8,200 SF RETAIL / MEDICAL OPPORTUNITY | FOR LEASE

801 Upland Avenue | Upland, PA 19013 | Delaware County

LEGEND PROPERTIES INC. COMMERCIAL REAL ESTATE

FOR LEASE | 801 Upland Avenue, Upland, PA 19013

8,200 SF
Ground Level

IMMEDIATE
Availability

LEASE/SF
Upon Request

PROPERTY INFORMATION

- Retail or Medical Space Available for Lease
- Highly Visible Location with Ample Off-street Parking
- Located in Densely Populated Area
- At Signalized Intersection
- Easy access to Interstate Hwy. 95 (South)
- Ideal for: Laundromat, Furniture, Paints, Fitness Center Physical Therapy, Urgent Care

Demographics	1 Mile	3 Miles	5 Miles
Population	24,396	94,156	204,590
Average HH Income	$77,268	$100,945	$117,165
Total Businesses	520	2,695	7,132
Number of Employees	4,236	25,992	74,746

Traffic Counts Upland Ave.: 11,100 VPD · Kerlin St.: 7,392 VPD
Near By Rt. 95: 167,026 VPD

Data Source: Sites USA REGIS™ 2025

FOR MORE INFORMATION PLEASE CONTACT: DAVID DEPETRIS DDEPETRIS@LPRE.COM 610-941-4034 X107 856-912-1165 CELL

SCAN FOR WEB SITE LPRE.COM

Information contained herein has been obtained from owner of the property or from sources deemed reliable. We have no reason to doubt it's accuracy but make no warranty or representation. All information is submitted subject to errors, omissions, changes, withdrawal without notice and any special listing conditions of the owner. 103125

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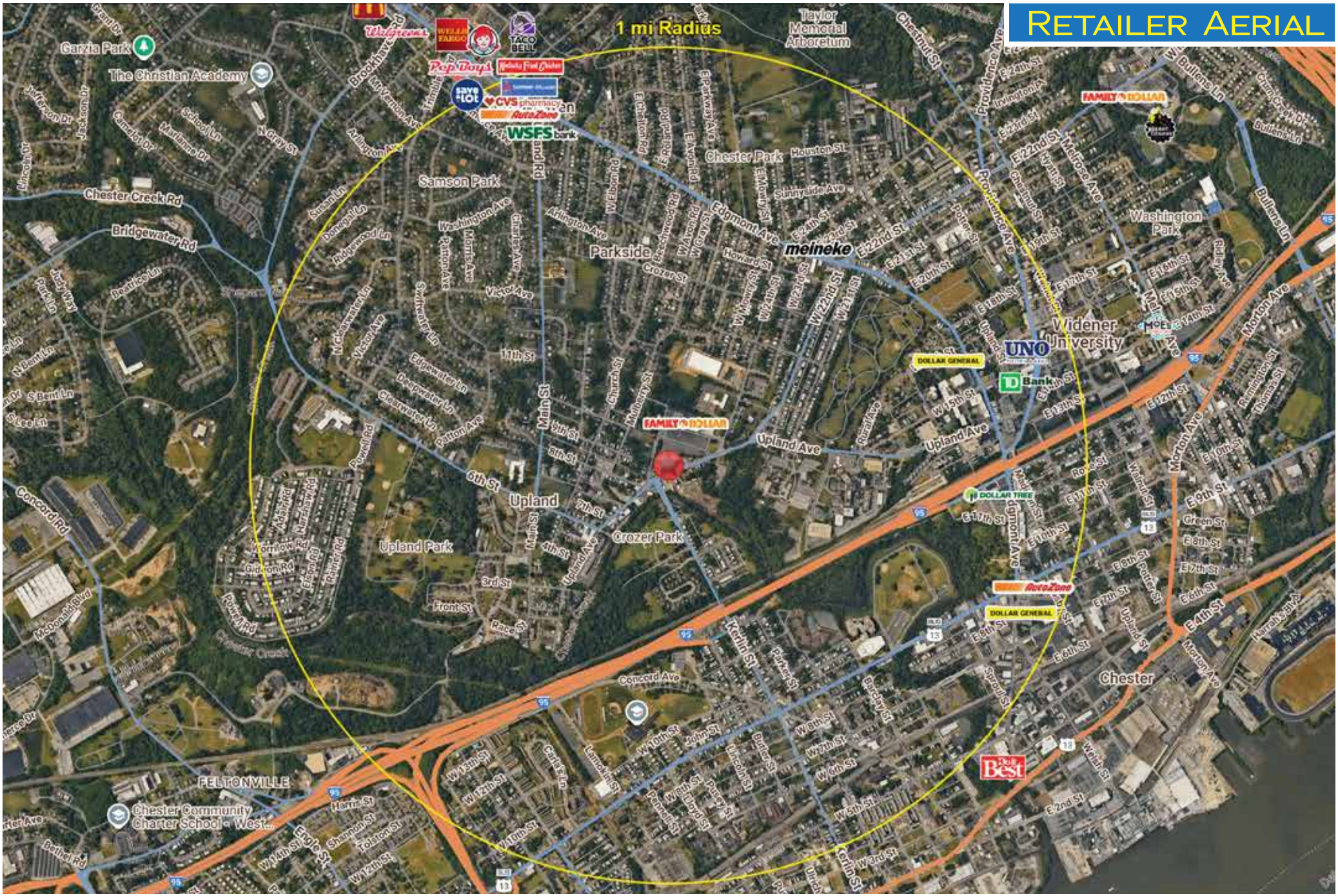
RETAILER AERIAL



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SITE AERIAL

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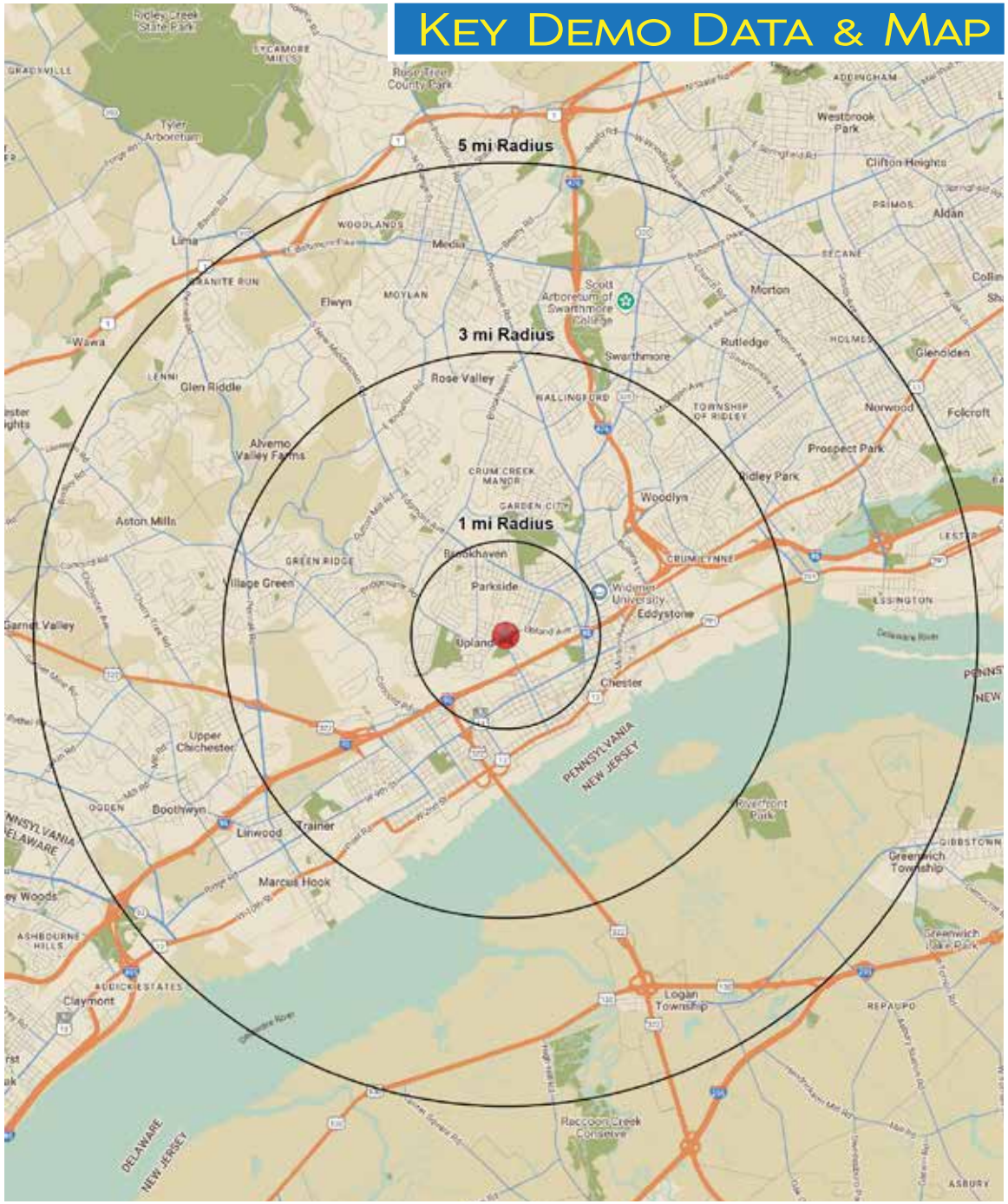
DEMOGRAPHICS

Population	1 Mile	3 Miles	5 Miles
Population (Est. 2025)	24,396	94,156	204,590
Projected Population (2030)	24,202	93,611	204,247
Projected Annual Growth (2025 to 2030)	-0.2%	-0.1%	-0.1%
Households & Growth			
Households (2025)	9,481	35,595	79,122
Projected HH (2030)	9,502	35,714	79,765
HH Growth with Children (2025 to 2030)	34.8%	33.3%	29.9%
Income			
Average HH Income (Est. 2025)	$77,268	$100,945	$117,165
Median HH Income (2025)	$57,430	$77,380	$90,000
Daytime Population			
Total Businesses (2025)	520	2,695	7,132
Number of Employees (2025)	4,236	25,992	74,746
Education			
High School Graduate	42.7%	37.7%	33.5%
Some College	17.5%	16.2%	16.8%
Bachelor Degree	13.3%	18.2%	20.2%
Graduate	6.2%	11.5%	14.8%

Traffic Counts: Upland Ave.: 11,100 VPD • Kerlin St.: 7,392 VPD
Near By Rt. 95: 167,026 VPD

Data Source: Sites USA REGIS™ 2025

KEY DEMO DATA & MAP



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