



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

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.

Chris Yangello

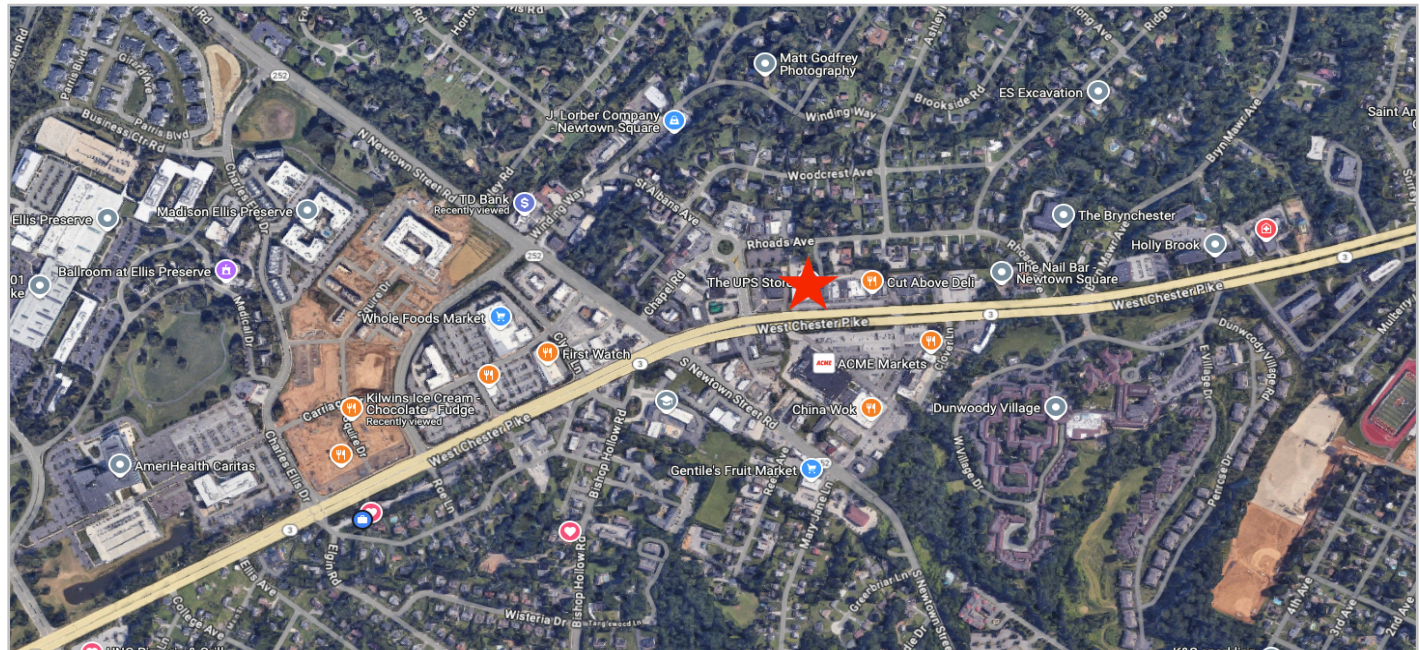
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Demographic Detail Report

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

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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

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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

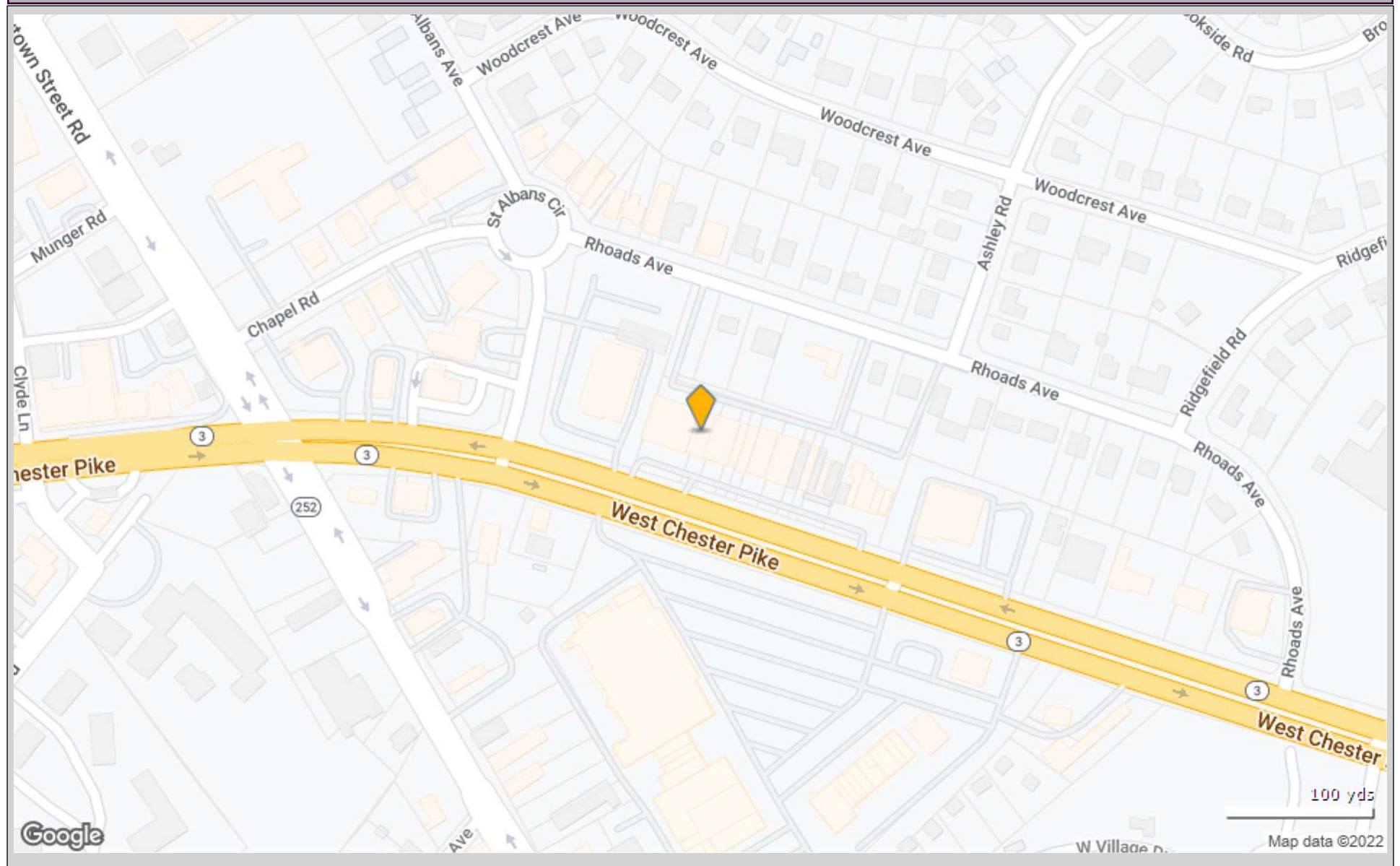
3557 W Chester Pike, Newtown Square, PA 19073

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



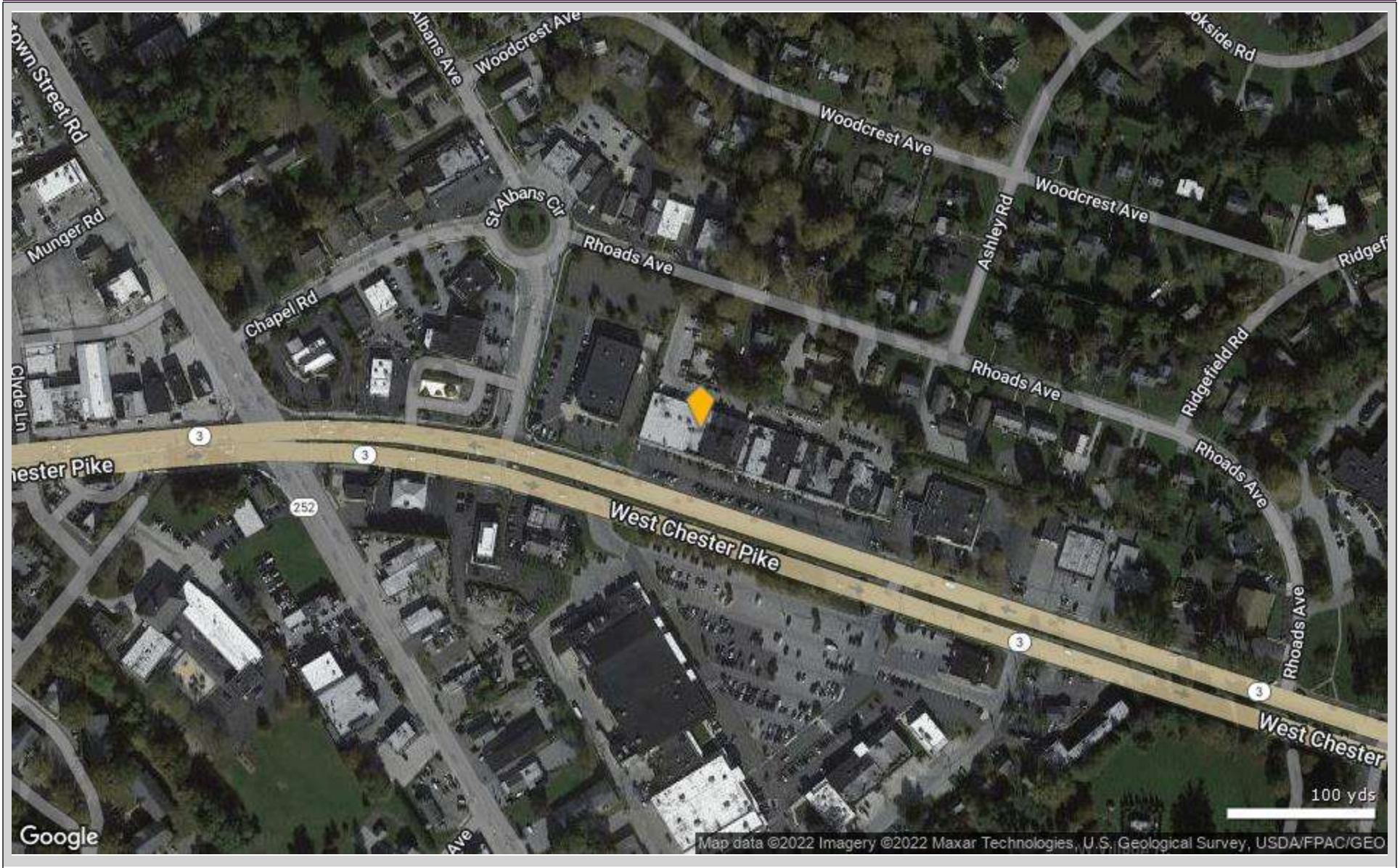
Aerial / Map Report

3557 W Chester Pike - Newtown Square, PA 19073



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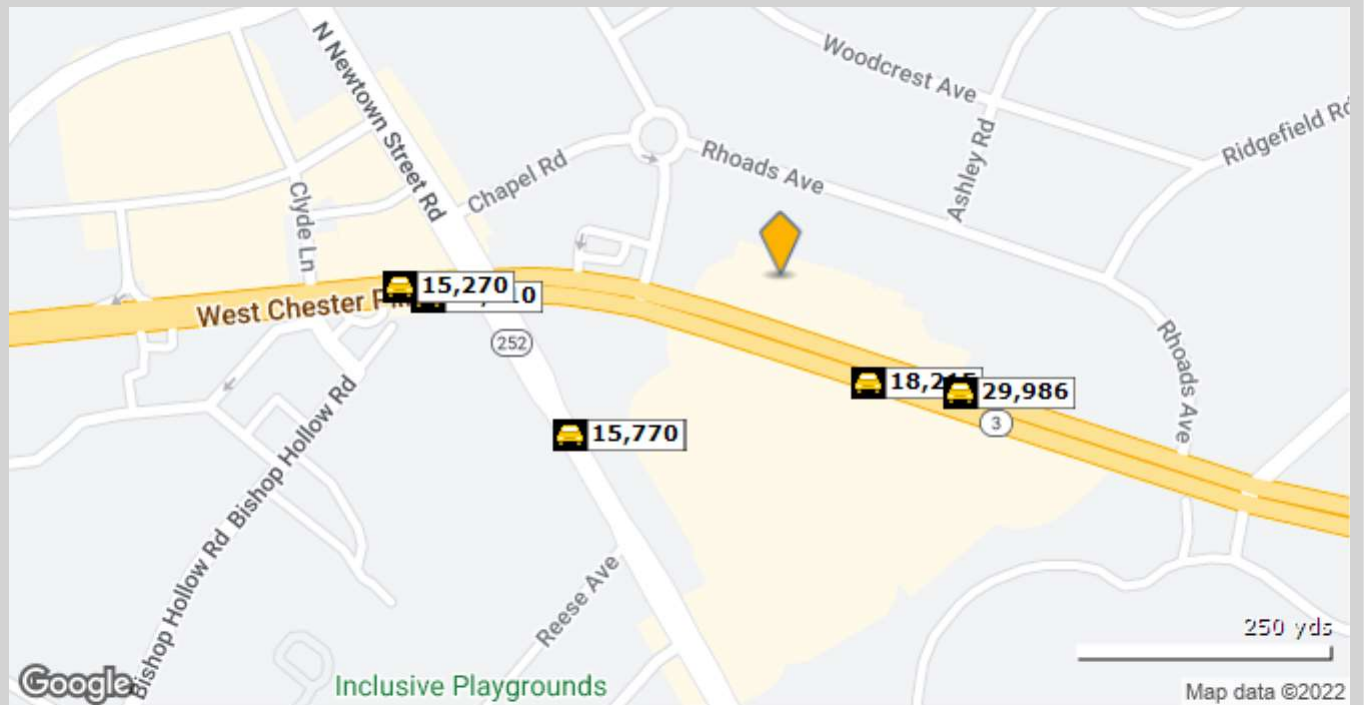
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Traffic Count Report

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

