



RETAIL SPACE AVAILABLE

AVAILABLE
FOR LEASE



LOCATION: 3557 West Chester Pike, Newtown Square, PA 19073

PROPERTY HIGHLIGHTS:

- ◆ Desirable Location Across From The Newtown Square Shopping Center
- ◆ 2,640 SF of Retail Space
- ◆ Located on Heavily Travelled Rt 3 Just before Rt 252 & the Ellis Preserve
- ◆ 5 Mile Demographics: Population: +/- 157,859
Average Household Income: +/- \$154,451
- ◆ Come join Sherwin Williams, Hassis Men's Shop, Casey's Public House, Rite Aid, Fellini's & More!
- ◆ High Barrier Of Entry

Chris Yangelo
Cell: 610-716-4020
Office: 610-359-9700
Cyangelo@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.

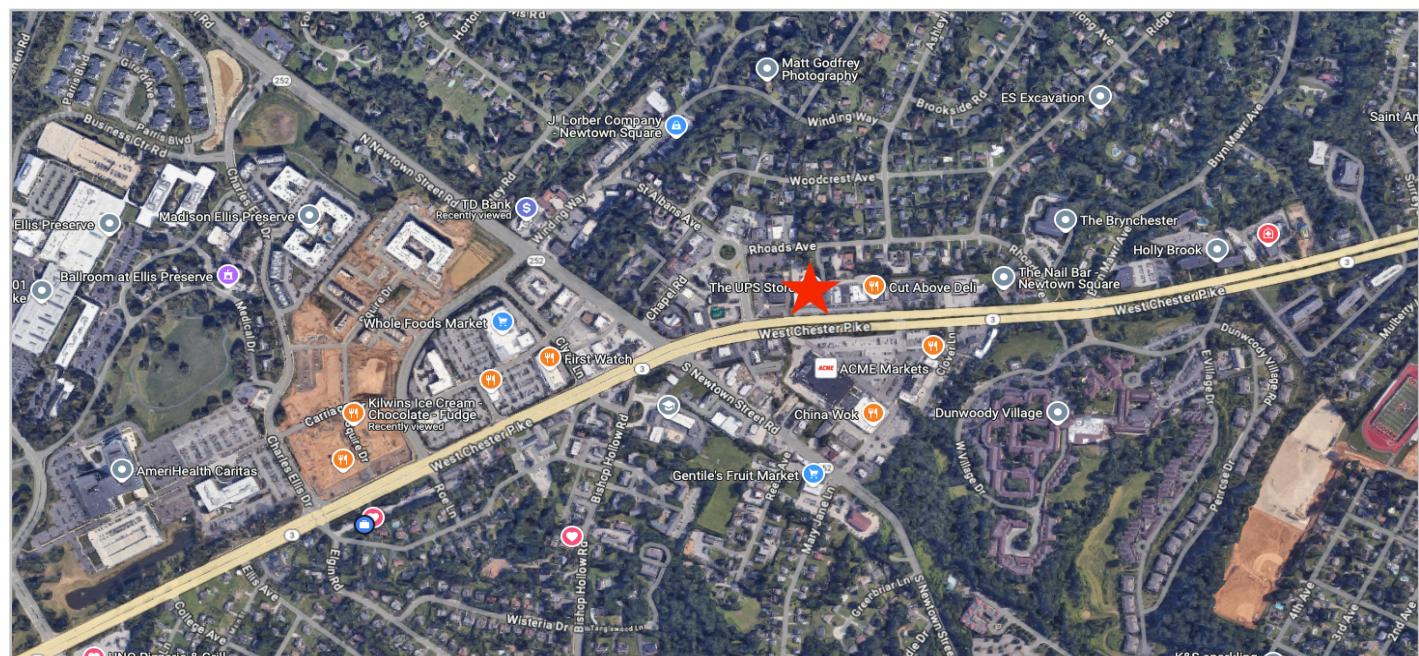
CAPITAL

Commercial Real Estate Group

610-359-9700

www.CapitalComRe.com

**AVAILABLE
FOR LEASE**



Chris Yangelo

Cell: 610-716-4020

Office: 610-359-9700

Cyangello@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.

Demographic Detail Report

3557 W Chester Pike, Newtown Square, PA 19073

Building Type: **General Retail**

Secondary: **Storefront**

GLA: **2,640 SF**

Year Built: -

Radius	1 Mile	3 Mile		5 Mile	
Population					
2027 Projection	9,819		44,111		157,896
2022 Estimate	9,387		43,101		154,708
2010 Census	7,562		39,928		146,621
Growth 2022 - 2027	4.60%		2.34%		2.06%
Growth 2010 - 2022	24.13%		7.95%		5.52%
2022 Population by Age		9,387	43,101	154,708	
Age 0 - 4	425	4.53%	2,022	4.69%	8,782 5.68%
Age 5 - 9	446	4.75%	2,068	4.80%	8,739 5.65%
Age 10 - 14	475	5.06%	2,254	5.23%	8,812 5.70%
Age 15 - 19	541	5.76%	2,665	6.18%	9,693 6.27%
Age 20 - 24	545	5.81%	2,712	6.29%	10,058 6.50%
Age 25 - 29	514	5.48%	2,509	5.82%	10,019 6.48%
Age 30 - 34	499	5.32%	2,316	5.37%	9,950 6.43%
Age 35 - 39	476	5.07%	2,122	4.92%	9,369 6.06%
Age 40 - 44	458	4.88%	2,029	4.71%	8,544 5.52%
Age 45 - 49	471	5.02%	2,158	5.01%	8,281 5.35%
Age 50 - 54	551	5.87%	2,603	6.04%	9,061 5.86%
Age 55 - 59	658	7.01%	3,147	7.30%	10,271 6.64%
Age 60 - 64	721	7.68%	3,455	8.02%	10,816 6.99%
Age 65 - 69	686	7.31%	3,241	7.52%	9,811 6.34%
Age 70 - 74	580	6.18%	2,673	6.20%	7,880 5.09%
Age 75 - 79	444	4.73%	1,971	4.57%	5,708 3.69%
Age 80 - 84	330	3.52%	1,349	3.13%	3,843 2.48%
Age 85+	565	6.02%	1,807	4.19%	5,071 3.28%
Age 65+	2,605	27.75%	11,041	25.62%	32,313 20.89%
Median Age	48.30		47.00	41.10	
Average Age	45.70		44.50	41.40	

Demographic Detail Report

3557 W Chester Pike, Newtown Square, PA 19073						
Radius	1 Mile		3 Mile		5 Mile	
2022 Population By Race	9,387		43,101		154,708	
White	8,644	92.08%	37,809	87.72%	130,364	84.26%
Black	144	1.53%	956	2.22%	7,004	4.53%
Am. Indian & Alaskan	16	0.17%	48	0.11%	177	0.11%
Asian	480	5.11%	3,734	8.66%	14,458	9.35%
Hawaiian & Pacific Island	1	0.01%	12	0.03%	40	0.03%
Other	101	1.08%	543	1.26%	2,665	1.72%
Population by Hispanic Origin	9,387		43,101		154,708	
Non-Hispanic Origin	9,244	98.48%	42,287	98.11%	150,294	97.15%
Hispanic Origin	143	1.52%	814	1.89%	4,414	2.85%
2022 Median Age, Male	44.20		44.40		39.50	
2022 Average Age, Male	43.20		43.00		40.10	
2022 Median Age, Female	51.90		49.30		42.70	
2022 Average Age, Female	48.00		45.90		42.60	
2022 Population by Occupation Classification	7,931		36,222		126,435	
Civilian Employed	4,521	57.00%	20,947	57.83%	75,820	59.97%
Civilian Unemployed	154	1.94%	1,076	2.97%	4,361	3.45%
Civilian Non-Labor Force	3,256	41.05%	14,199	39.20%	46,233	36.57%
Armed Forces	0	0.00%	0	0.00%	21	0.02%
Households by Marital Status						
Married	2,019		10,100		32,329	
Married No Children	1,288		6,092		18,221	
Married w/Children	731		4,008		14,108	
2022 Population by Education	7,221		32,524		114,228	
Some High School, No Diploma	373	5.17%	1,443	4.44%	3,653	3.20%
High School Grad (Incl Equivalency)	1,319	18.27%	6,115	18.80%	17,545	15.36%
Some College, No Degree	1,429	19.79%	5,715	17.57%	19,314	16.91%
Associate Degree	265	3.67%	1,144	3.52%	5,604	4.91%
Bachelor Degree	2,020	27.97%	9,489	29.18%	34,368	30.09%
Advanced Degree	1,815	25.14%	8,618	26.50%	33,744	29.54%

Demographic Detail Report

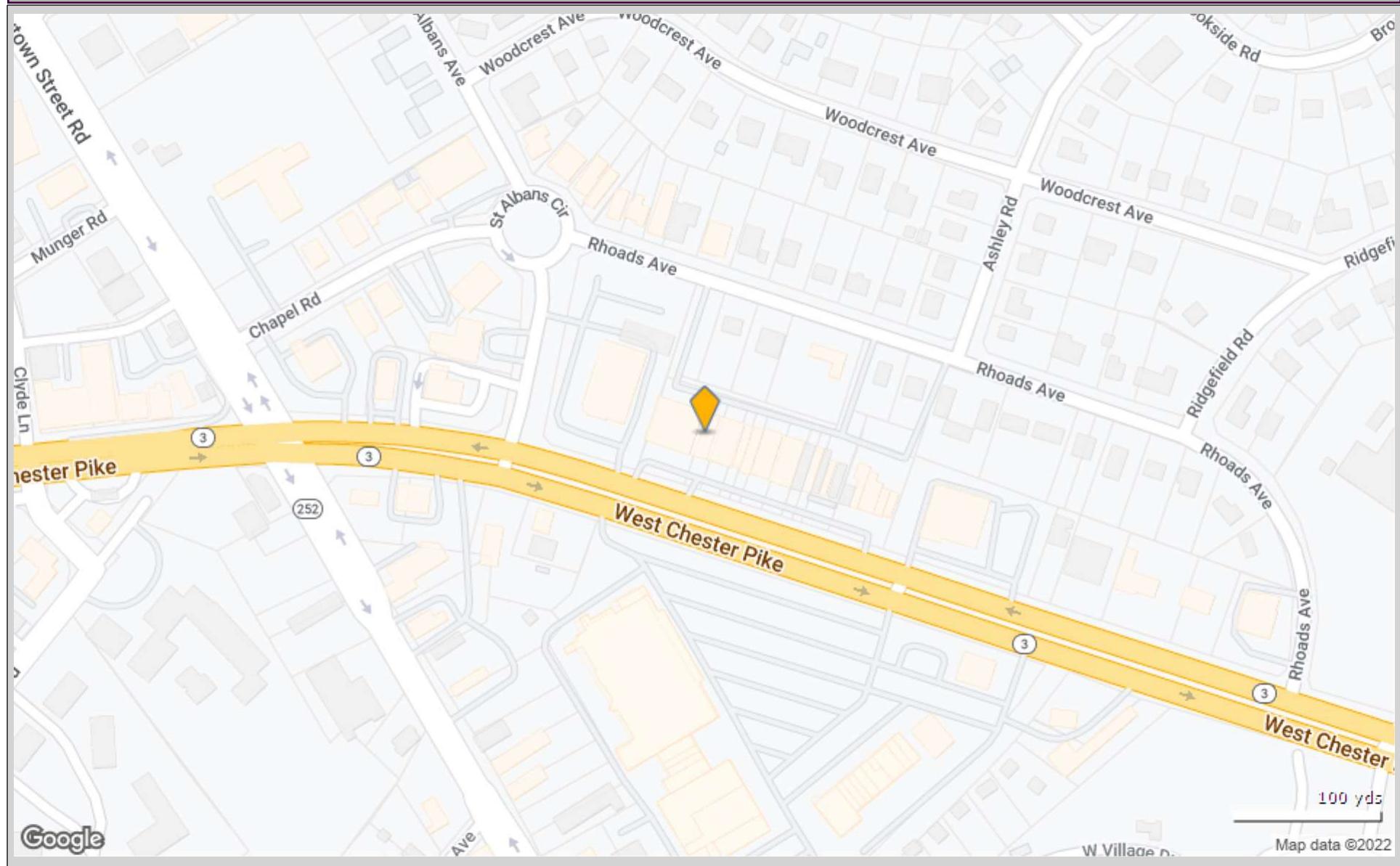
3557 W Chester Pike, Newtown Square, PA 19073						
Radius	1 Mile		3 Mile		5 Mile	
2022 Population by Occupation	8,662		40,757		148,806	
Real Estate & Finance	518	5.98%	2,595	6.37%	8,897	5.98%
Professional & Management	3,184	36.76%	15,643	38.38%	58,189	39.10%
Public Administration	156	1.80%	520	1.28%	1,863	1.25%
Education & Health	1,357	15.67%	6,008	14.74%	22,336	15.01%
Services	576	6.65%	2,280	5.59%	9,018	6.06%
Information	86	0.99%	418	1.03%	1,807	1.21%
Sales	855	9.87%	3,973	9.75%	15,020	10.09%
Transportation	151	1.74%	1,152	2.83%	5,861	3.94%
Retail	376	4.34%	1,882	4.62%	6,096	4.10%
Wholesale	154	1.78%	480	1.18%	1,801	1.21%
Manufacturing	266	3.07%	1,485	3.64%	5,199	3.49%
Production	208	2.40%	1,128	2.77%	3,325	2.23%
Construction	272	3.14%	1,211	2.97%	3,273	2.20%
Utilities	161	1.86%	695	1.71%	2,193	1.47%
Agriculture & Mining	36	0.42%	116	0.28%	297	0.20%
Farming, Fishing, Forestry	32	0.37%	75	0.18%	155	0.10%
Other Services	274	3.16%	1,096	2.69%	3,476	2.34%
2022 Worker Travel Time to Job	4,304		19,493		70,113	
<30 Minutes	2,271	52.76%	10,365	53.17%	37,983	54.17%
30-60 Minutes	1,629	37.85%	7,393	37.93%	26,255	37.45%
60+ Minutes	404	9.39%	1,735	8.90%	5,875	8.38%
2010 Households by HH Size	3,162		14,960		54,303	
1-Person Households	1,059	33.49%	3,523	23.55%	14,850	27.35%
2-Person Households	1,006	31.82%	5,117	34.20%	17,785	32.75%
3-Person Households	436	13.79%	2,416	16.15%	8,467	15.59%
4-Person Households	384	12.14%	2,293	15.33%	8,017	14.76%
5-Person Households	179	5.66%	1,082	7.23%	3,589	6.61%
6-Person Households	67	2.12%	384	2.57%	1,183	2.18%
7 or more Person Households	31	0.98%	145	0.97%	412	0.76%
2022 Average Household Size	2.30		2.60		2.50	
Households						
2027 Projection	4,204		16,704		59,115	
2022 Estimate	4,007		16,298		57,828	
2010 Census	3,162		14,960		54,303	
Growth 2022 - 2027	4.92%		2.49%		2.23%	
Growth 2010 - 2022	26.72%		8.94%		6.49%	

Demographic Detail Report

3557 W Chester Pike, Newtown Square, PA 19073						
Radius	1 Mile		3 Mile		5 Mile	
2022 Households by HH Income	4,006		16,298		57,828	
<\$25,000	447	11.16%	1,394	8.55%	5,273	9.12%
\$25,000 - \$50,000	639	15.95%	1,881	11.54%	6,947	12.01%
\$50,000 - \$75,000	485	12.11%	1,650	10.12%	6,206	10.73%
\$75,000 - \$100,000	502	12.53%	1,752	10.75%	6,041	10.45%
\$100,000 - \$125,000	280	6.99%	1,579	9.69%	6,014	10.40%
\$125,000 - \$150,000	184	4.59%	1,178	7.23%	4,533	7.84%
\$150,000 - \$200,000	418	10.43%	1,867	11.46%	6,853	11.85%
\$200,000+	1,051	26.24%	4,997	30.66%	15,961	27.60%
2022 Avg Household Income	\$138,852		\$156,933		\$150,297	
2022 Med Household Income	\$96,513		\$123,305		\$118,485	
2022 Occupied Housing	4,007		16,298		57,828	
Owner Occupied	2,834	70.73%	13,679	83.93%	42,647	73.75%
Renter Occupied	1,173	29.27%	2,619	16.07%	15,181	26.25%
2010 Housing Units	4,166		16,896		60,314	
1 Unit	3,053	73.28%	14,532	86.01%	46,296	76.76%
2 - 4 Units	206	4.94%	640	3.79%	3,461	5.74%
5 - 19 Units	147	3.53%	459	2.72%	4,003	6.64%
20+ Units	760	18.24%	1,265	7.49%	6,554	10.87%
2022 Housing Value	2,834		13,680		42,647	
<\$100,000	19	0.67%	97	0.71%	463	1.09%
\$100,000 - \$200,000	132	4.66%	358	2.62%	1,512	3.55%
\$200,000 - \$300,000	330	11.64%	1,784	13.04%	6,443	15.11%
\$300,000 - \$400,000	934	32.96%	3,403	24.88%	10,849	25.44%
\$400,000 - \$500,000	554	19.55%	2,572	18.80%	7,300	17.12%
\$500,000 - \$1,000,000	776	27.38%	4,650	33.99%	12,647	29.66%
\$1,000,000+	89	3.14%	816	5.96%	3,433	8.05%
2022 Median Home Value	\$400,361		\$446,578		\$428,171	
2022 Housing Units by Yr Built	4,167		16,895		60,382	
Built 2010+	754	18.09%	1,407	8.33%	3,841	6.36%
Built 2000 - 2010	468	11.23%	918	5.43%	2,104	3.48%
Built 1990 - 1999	129	3.10%	1,247	7.38%	3,149	5.22%
Built 1980 - 1989	169	4.06%	1,671	9.89%	4,838	8.01%
Built 1970 - 1979	652	15.65%	2,241	13.26%	6,228	10.31%
Built 1960 - 1969	456	10.94%	2,472	14.63%	9,097	15.07%
Built 1950 - 1959	1,013	24.31%	4,638	27.45%	14,848	24.59%
Built <1949	526	12.62%	2,301	13.62%	16,277	26.96%
2022 Median Year Built	1970		1965		1958	

Aerial / Map Report

3557 W Chester Pike - Newtown Square, PA 19073

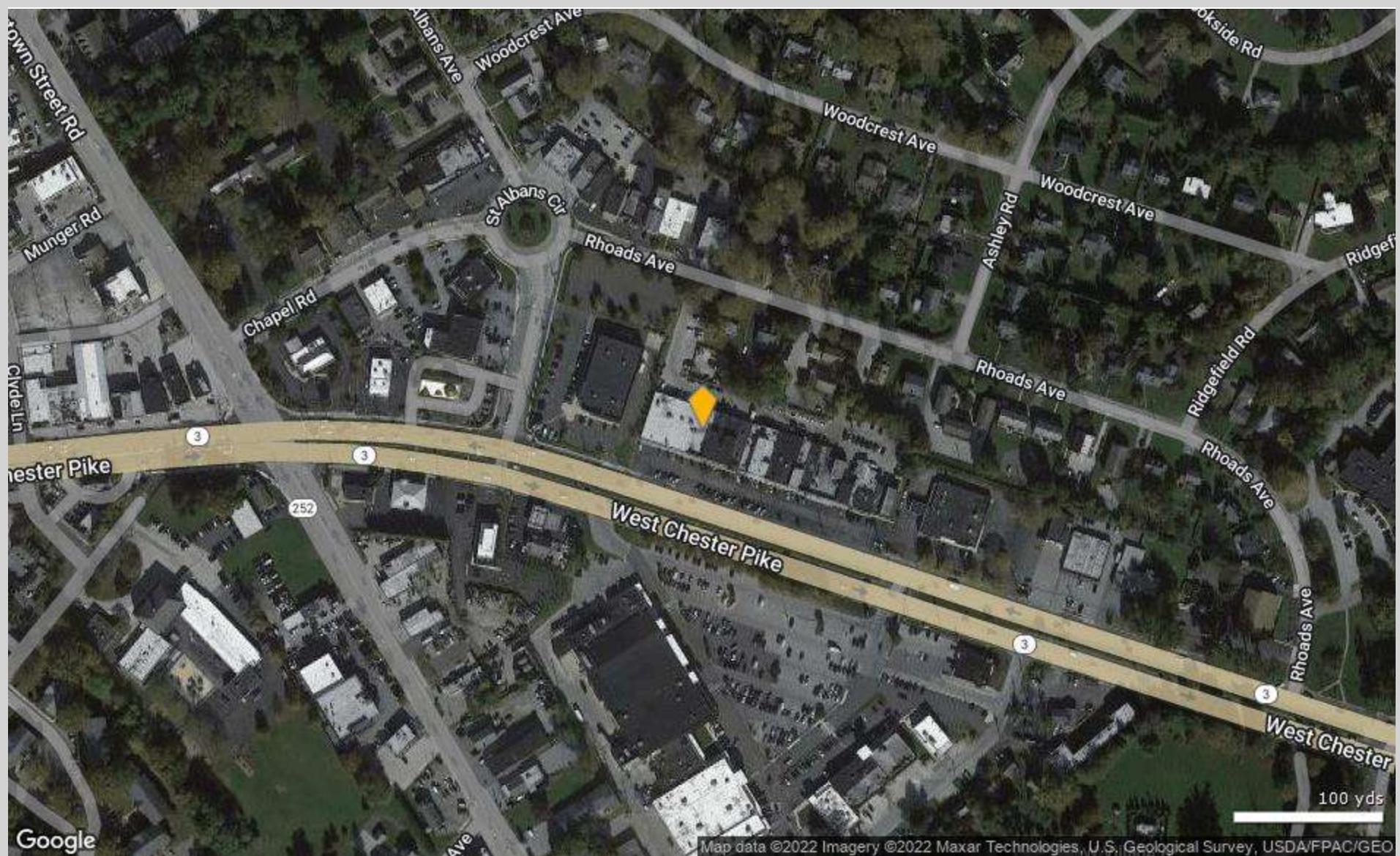


© 2022 CoStar Group - Licensed to Capital Commercial Real Estate Group - 54108.

8/29/2022

Aerial / Map Report

3557 W Chester Pike - Newtown Square, PA 19073



Traffic Count Report

3557 W Chester Pike, Newtown Square, PA 19073

Building Type: **General Retail**

Secondary: **Storefront**

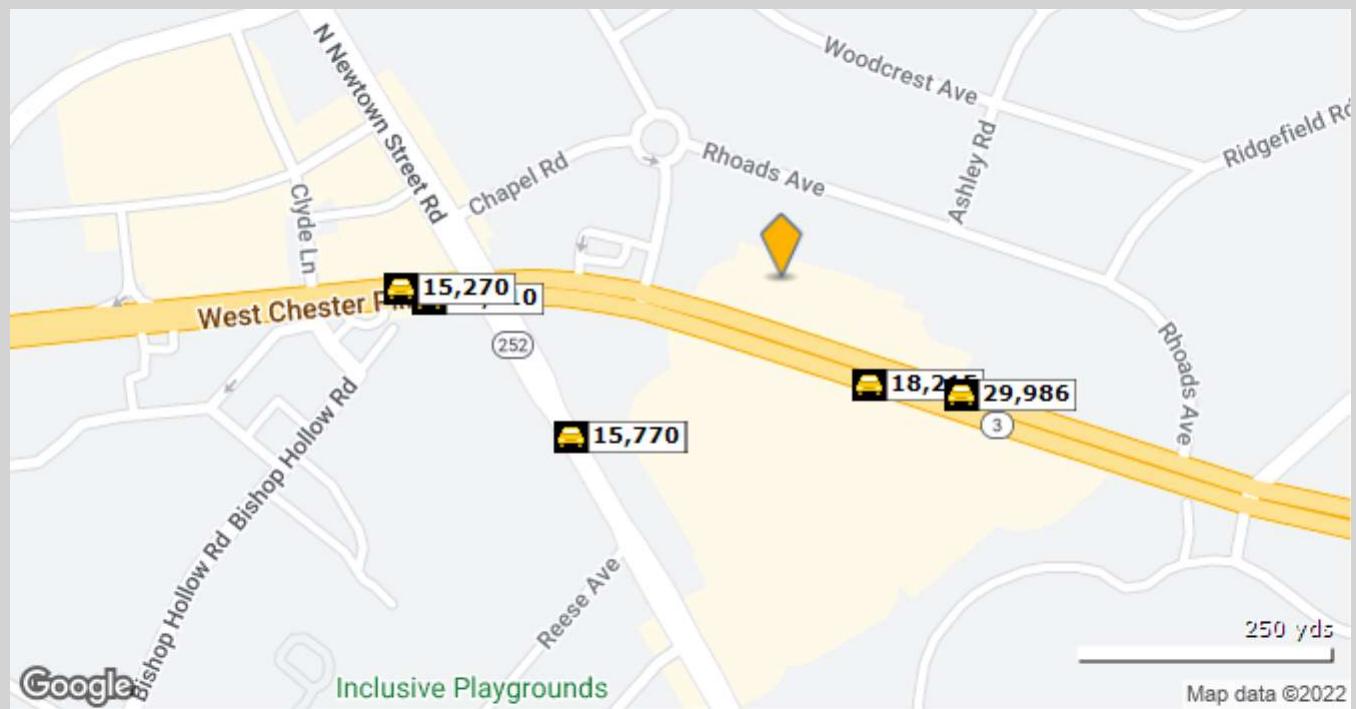
GLA: **1,800 SF**

Year Built: **-**

Total Available: **0 SF**

% Leased: **100%**

Rent/SF/Yr: **-**



	Street	Cross Street	Cross Str Dist	Count Year	Avg Daily Volume	Volume Type	Miles from Subject Prop
1	West Chester Pike	Clover Ln	0.08 E	2020	18,361	MPSI	.08
2	West Chester Pike	Clover Ln	0.08 E	2022	18,215	MPSI	.08
3	West Chester Pike	Driveway	0.03 W	2020	28,475	MPSI	.12
4	W Chester Pike	Drway	0.03 W	2022	29,986	MPSI	.12
5	S Newtown Street Rd	Reese Ave	0.07 SE	2020	15,867	MPSI	.15
6	S Newtown Street Rd	Reese Ave	0.07 SE	2022	15,616	MPSI	.15
7	S Newtown Street Rd	Reese Ave	0.07 SE	2021	15,770	MPSI	.15
8	W Chester Pike	N Newtown StRd	0.03 E	2022	22,025	MPSI	.20
9	West Chester Pike	N Newtown Street Rd	0.03 E	2020	20,810	MPSI	.20
10	West Chester Pike	Chapel Rd	0.04 NE	2020	15,270	MPSI	.21