

CAPITAL

Commercial Real Estate Group

610-359-9700

www.CapitalComRe.com

AVAILABLE FOR LEASE

Retail/Office Building in the Heart of Ardmore
Location: 6 W Lancaster Ave Ardmore, PA, 19003



PROPERTY HIGHLIGHTS:

- ✓ 2,000sf of Prime Retail Right on Lancaster Ave (\$27/SF NNN)
- ✓ The 1st Floor Retail (Right) space consists of an open layout for easy Fit-Out and Heavy Visibility on the Lighted Intersection
- ✓ There is One Entry Point on Lancaster Ave and an Additional Entry Point on Cricket Ave
- ✓ Public Parking Behind Building on Coulter Ave
- ✓ Heavy Vehicle Traffic Throughout the Day & Within Walking Distance to Suburban Square as well as Shops & Eateries



LEASE PRICE: \$27.00/sf + NNN



AGENT CONTACT

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www.capitalcomre.com

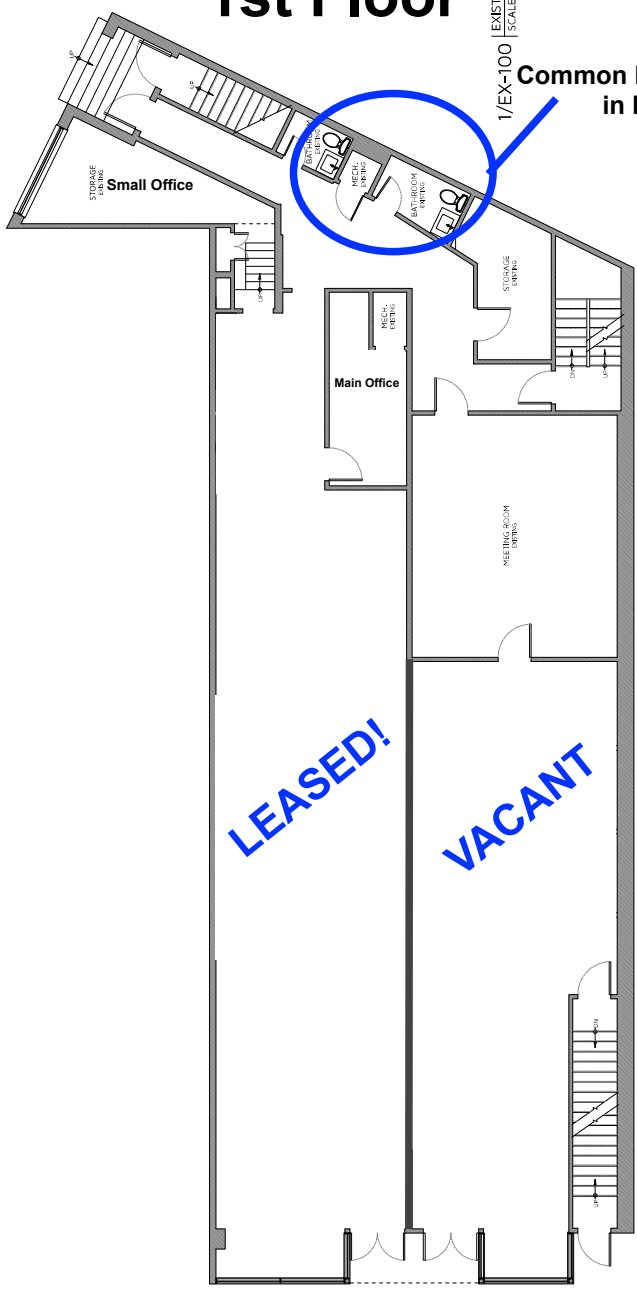
3748 West Chester Pike Newtown Square, PA 19073 * Phone: 561-945-2346 * Fax: 610-359-9750

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| | |
|---|----------|
| DATE | 09.08.17 |
| SCHEMATIC DESIGN MEETING 1 | 10.05.17 |
| SCHEMATIC DESIGN MEETING 2 | 11.21.17 |
| SCHEMATIC DESIGN MEETING 3 | 12.11.17 |
| ISSUE: | |
| EXISTING FIRST AND SECOND FLOOR PLANS | |

1st Floor

1/EX-100 | EXISTING FIRST FLOOR PLAN
SCALE: 3/16" = 1'-0"

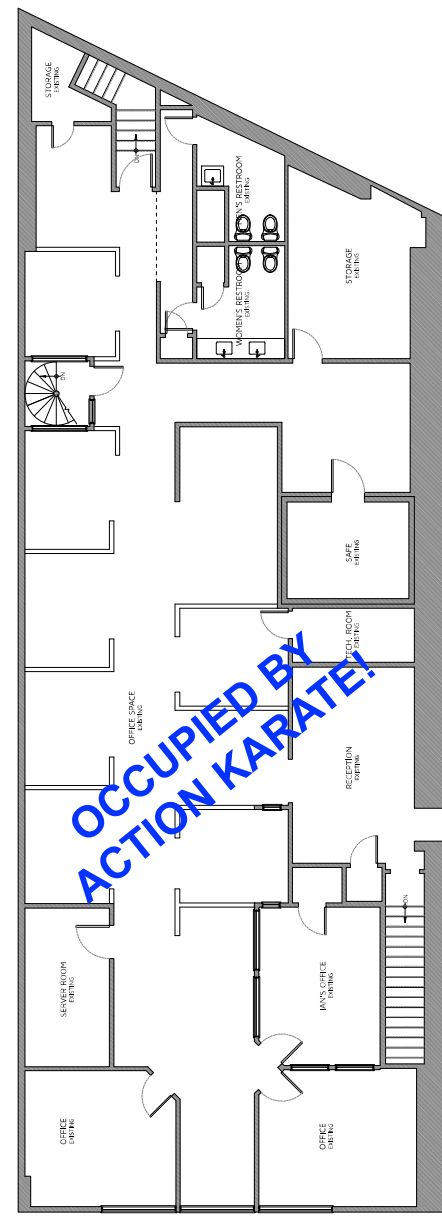


LEASED!

VACANT

2nd Floor


2/EX-100 | EXISTING SECOND FLOOR PLAN
SCALE: 3/16" = 1'-0"



**OCCUPIED BY
ACTION KARATE!**

Subject Property

6 W Lancaster Ave

6 W Lancaster Ave 
Ardmore, PA 19003 - Main Line



OWNER

Swain Ian & Linda
Purchased 1/5/2021
\$2,100,000 (-/Unit)

TRAFFIC COUNTS

| | |
|----------------------------|-------------|
| Anderson Ave/Station Rd | 7.8K |
| Anderson Ave/Coulter Ave | 9.3K |
| Anderson Avenue/Station Rd | 8.8K |
| Millcreek Rd/Bleddyn Rd | 3.7K |

LOCATION

| | |
|-----------------|--------------------------------|
| Location Score: | Excellent Location (83) |
| Walk Score®: | Walker's Paradise (95) |
| Transit Score®: | Minimal Transit (0) |

PROPERTY

| | | | |
|------------------|--|-----------------|-----------------|
| Type: | Storefront | Tenancy: | 1 Tenant |
| Center: | - | Construction: | Masonry |
| GLA: | 12,864 SF | Land AC: | 0.15 AC |
| Year Built/Renov | 1960 | Building FAR: | 1.97 |
| Floors: | 2 | Total Expenses: | - |
| Loading Docks: | - | | |
| Parking | Ratio of 0.00/1000 SF | | |
| Features: | 24 Hour Access, Air Conditioning, Signage | | |
| Frontage: | 32' on E Lancaster Ave | | |

VACANCY

| | |
|---------------|--------------|
| Current: | 31.1% |
| Last Quarter: | 31.1% |
| Year Ago: | 0% |
| Peers: | 12.4% |
| Submarket: | 2.8% |

NNN ASKING RENTS PER SF

| | |
|--------------------------|----------------------|
| Current: | \$27-32 (Est) |
| Last Quarter: | - |
| Year Ago: | \$30.00 |
| Peers (Market Rent): | \$32.69 |
| Submarket (Market Rent): | \$31.76 |

12 MO. LEASING SF ACTIVITY

| | |
|--------------|---------------|
| Property: | 2,000 |
| Peers Total: | 3,900 |
| Peers Count: | 17 |
| Peers Avg: | 229 |
| Submarket: | 78,140 |

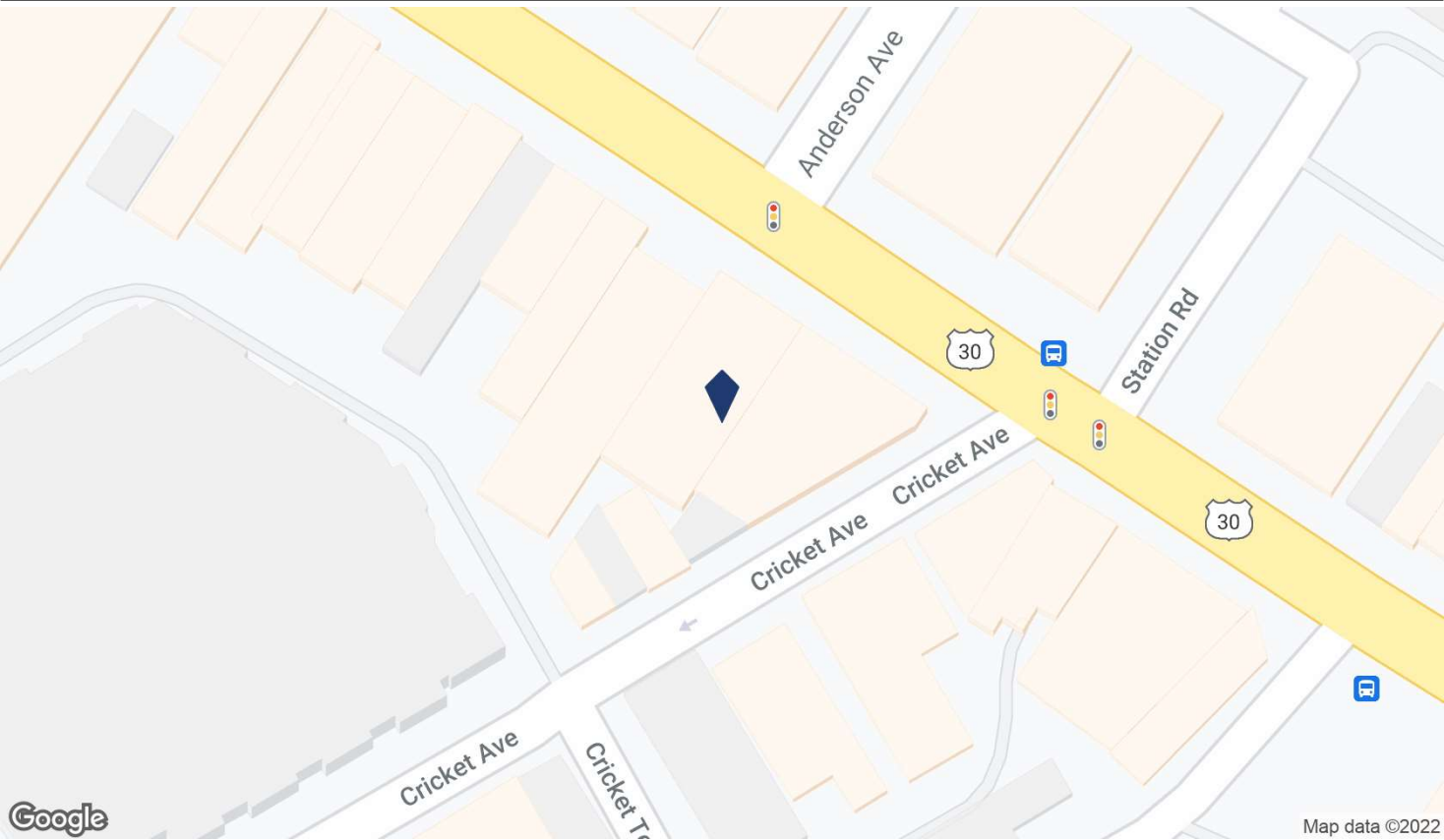
AVAILABLE SPACES

| Floor | Suite | Space Type | | | Square Feet | | Rent | On Market | Vacant |
|-------------------|-------|------------|--------|-----------|--------------|--------------|----------------------|-----------|--------|
| | | Use | Type | Occupancy | SF Avail | Bldg Contig | | | |
| 1st | - | Off/Ret | Direct | 30 Days | 2,000 | 4,000 | Withheld | 6 mo | - |
| 2nd | - | Office | Sublet | Vacant | 4,000 | 4,000 | \$15.40/NNN | 4 mo | 4 mo |
| All Spaces | | | | | 8,000 | 4,000 | \$15.40/SF/YR | | |

Subject Property

6 W Lancaster Ave

SITE PLAN



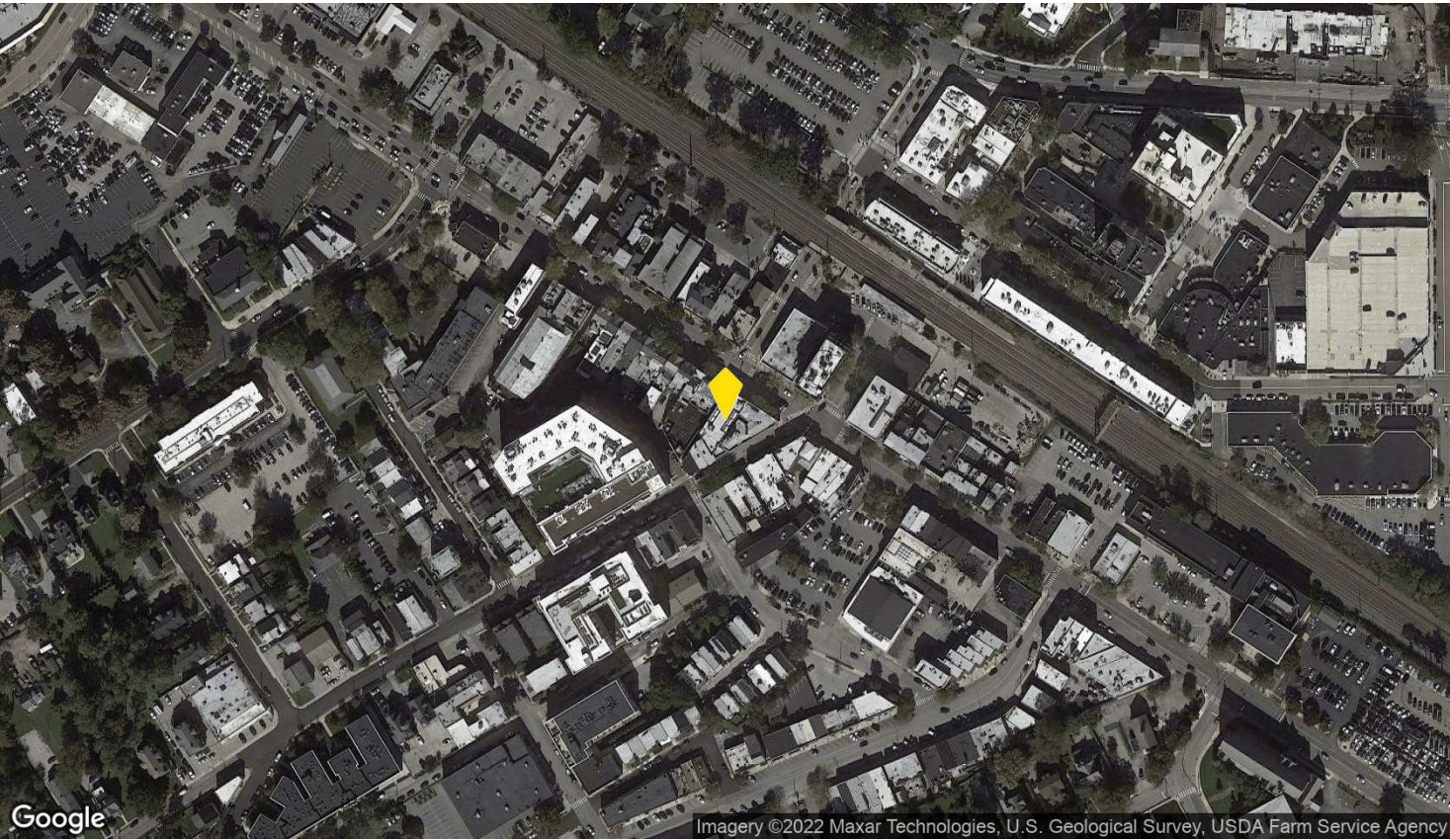
TENANTS

| Tenant | Store Type | SF Occupied | Chain | Move Date | Exp Date |
|-----------------------------|------------|-------------|-------|-----------|----------|
| Smoke Scene | - | 2,000 | No | Jun 2021 | May 2031 |

Subject Property

6 W Lancaster Ave

AERIAL VIEW



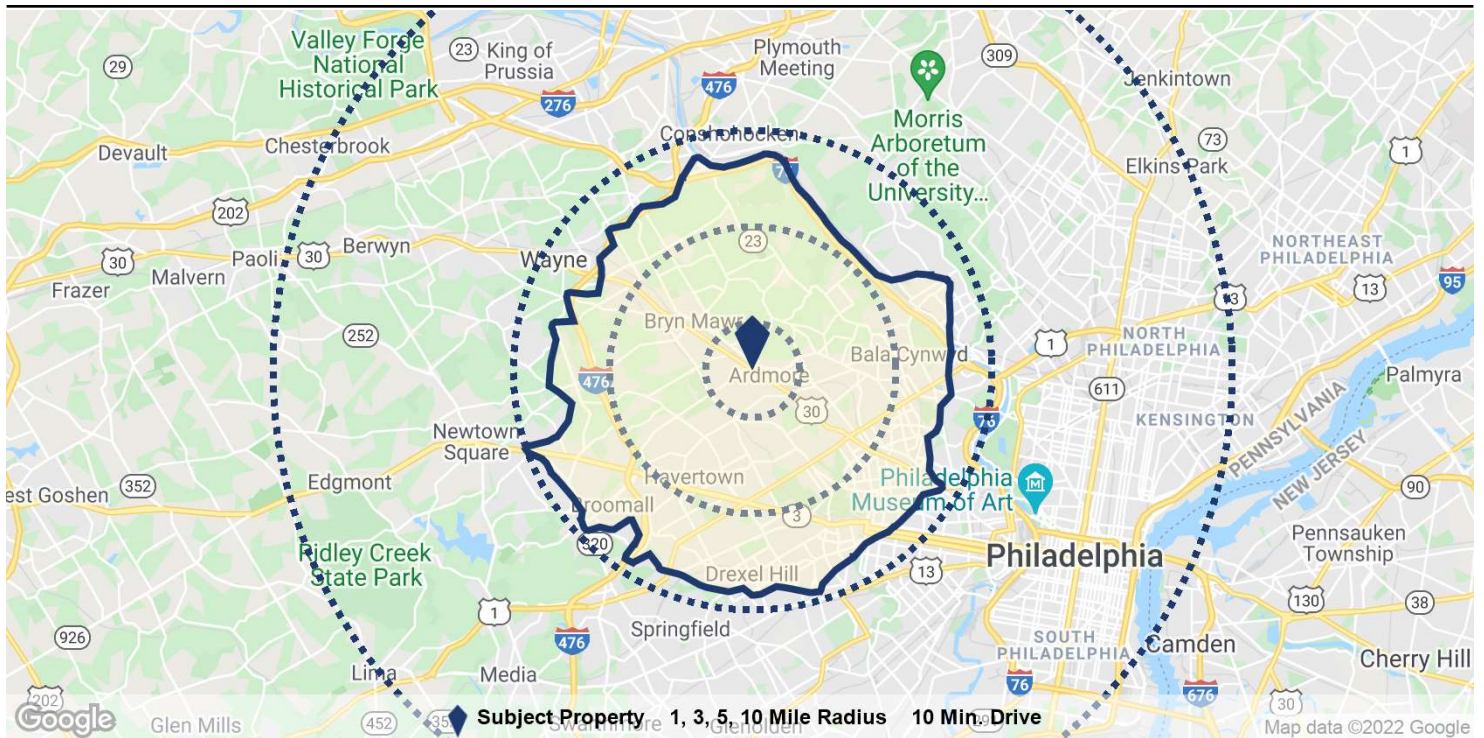
Google

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Subject Property

6 W Lancaster Ave

DEMOGRAPHICS

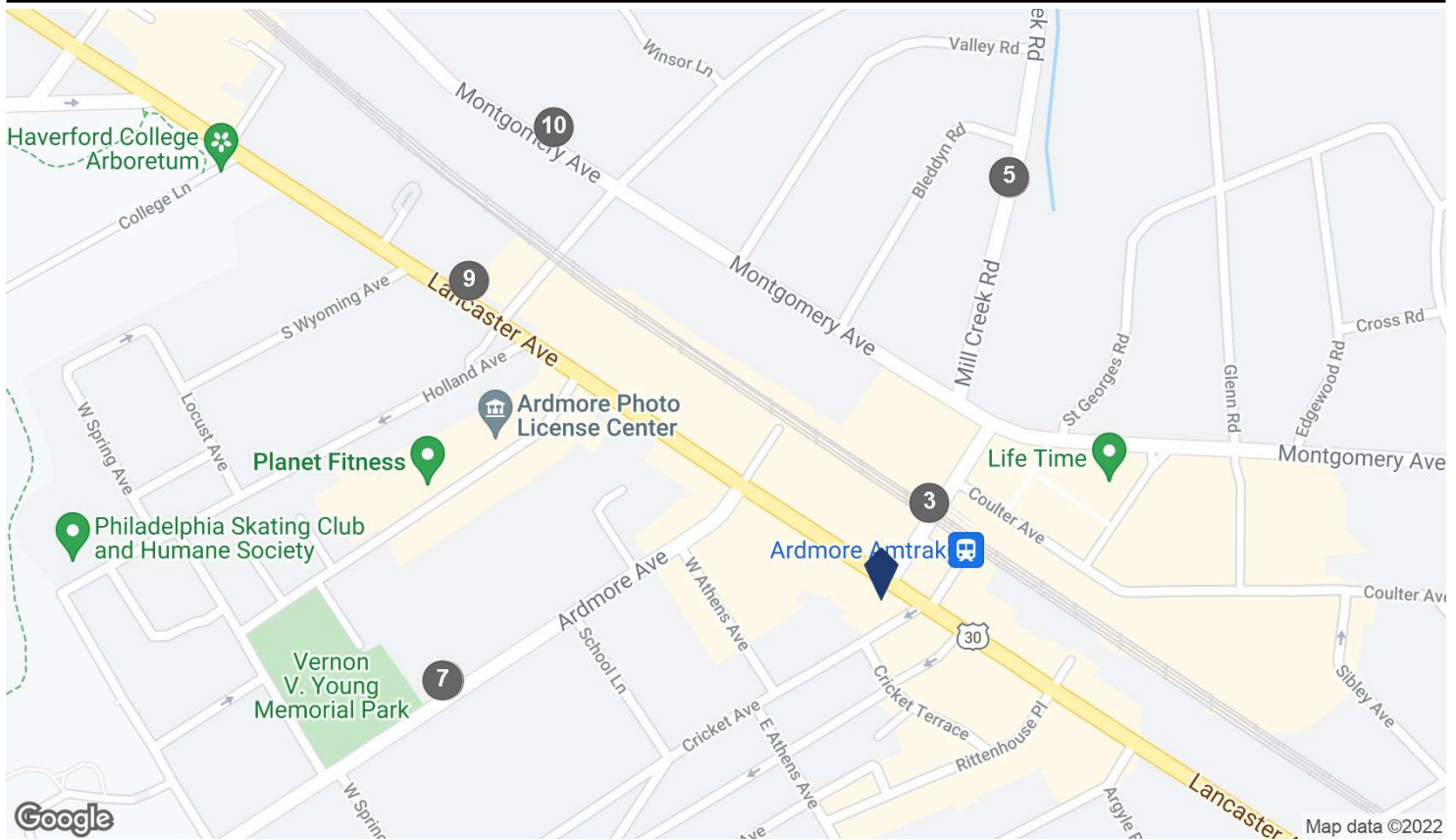


| Population | 1 Mile | 3 Miles | 5 Miles | 10 Miles | 10 Min. Drive |
|--------------------------|----------------|----------------|----------------|-----------------|----------------|
| Population | 17,464 | 126,606 | 429,030 | 1,894,467 | 316,635 |
| 5 Yr Growth | 2.1% | 1.5% | 1.1% | 1.4% | 1.2% |
| Median Age | 40 | 39 | 38 | 36 | 38 |
| 5 Yr Forecast | 41 | 39 | 39 | 38 | 39 |
| White / Black / Hispanic | 79% / 12% / 5% | 75% / 15% / 4% | 55% / 36% / 4% | 50% / 39% / 11% | 57% / 33% / 4% |
| 5 Yr Forecast | 77% / 13% / 6% | 74% / 15% / 4% | 54% / 36% / 5% | 50% / 39% / 12% | 57% / 33% / 5% |
| Employment | 10,620 | 49,819 | 146,916 | 922,773 | 149,063 |
| Buying Power | \$782.7M | \$5.2B | \$11.9B | \$44.6B | \$9.2B |
| 5 Yr Growth | 4.8% | 5.1% | 4.4% | 4.8% | 4.6% |
| College Graduates | 67.4% | 58.9% | 41.1% | 35.0% | 44.8% |
| Household | | | | | |
| Households | 7,316 | 47,717 | 168,930 | 752,817 | 121,261 |
| 5 Yr Growth | 2.2% | 1.6% | 1.1% | 1.5% | 1.2% |
| Median Household Income | \$106,985 | \$109,709 | \$70,198 | \$59,277 | \$75,749 |
| 5 Yr Forecast | \$109,770 | \$113,563 | \$72,520 | \$61,247 | \$78,278 |
| Average Household Income | \$142,379 | \$142,974 | \$102,989 | \$89,435 | \$110,365 |
| 5 Yr Forecast | \$145,571 | \$146,372 | \$105,930 | \$92,014 | \$113,156 |
| % High Income (>\$75K) | 65% | 64% | 47% | 41% | 50% |
| Housing | | | | | |
| Median Home Value | \$416,638 | \$393,035 | \$270,907 | \$241,070 | \$284,280 |
| Median Year Built | 1948 | 1949 | 1948 | 1949 | 1948 |
| Owner / Renter Occupied | 65% / 35% | 74% / 26% | 64% / 36% | 56% / 44% | 67% / 33% |

Subject Property

6 W Lancaster Ave

TRAFFIC COUNTS



COUNTS BY STREETS

| Collection Street | Cross Street - Direction | Traffic Volume | Count Year | Dist from Subject |
|---------------------|--------------------------|----------------|------------|-------------------|
| 1 Anderson Ave | Station Rd - SW | 7,832 | 2018 | 0.06 mi |
| 2 Anderson Ave | Coulter Ave - NE | 9,345 | 2015 | 0.06 mi |
| 3 Anderson Avenue | Station Rd - SW | 8,809 | 2020 | 0.06 mi |
| 4 Millcreek Rd | Bleddyn Rd - N | 3,738 | 2020 | 0.28 mi |
| 5 Millcreek Rd | Bleddyn Rd - N | 4,215 | 2018 | 0.28 mi |
| 6 Ardmore Avenue | School Ln - NE | 7,628 | 2020 | 0.30 mi |
| 7 Ardmore Ave | School Ln - NE | 8,424 | 2018 | 0.30 mi |
| 8 Lancaster Avenue | S Wyoming Ave - NW | 14,252 | 2020 | 0.34 mi |
| 9 Lancaster Ave | S Wyoming Ave - NW | 16,086 | 2018 | 0.34 mi |
| 10 W Montgomery Ave | Woodside Rd - SE | 17,469 | 2020 | 0.37 mi |



Demographics

6 W Lancaster Ave

12,864 SF Retail Storefront
Ardmore, Pennsylvania - Main Line Submarket

Income & Spending Demographics

6 W Lancaster Ave

| | 1 Mile | | 3 Miles | | 5 Miles | | 10 Min. Drive | |
|------------------------------|-----------|--------|-----------|--------|-----------|--------|---------------|--------|
| 2021 Households by HH Income | 7,316 | | 47,716 | | 168,930 | | 121,261 | |
| <\$25,000 | 785 | 10.73% | 4,844 | 10.15% | 32,463 | 19.22% | 21,098 | 17.40% |
| \$25,000 - \$50,000 | 937 | 12.81% | 6,338 | 13.28% | 31,964 | 18.92% | 22,363 | 18.44% |
| \$50,000 - \$75,000 | 847 | 11.58% | 5,792 | 12.14% | 24,455 | 14.48% | 16,777 | 13.84% |
| \$75,000 - \$100,000 | 854 | 11.67% | 5,214 | 10.93% | 18,660 | 11.05% | 13,089 | 10.79% |
| \$100,000 - \$125,000 | 841 | 11.50% | 4,300 | 9.01% | 13,949 | 8.26% | 10,184 | 8.40% |
| \$125,000 - \$150,000 | 524 | 7.16% | 3,443 | 7.22% | 9,961 | 5.90% | 7,596 | 6.26% |
| \$150,000 - \$200,000 | 612 | 8.37% | 5,676 | 11.90% | 14,098 | 8.35% | 10,653 | 8.79% |
| \$200,000+ | 1,916 | 26.19% | 12,109 | 25.38% | 23,380 | 13.84% | 19,500 | 16.08% |
| 2021 Avg Household Income | \$142,379 | | \$142,974 | | \$102,989 | | \$110,365 | |
| 2021 Med Household Income | \$106,985 | | \$109,709 | | \$70,198 | | \$75,749 | |

| | 1 Mile | | 3 Miles | | 5 Miles | | 10 Min. Drive | |
|-----------------------------------|----------|-------|---------|-------|----------|-------|---------------|-------|
| Total Specified Consumer Spending | \$284.7M | | \$1.9B | | \$5.4B | | \$4.1B | |
| Total Apparel | \$13.7M | 4.80% | \$94.3M | 4.93% | \$288.8M | 5.36% | \$215.5M | 5.29% |
| Women's Apparel | \$5.6M | 1.95% | \$38M | 1.99% | \$114.5M | 2.12% | \$85.5M | 2.10% |
| Men's Apparel | \$2.9M | 1.00% | \$19.6M | 1.02% | \$58.6M | 1.09% | \$43.9M | 1.08% |
| Girl's Apparel | \$922.7K | 0.32% | \$6.6M | 0.35% | \$20.1M | 0.37% | \$15.1M | 0.37% |
| Boy's Apparel | \$646.7K | 0.23% | \$4.6M | 0.24% | \$14.4M | 0.27% | \$10.8M | 0.26% |
| Infant Apparel | \$601.8K | 0.21% | \$4.1M | 0.22% | \$13.7M | 0.25% | \$10M | 0.25% |
| Footwear | \$3.1M | 1.08% | \$21.4M | 1.12% | \$67.5M | 1.25% | \$50.2M | 1.23% |

| | | | | | | | | |
|----------------------------------|----------|--------|----------|--------|----------|--------|----------|--------|
| Total Entertainment & Hobbies | \$39.8M | 13.99% | \$265.6M | 13.89% | \$754.7M | 14.00% | \$567.9M | 13.94% |
| Entertainment | \$3.3M | 1.17% | \$23.6M | 1.24% | \$72.7M | 1.35% | \$54M | 1.33% |
| Audio & Visual Equipment/Service | \$9.2M | 3.25% | \$61.3M | 3.21% | \$193.9M | 3.60% | \$142.4M | 3.50% |
| Reading Materials | \$788.3K | 0.28% | \$5.1M | 0.26% | \$13.2M | 0.25% | \$10.1M | 0.25% |
| Pets, Toys, & Hobbies | \$7.4M | 2.60% | \$49.4M | 2.58% | \$134.7M | 2.50% | \$101.8M | 2.50% |
| Personal Items | \$19M | 6.69% | \$126.2M | 6.60% | \$340.2M | 6.31% | \$259.6M | 6.37% |

| | | | | | | | | |
|------------------------|---------|--------|----------|--------|----------|--------|----------|--------|
| Total Food and Alcohol | \$75.7M | 26.58% | \$503M | 26.32% | \$1.5B | 27.47% | \$1.1B | 27.20% |
| Food At Home | \$36.8M | 12.94% | \$249.3M | 13.04% | \$776.7M | 14.41% | \$577.4M | 14.18% |
| Food Away From Home | \$32.8M | 11.52% | \$214.8M | 11.24% | \$601.5M | 11.16% | \$452.6M | 11.11% |
| Alcoholic Beverages | \$6.1M | 2.13% | \$38.9M | 2.04% | \$102.5M | 1.90% | \$77.7M | 1.91% |

| | | | | | | | | |
|-------------------------------|---------|--------|----------|--------|----------|--------|----------|--------|
| Total Household | \$52M | 18.27% | \$351.1M | 18.37% | \$950.9M | 17.64% | \$724.1M | 17.78% |
| House Maintenance & Repair | \$9.6M | 3.39% | \$70.3M | 3.68% | \$203.2M | 3.77% | \$154.9M | 3.80% |
| Household Equip & Furnishings | \$18.6M | 6.53% | \$124.9M | 6.54% | \$349.8M | 6.49% | \$264.1M | 6.49% |
| Household Operations | \$16M | 5.61% | \$105.5M | 5.52% | \$278M | 5.16% | \$211.3M | 5.19% |
| Housing Costs | \$7.8M | 2.74% | \$50.4M | 2.64% | \$119.9M | 2.22% | \$93.8M | 2.30% |

Income & Spending Demographics

6 W Lancaster Ave

| | 1 Mile | | 3 Miles | | 5 Miles | | 10 Min. Drive | |
|------------------------------------|----------------|---------------|-----------------|---------------|-----------------|---------------|-----------------|---------------|
| Total Transportation/Maint. | \$65.4M | 22.97% | \$445M | 23.28% | \$1.3B | 23.65% | \$961.8M | 23.62% |
| Vehicle Purchases | \$27.8M | 9.76% | \$193.9M | 10.14% | \$544.3M | 10.10% | \$414.5M | 10.18% |
| Gasoline | \$14.8M | 5.19% | \$101.2M | 5.29% | \$314.5M | 5.83% | \$234M | 5.75% |
| Vehicle Expenses | \$2.5M | 0.88% | \$16.5M | 0.86% | \$47.6M | 0.88% | \$35.6M | 0.87% |
| Transportation | \$11.6M | 4.09% | \$75.1M | 3.93% | \$201.1M | 3.73% | \$152.1M | 3.73% |
| Automotive Repair & Maintenance | \$8.7M | 3.05% | \$58.3M | 3.05% | \$167M | 3.10% | \$125.6M | 3.08% |
| | | | | | | | | |
| Total Health Care | \$13.7M | 4.81% | \$91.4M | 4.78% | \$251M | 4.66% | \$191.1M | 4.69% |
| Medical Services | \$8.4M | 2.94% | \$55.7M | 2.91% | \$149M | 2.76% | \$114M | 2.80% |
| Prescription Drugs | \$3.8M | 1.32% | \$25.4M | 1.33% | \$72.4M | 1.34% | \$54.8M | 1.35% |
| Medical Supplies | \$1.6M | 0.55% | \$10.3M | 0.54% | \$29.7M | 0.55% | \$22.4M | 0.55% |
| | | | | | | | | |
| Total Education/Day Care | \$24.4M | 8.58% | \$161.2M | 8.43% | \$389.5M | 7.23% | \$304.5M | 7.48% |
| Education | \$15.2M | 5.32% | \$100.9M | 5.28% | \$245.6M | 4.56% | \$192.4M | 4.72% |
| Fees & Admissions | \$9.3M | 3.25% | \$60.2M | 3.15% | \$143.9M | 2.67% | \$112.1M | 2.75% |