 Person	202	1,951	5,338
7 or More Person	99	1,235	3,714
Total Households	11,131	77,905	192,628

Employment By Place Of Business

	1 Mile	3 Miles	5 Miles
Total Employees	3,578	42,539	139,927
Total Establishments	312	3,267	8,811

Employment Travel Time

	1 Mile	3 Miles	5 Miles
Work at Home	176	2,834	6,460
Travel Time under 15min	2,459	17,199	35,369
Travel Time 15-29min	--	--	--
Travel Time 30-59min	5,513	42,856	97,939
Travel Time 60-89min	874	7,351	19,762
Travel Time over 90min	323	2,693	8,107
Population	26,496	199,453	498,317

Education Attainment Over 25

	1 Mile	3 Miles	5 Miles
Less than High School	1,494	9,718	34,315
High School	7,781	45,974	111,452
Some College	3,479	26,403	68,163
Associate's Degree	1,405	12,264	26,688
Bachelor's Degree	3,297	27,547	60,829
Master's Degree	1,438	12,041	28,505
Professional Degree	221	2,170	5,616
Doctorate Degree	171	1,930	4,823
Total Population	26,496	199,453	498,317

Retail Sales

	1 Mile	3 Miles	5 Miles
Motor Vehicles	\$89,740,000	\$1,537,418,000	\$1,893,197,000
Furniture and Home Furnishings	--	\$33,421,000	\$88,842,000
Electrical and Appliances	--	\$64,450,000	\$77,740,000
Building Materials and Garden	\$7,254,000	\$173,751,000	\$273,516,000
Food and Beverage	\$32,539,000	\$390,592,000	\$1,024,717,000
Health and Personal Care	\$46,080,000	\$441,566,000	\$866,522,000
Gasoline Stations	--	\$128,771,000	\$510,075,000
Clothing and Accessories	\$1,018,000	\$27,782,000	\$329,096,000
Sporting Goods	\$4,591,000	\$8,269,000	\$37,961,000
General Merchandise	\$60,797,000	\$128,851,000	\$639,028,000
Miscellaneous	\$5,341,000	\$59,730,000	\$178,807,000
Nonstore Purchases	\$2,888,000	\$147,022,000	\$489,230,000
Food Services	\$51,166,000	\$300,838,000	\$947,580,000
Total Retail Sales	\$301,414,000	\$3,442,461,000	\$7,356,311,000

Consumer Expenditures

	1 Mile	3 Miles	5 Miles
Total Consumer Expenditures	\$742,017,000	\$5,135,929,000	\$11,658,633,000