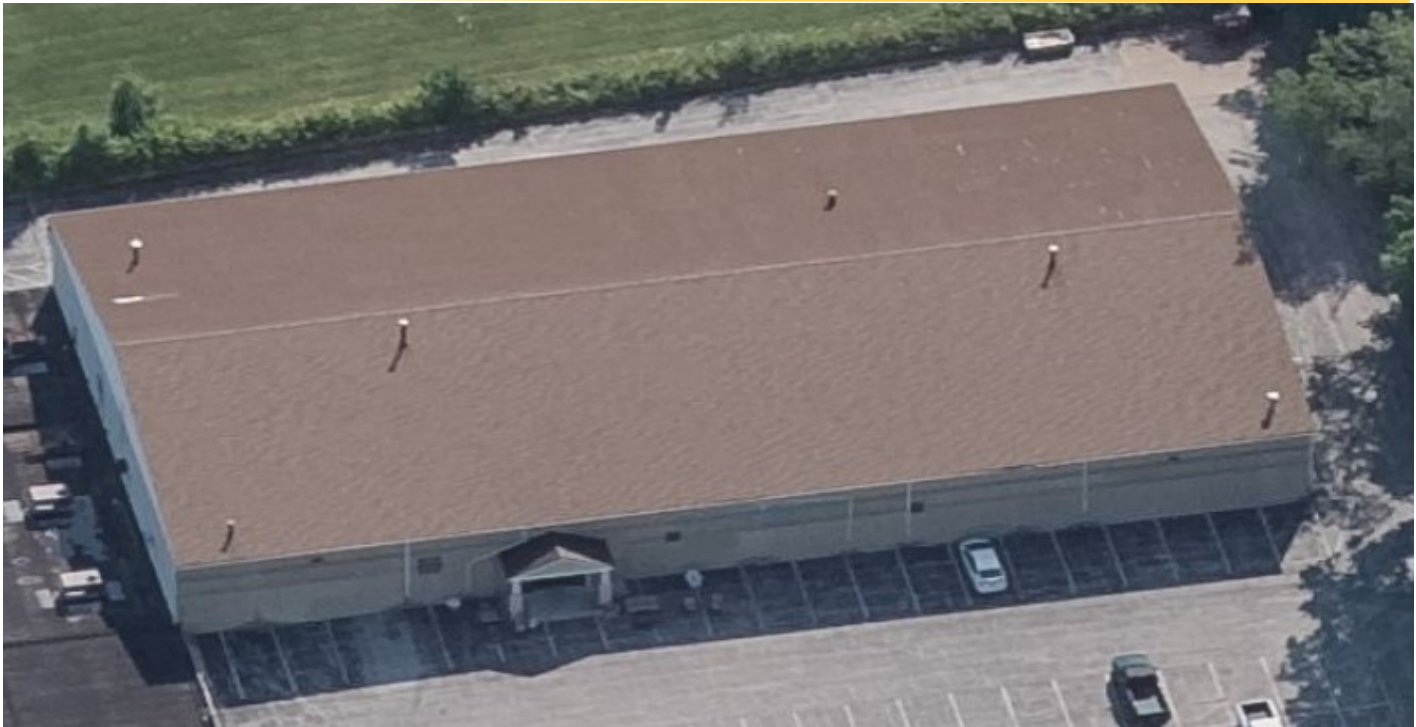




AVAILABLE!



SALE OR LEASE

LOCATION: 480 LANCASTER AVENUE, MALVERN, PA 19355

PROPERTY HIGHLIGHTS:

- ◆ 20,000 SQUARE FEET OF FLEX SPACE
- ◆ 14 FT CEILING HEIGHT
- ◆ 2 TAILGATES
- ◆ 55+ PARKING SPOTS
- ◆ SITUATED BEHIND THE FRAZER SHOPPING CENTER
- ◆ COLUMN SPACING: 38 FT X 34 FT
- ◆ SIGNAGE AVAILABLE ON LANCASTER AVENUE
- ◆ CLOSE PROXIMITY TO US 202 AND PA 352

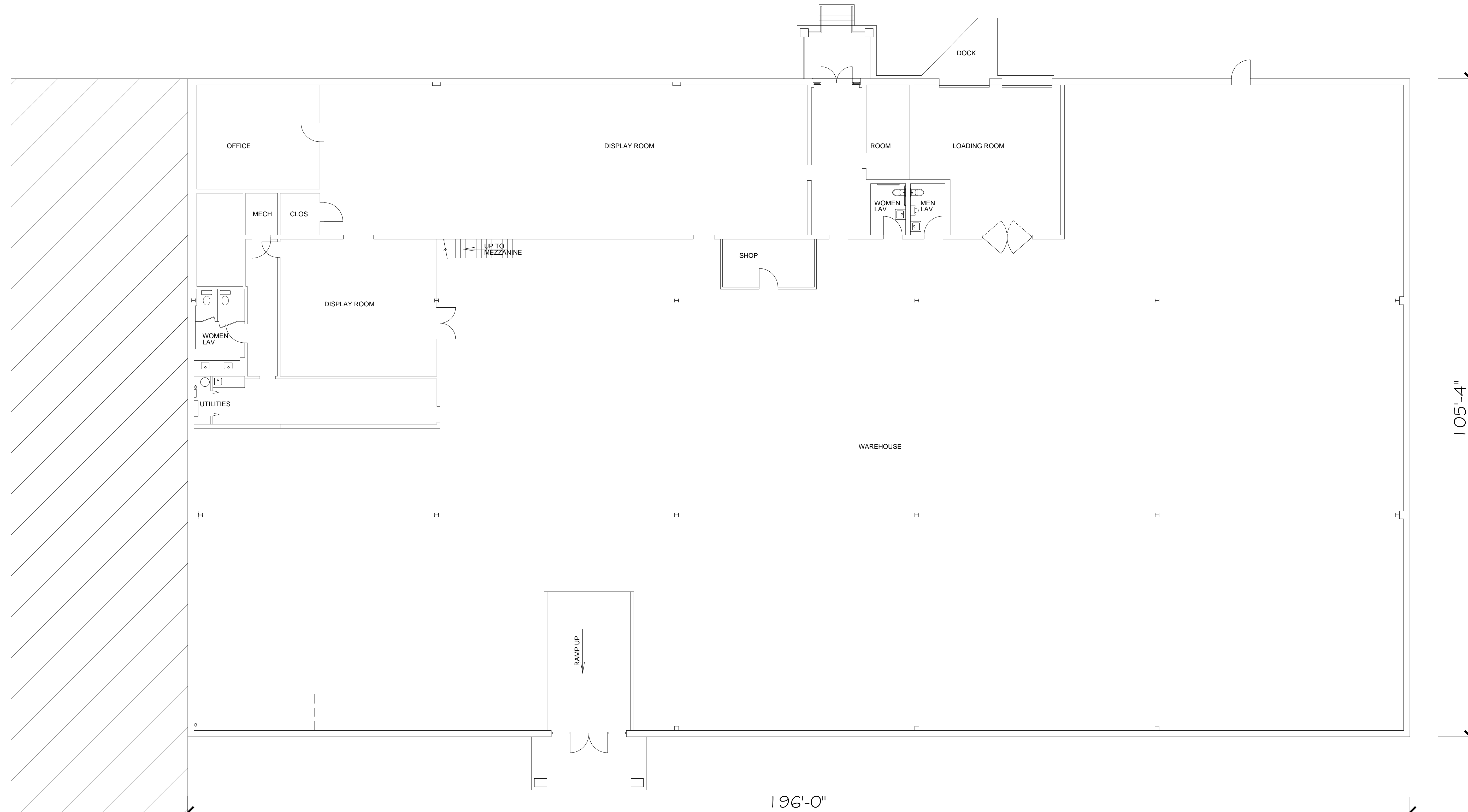
Contact:

JUSTIN FLOWERS

Cell: 610-500-4862

Email: jflowers@capitalcomre.com

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.



196'-0"

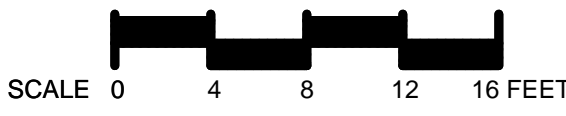
105'-4"



FLOOR PLAN

SCALE 1/8" = 1'-0"

20,645 SF



SCALE 0 4 8 12 16 FEET

THE ELIAS ORGANIZATION, LLC
 ARCHITECTS & PLANNERS
 3103 Philmont Avenue, Suite 104
 Huntingdon Valley, PA 19006
 (215) 244-1444

EXISTING CONDITIONS PLAN
 CONSIGNMENT SHOP

480 LANCASTER AVE. FRAZER
 EAST WHITELAND TWP. PENNSYLVANIA 19335

Bird's Eye Map View

480 LANCASTER AVE MALVERN PA 19355



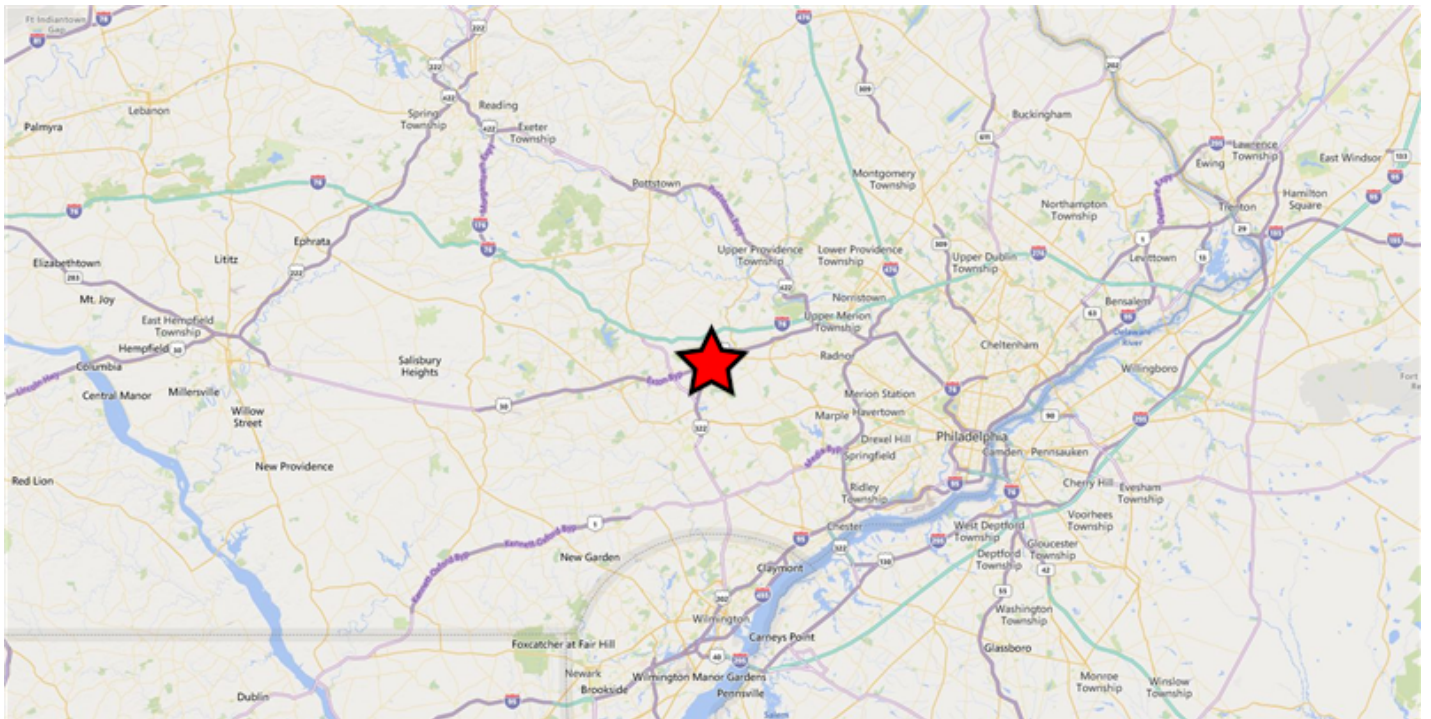
Neighborhood & Regional Map

480 LANCASTER AVE MALVERN PA 19355

Neighborhood



Regional



Flood Map Report

480 LANCASTER AVE MALVERN PA 19355



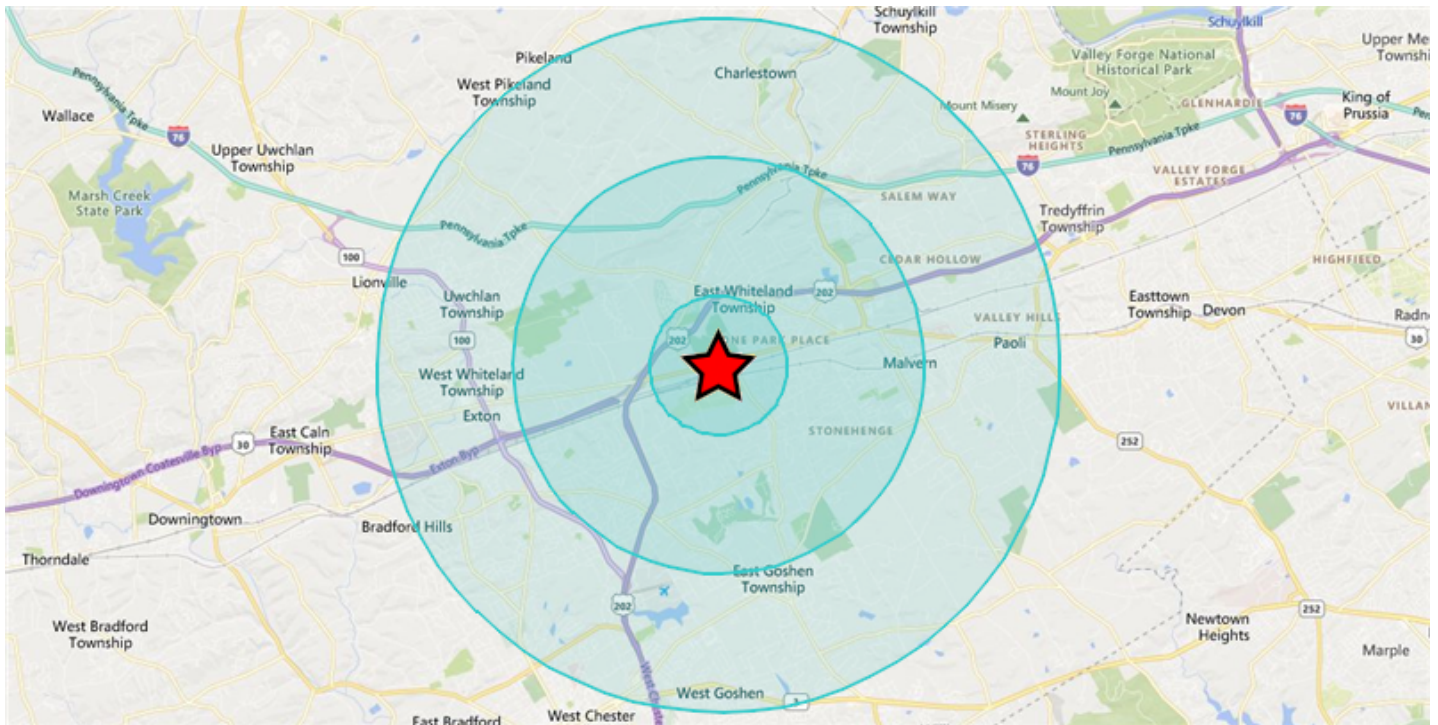
Legend

Flood Zone

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

Demographics

480 LANCASTER AVE MALVERN PA 19355



Area and Density

	1 Mile	3 Miles	5 Miles
Area (Square Miles)	3.66	38.21	69.71
Density(Population Per Square Mile)	1,404	1,031	1,262

General Population Characteristics

	1 Mile	3 Miles	5 Miles
Male	2,371	19,036	42,774
Female	2,773	20,352	45,201
Density	1,404	1,031	1,262
Urban	5,144	36,866	83,932
Rural	--	2,522	4,043

Population By Year

	1 Mile	3 Miles	5 Miles
Population (1990)	4,036	26,498	66,795
Population (2000)	4,690	34,586	78,779
Population (2010)	4,878	37,542	84,052
Population (Current)	5,144	39,388	87,975
Population (5 Yr. Forecast)	5,263	40,439	90,344
Percent Growth (Current Yr./Previous Yr.)	5.19%	4.48%	4.47%
Percent Forecast (5 Yr. Forecast/Current Yr.)	2.27%	2.65%	2.68%

Population By Age

	1 Mile	3 Miles	5 Miles
Median Age	34	43	42
Aged 0 to 5	286	2,524	5,773
Aged 6 to 11	338	3,196	6,800
Aged 12 to 17	322	3,301	7,194
Aged 18 to 24	877	2,618	5,883
Aged 25 to 34	812	4,141	10,745
Aged 35 to 44	587	5,139	11,140
Aged 45 to 54	561	5,527	12,639
Aged 55 to 64	582	5,117	12,248
Aged 65 to 74	182	2,669	6,440
Aged 75 to 84	231	2,523	4,613
Aged 85+	124	1,012	2,172
Total Population	5,144	39,388	87,975

Population By Race

	1 Mile	3 Miles	5 Miles
White Alone	3,950	33,002	74,018
Black Alone	189	1,291	3,419
Asian Alone	693	3,706	7,645
Native American and Alaska Native Alone	17	71	142
Other Race Alone	196	524	1,024
Two or More Races	99	794	1,727

Population By Ethnicity

	1 Mile	3 Miles	5 Miles
Hispanic	564	1,596	3,220
White Non-Hispanic	3,615	32,052	72,057

General Income Characteristics

	1 Mile	3 Miles	5 Miles
Median Household Income	\$115,111	\$132,115	\$125,431
Total Household Income	\$225,672,502	\$2,509,108,483	\$5,445,622,662
Average Household Income	\$136,358	\$166,199	\$158,234
Per Capita Income	\$43,871	\$63,702	\$61,900
Avg Family Income	\$163,368	\$187,837	\$181,733
Family Income, Per Capita	\$51,371	\$60,623	\$58,831

Families by Income

	1 Mile	3 Miles	5 Miles
Family High Income Avg	\$317,189	\$333,410	\$340,088
Under \$15,000	22	141	346
\$15,000 - \$24,999	6	154	346
\$25,000 - \$34,999	25	186	437
\$35,000 - \$49,999	81	416	931
\$50,000 - \$74,999	136	943	2,079
\$75,000 - \$99,999	113	975	2,417
\$100K - \$125K	108	1,203	2,777
\$125K - \$150K	139	1,028	2,529
\$150K - \$200K	160	1,562	3,585
Over \$200K	297	3,807	7,712

General Household Characteristics

	1 Mile	3 Miles	5 Miles
Households (Current)	1,655	15,097	34,415
Families	1,087	10,415	23,159
Average Size of Household	2.62	2.6	2.55
Median Age of Householder	50	55	54
Median Value Owner Occupied	\$149,031	\$116,684	\$114,364
Median Rent	\$1,163	\$1,300	\$1,222
Median Vehicles Per Household	2	2	2
Housing Units	1,736	15,861	36,276
Owner Occupied Units	870	11,892	24,870
Renter Occupied Units	785	3,205	9,545
Vacant Units	81	764	1,861

Households by Income

	1 Mile	3 Miles	5 Miles
Under \$15,000	51	462	1,263
\$15,000 - \$24,999	39	446	1,136
\$25,000 - \$34,999	60	543	1,339
\$35,000 - \$49,999	163	919	2,227
\$50,000 - \$74,999	220	1,715	3,916
\$75,000 - \$99,999	209	1,710	3,990
\$100K - \$125K	195	1,721	4,051
\$125K - \$150K	188	1,481	3,388
\$150K - \$200K	208	1,876	4,393
Over \$200K	322	4,224	8,712
Total Households	1,655	15,097	34,415

Households by Rent Value

	1 Mile	3 Miles	5 Miles
Under \$250	--	--	108
\$250-\$499	27	36	120
\$500-\$749	30	189	355
\$750-\$999	70	277	1,478
\$1,000-\$1,249	437	1,075	3,587
\$1,250-\$1,499	199	866	2,103
\$1,500-\$1,999	--	384	889
Over \$2,000	12	260	620
Total Renter Occupied Units	785	3,205	9,545

Households by Year Built

	1 Mile	3 Miles	5 Miles
Median Year Built	1977	1984	1981
Built 2010 or Later	217	1,837	4,195
Built 2000 to 2009	94	2,418	3,846
Built 1980 to 1989	322	2,809	7,129
Built 1970 to 1979	242	1,672	5,139
Built 1960 to 1969	255	1,844	4,502
Built 1950 to 1959	291	1,540	3,770
Built 1940 to 1949	--	173	537
Built 1939 or Earlier	205	2,675	5,217
Total Households (2000)	1,535	13,392	30,517
Total Households (2010)	1,560	14,375	32,871
Total Households (Current)	1,655	15,097	34,415
Total Households (5 Yr. Forecast)	1,706	15,569	35,488
Percent Growth (Current Yr./Previous Yr.)	5.58%	4.54%	4.52%
Percent Forecast (5 Yr. Forecast/Current Yr.)	3.11%	3.11%	3.11%

Households by Inhabitants

	1 Mile	3 Miles	5 Miles
Median Size	2.83	2.73	2.71
1 Person	370	3,791	8,826
2 Person	552	5,501	12,361
3 Person	315	2,328	5,551
4 Person	254	2,143	4,748
5 Person	99	924	2,067
6 Person	48	287	632
7 or More Person	17	123	230
Total Households	1,655	15,097	34,415

Employment By Place Of Business

	1 Mile	3 Miles	5 Miles
Total Employees	8,934	51,226	91,020
Total Establishments	287	1,842	3,901

Employment Travel Time

	1 Mile	3 Miles	5 Miles
Work at Home	123	1,277	3,022
Travel Time under 15min	1,031	5,565	12,131
Travel Time 15-29min	--	--	--
Travel Time 30-59min	504	4,617	11,335
Travel Time 60-89min	99	1,014	2,667
Travel Time over 90min	24	280	616
Population	5,144	39,388	87,975

Education Attainment Over 25

	1 Mile	3 Miles	5 Miles
Less than High School	300	845	2,378
High School	607	4,467	10,412
Some College	374	3,569	8,136
Associate's Degree	249	1,661	3,669
Bachelor's Degree	1,214	10,455	22,571
Master's Degree	462	4,772	10,852
Professional Degree	70	1,231	2,327
Doctorate Degree	45	749	1,980
Total Population	5,144	39,388	87,975

Retail Sales

	1 Mile	3 Miles	5 Miles
Motor Vehicles	--	\$38,128,000	\$76,784,000
Furniture and Home Furnishings	--	\$3,243,000	\$4,696,000
Electrical and Appliances	--	\$10,908,000	\$12,735,000
Building Materials and Garden	--	\$36,221,000	\$55,869,000
Food and Beverage	--	\$42,196,000	\$75,667,000
Health and Personal Care	--	\$47,555,000	\$82,750,000
Gasoline Stations	--	\$38,967,000	\$73,129,000
Clothing and Accessories	--	\$17,322,000	\$21,998,000
Sporting Goods	--	\$8,965,000	\$10,140,000
General Merchandise	--	\$90,883,000	\$99,565,000
Miscellaneous	--	\$8,956,000	\$15,377,000
Nonstore Purchases	--	\$11,498,000	\$42,443,000
Food Services	\$40,000	\$32,453,000	\$59,409,000
Total Retail Sales	\$40,000	\$387,295,000	\$630,562,000

Consumer Expenditures

	1 Mile	3 Miles	5 Miles
Total Consumer Expenditures	\$128,172,000	\$1,255,281,000	\$2,788,509,000

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

	1 Mile	3 Miles	5 Miles
Murder Index	72	49	56
Forcible Rape Index	63	29	41
Forcible Robbery Index	102	66	64
Aggravated Assault Index	103	64	67
Burglary Index	98	53	48
Larceny Index	72	71	67
Motor Vehicle Theft Index	101	60	59
EASI Total Crime Index	51	50	55