

CAPITAL

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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 (\$30/SF NNN)
- ✓ The 1st Floor Retail/Office space consists of an open layout with a private office in the rear right corner as well as a small 2nd floor office in the rear left side.
- ✓ 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: \$30.00/sf + NNN



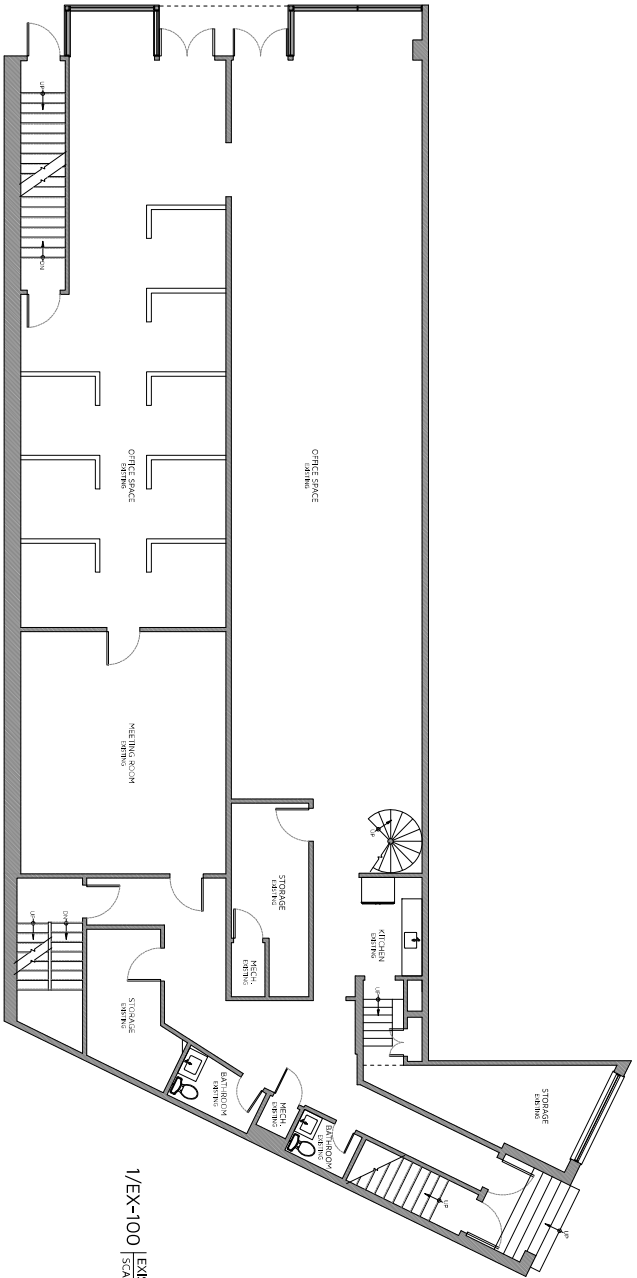
AGENT CONTACT

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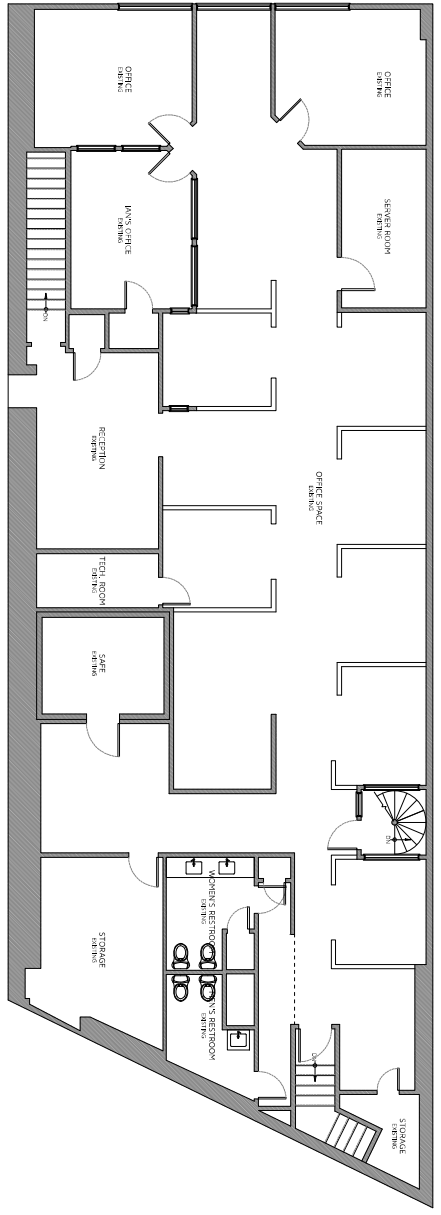
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3748 West Chester Pike Newtown Square, PA 19073 * Phone: 561-945-2346 * Fax: 610-359-9750

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



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

ISSUE:	DATE
SCHEMATIC DESIGN MEETING 1	09.08.17
SCHEMATIC DESIGN MEETING 2	10.05.17
SCHEMATIC DESIGN MEETING 3	11.21.17

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

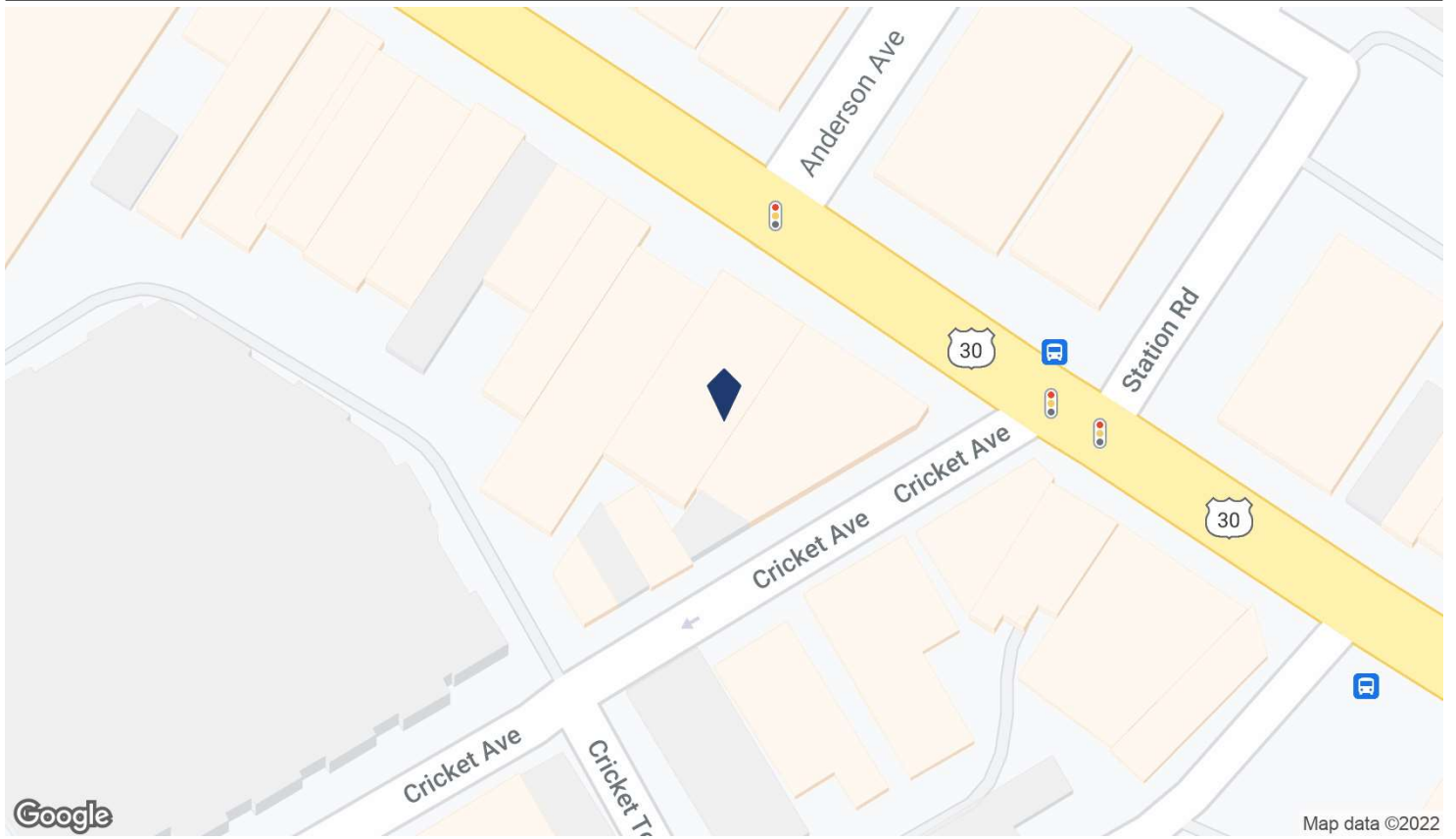
Floor	Suite	Space Type			Square Feet		Rent	On Market	Vacant
		Use	Type	Occupancy	SF Avail	Bldg Contig			
1st	-	Off/Ret	Direct	30 Days	2,000	4,000	Withheld	6 mo	-
2nd	-	Office	Sublet	Vacant	4,000	4,000	\$15.40/NNN	4 mo	4 mo
All Spaces					8,000	4,000	\$15.40/SF/YR		



Subject Property

6 W Lancaster Ave

SITE PLAN



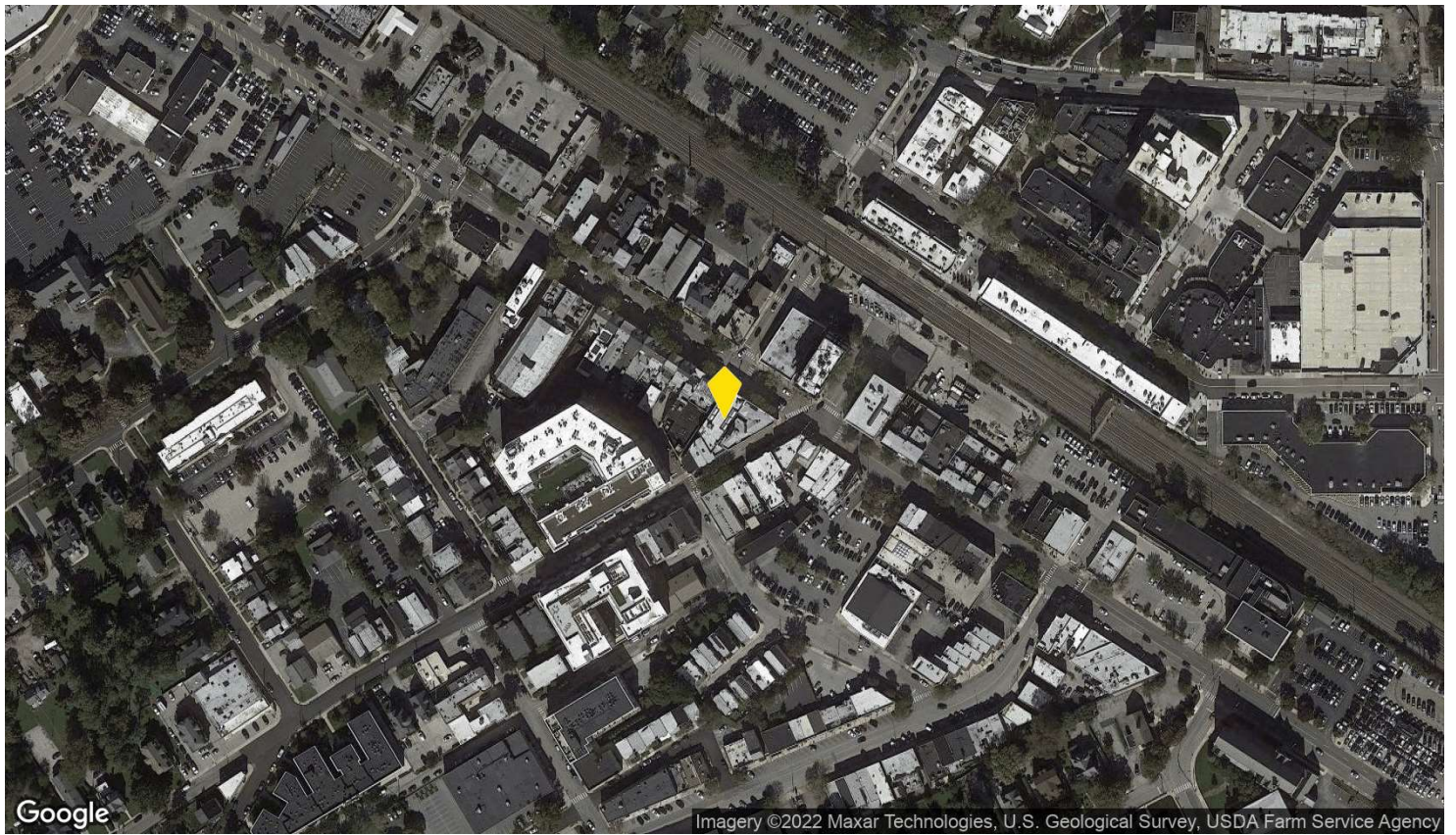
TENANTS

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



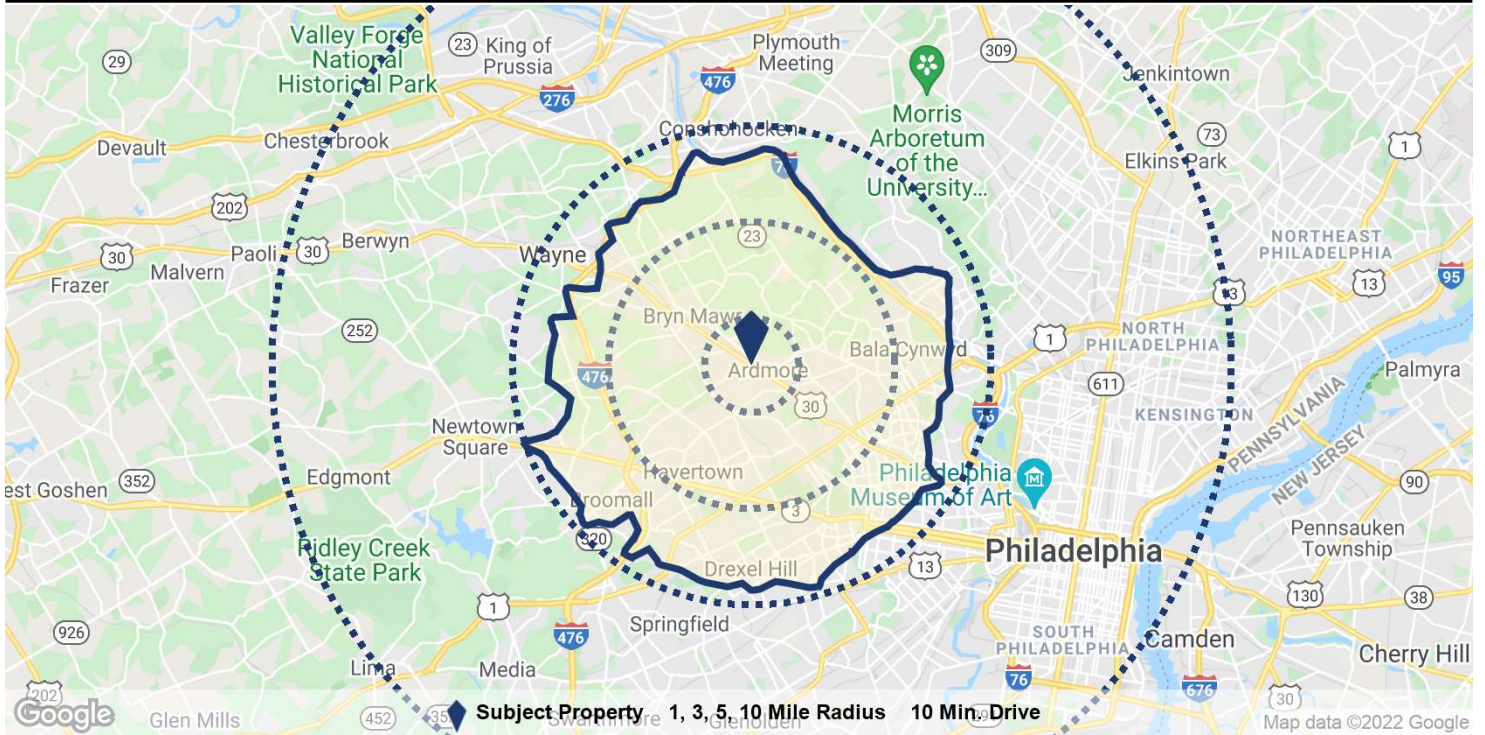
Google

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Subject Property

6 W Lancaster Ave

DEMOGRAPHICS



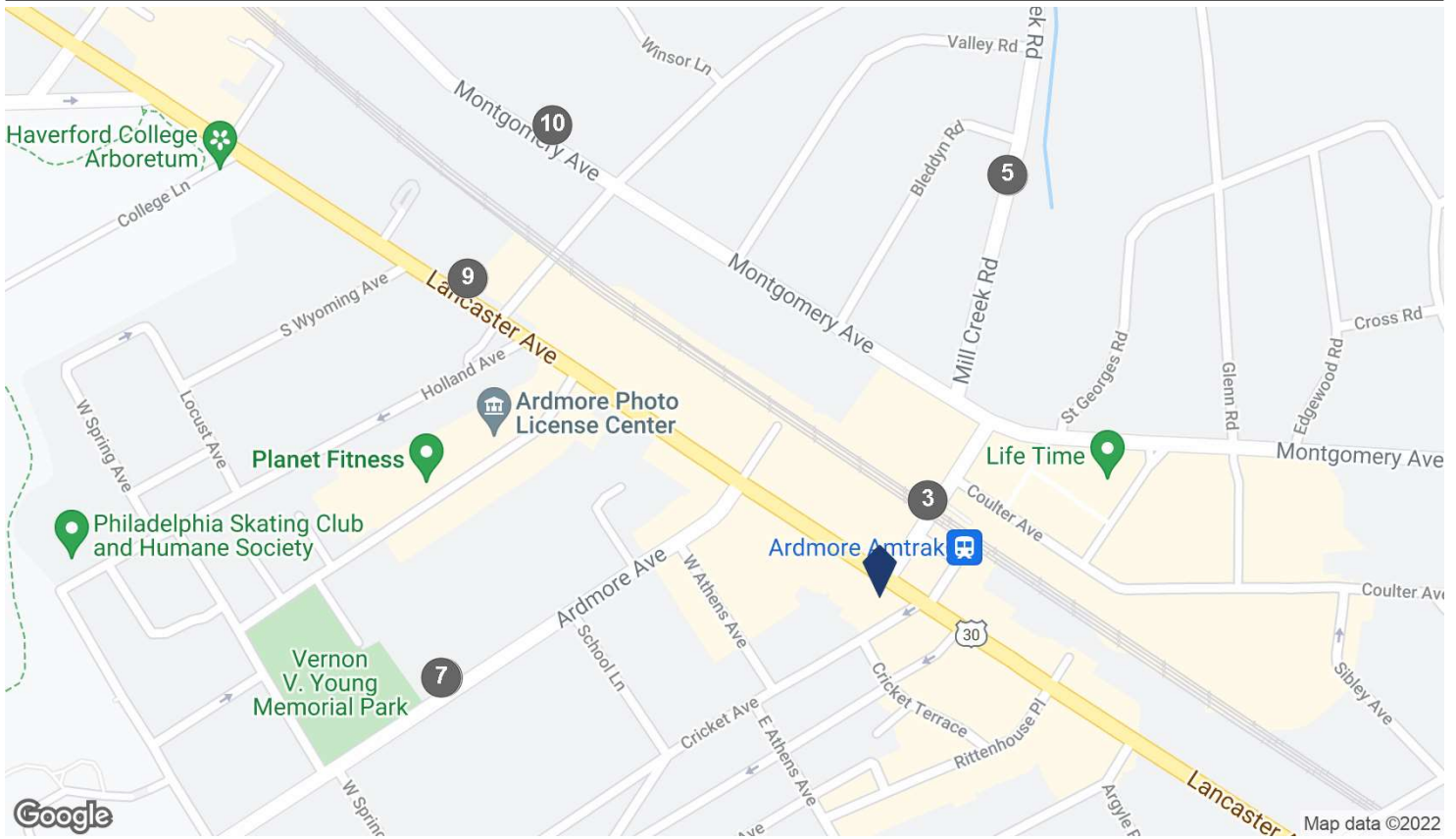
Population	1 Mile	3 Miles	5 Miles	10 Miles	10 Min. Drive
Population	17,464	126,606	429,030	1,894,467	316,635
5 Yr Growth	2.1%	1.5%	1.1%	1.4%	1.2%
Median Age	40	39	38	36	38
5 Yr Forecast	41	39	39	38	39
White / Black / Hispanic	79% / 12% / 5%	75% / 15% / 4%	55% / 36% / 4%	50% / 39% / 11%	57% / 33% / 4%
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

PREPARED BY



Christopher Armas
Investment & Commercial Real Estate Agent



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%