

RETAIL FOR SALE

**KW** COMMERCIAL™

# FORMER TRIESTE RESTAURANT

641 CHESTER PIKE PROSPECT PARK, PA



**FOR SALE**

**KW COMMERCIAL - KPG - BLUE BELL**

PO Box 121  
Dresher, Pennsylvania 19025



Each Office Independently Owned and Operated

**PRESENTED BY:**

**RAYMOND LIND**

Listing Broker  
O: (215) 920-5083  
pocothis@hotmail.com  
RS330352, PA

**CRAIG FERNSLER CCIM**

Listing Broker  
O: 215-816-5835  
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641 CHESTER PIKE



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# EXECUTIVE SUMMARY-TURNKEY RESTAURANT

641 CHESTER PIKE



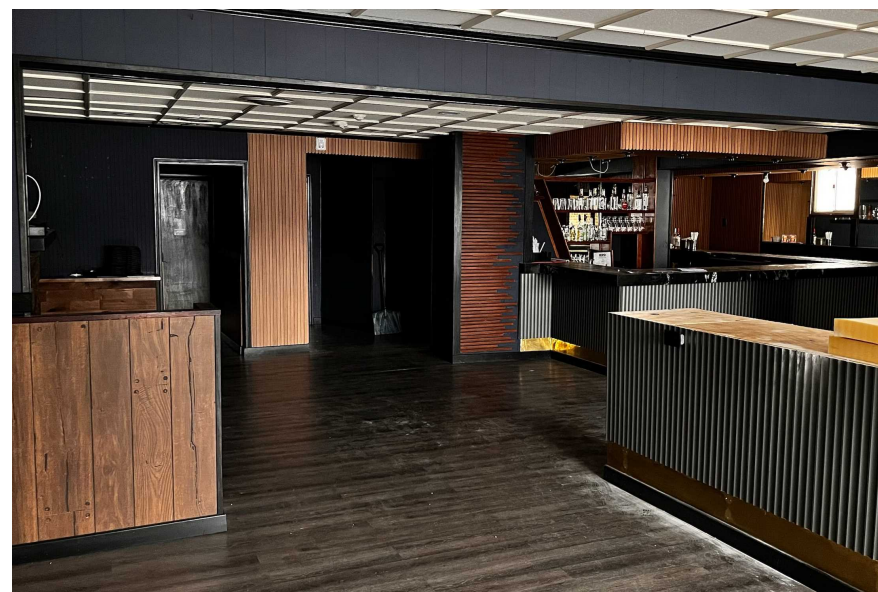
## PROPERTY OVERVIEW

This turnkey restaurant with ample off-street parking includes the parcel of land across the street at 662 Chester Pike, the turn-key cost for the restaurant buildout, and the Delaware County(R) liquor license. The restaurant which includes separated dining areas that seats 133 people, a bar that seats 22 people, a kitchen and two half bathrooms.

Also for sale is the adjacent property, which is a mixed-use building (fully rented), located at 643 Chester Pike, that can be purchased with the restaurant building for an additional cost of \$225,000. This two-story retail building used as a restaurant that is estimated to have been originally constructed in 1952 with load bearing masonry walls and wood floor joists. We estimated the rentable area to be 4,343 square feet which includes the entire first fully finished floor. The building further includes an unfinished basement, second floor unfinished attic which were estimated to be excluded from the rentable area as well. The total gross building area is 9,509 square feet. The basement measures 4,365 square feet and is unfinished. The basement is used for mechanical equipment and storage. Storage includes three walk-in freezers. There is also a small food preparation area and a half bathroom. The second floor includes three rooms used for storage and office as well as a half bathroom. Within a 1-mile radius the population is approx. 24,000 and an average House Hold Income of \$125,000+.

## OFFERING SUMMARY

|                    |                            |
|--------------------|----------------------------|
| PRICE:             | \$775,000                  |
| BUILDING SF:       | 4,343                      |
| OCCUPANCY:         | vacant                     |
| AVAILABLE SF:      | 4,343                      |
| LOT SIZE:          | 0.29 Acres                 |
| FRONTAGE:          | 57 feet along Chester Pike |
| RENOVATED:         | 2021                       |
| PARKING:           | 48                         |
| TAXES FOR BUILDING | \$17,259                   |
| TAXES PARKING LOT  | \$9,438                    |



## LOCATION & HIGHLIGHTS

641 CHESTER PIKE



### LOCATION INFORMATION

|                   |                           |
|-------------------|---------------------------|
| Building Name:    | Former Trieste Restaurant |
| Street Address:   | 641 Chester Pike          |
| City, State, Zip: | Prospect Park, PA 19076   |
| County:           | Delaware                  |
| Market:           | Philadelphia MSA          |

### LOCATION OVERVIEW

The subject property is located along Chester Pike, a primary traffic and commercial corridor with an average daily traffic volume of 24,074 vehicles per day at and around the subject. Higher traffic volumes in excess of 25,000 vehicles per day is typically only reported at and around Interstate 95 and Interstate 476. The area immediately surrounding the subject property along Chester Pike include two story mixed-use retail apartment and stand-alone one to two story retail and office buildings that were originally developed in the mid 1900's. Commercial establishments include a mix of national retail chains such as Arby's, Dunkin Donuts and Rite Aid and local and regionally operating businesses.

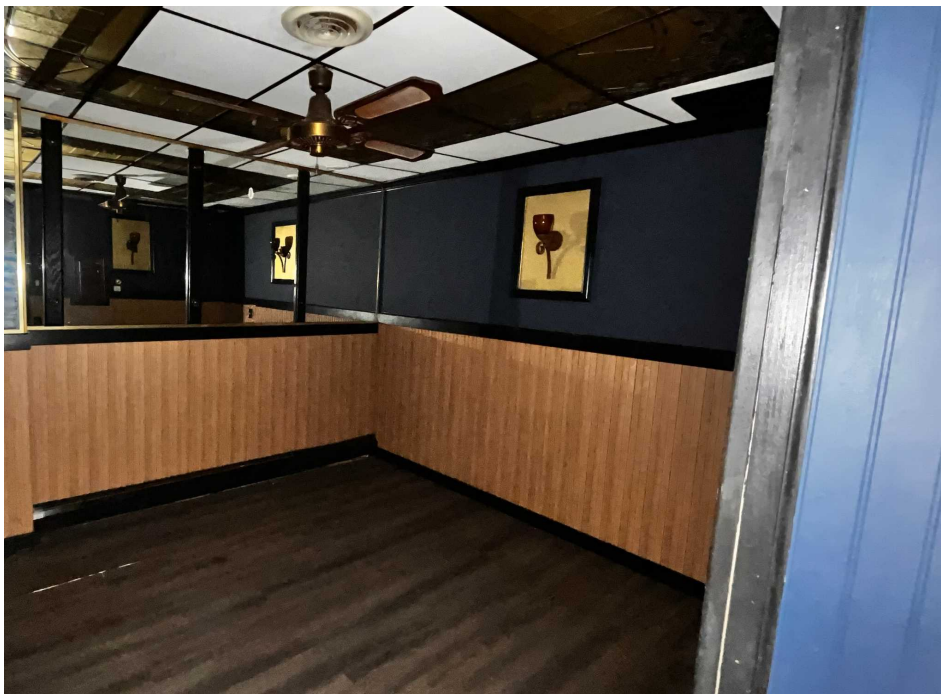
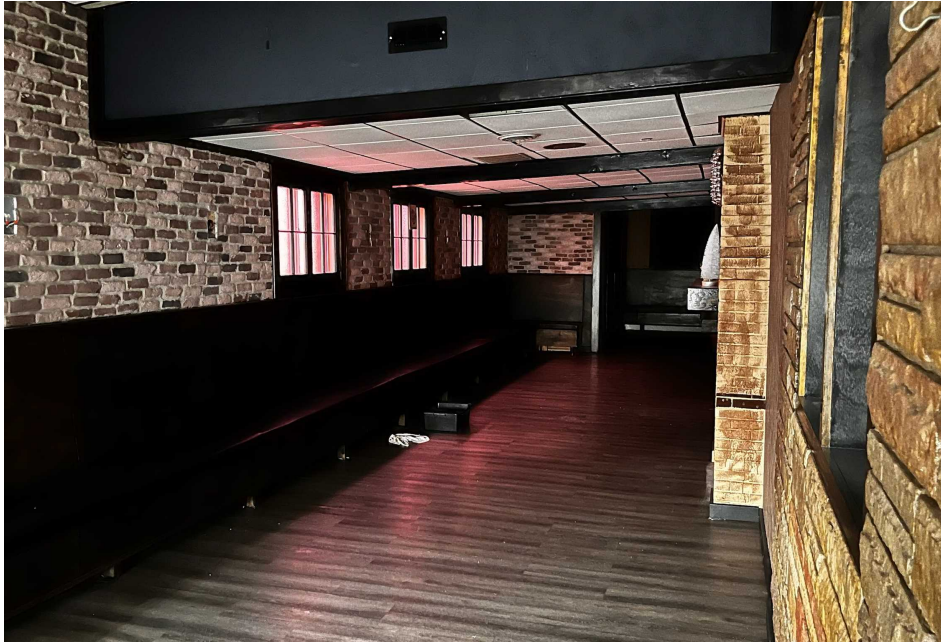
### PROPERTY HIGHLIGHTS

The price includes the parcel of land across the street at 662 Chester Pike, the turn-key cost for the restaurant buildout, and the Delaware County(R) liquor license.

There is another adjacent property, which is a mixed-use building (fully rented), located at 643 Chester Pike, that can be purchased with the restaurant building for an additional cost of \$225,000.

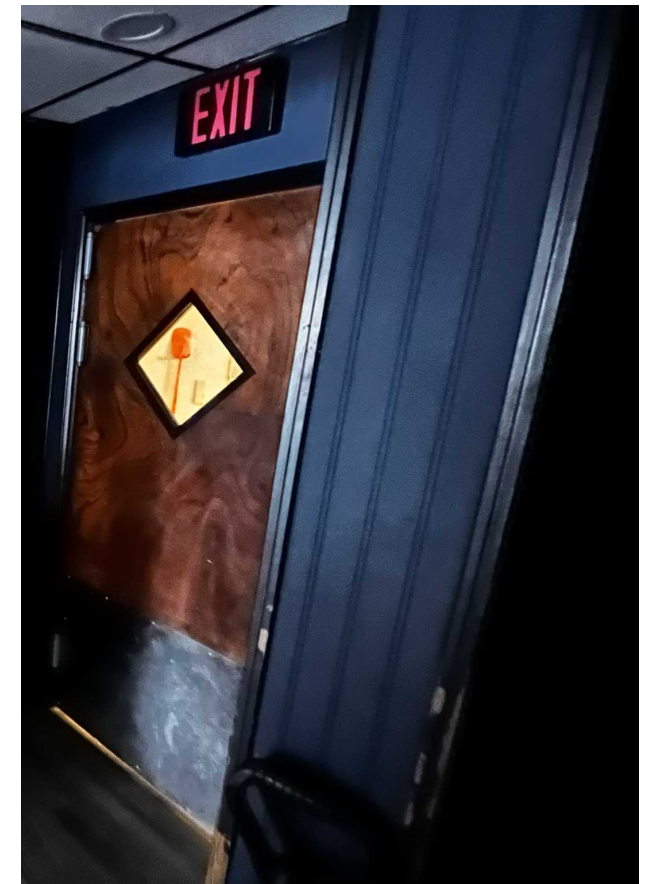
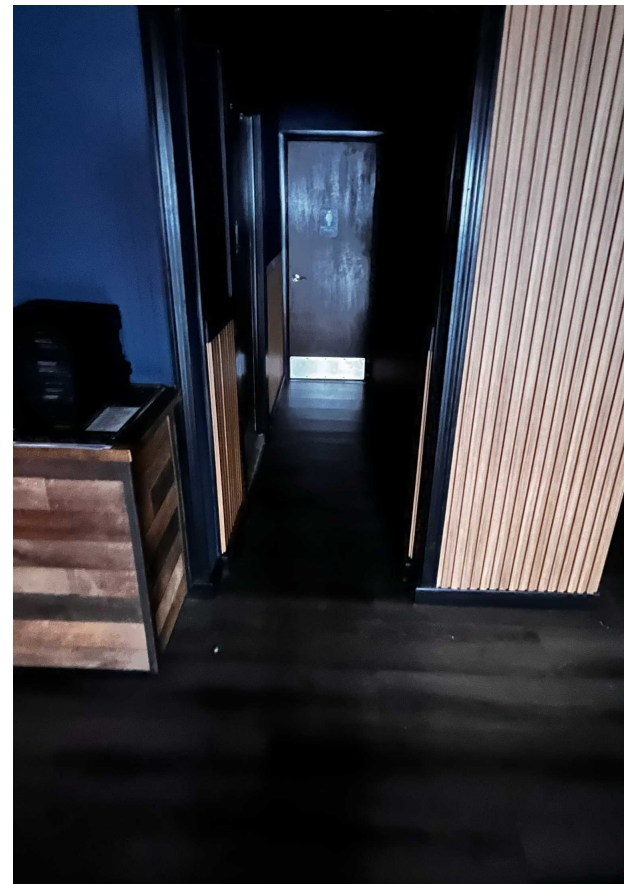
# PROPERTY PHOTOS

641 CHESTER PIKE



# PROPERTY PHOTOS

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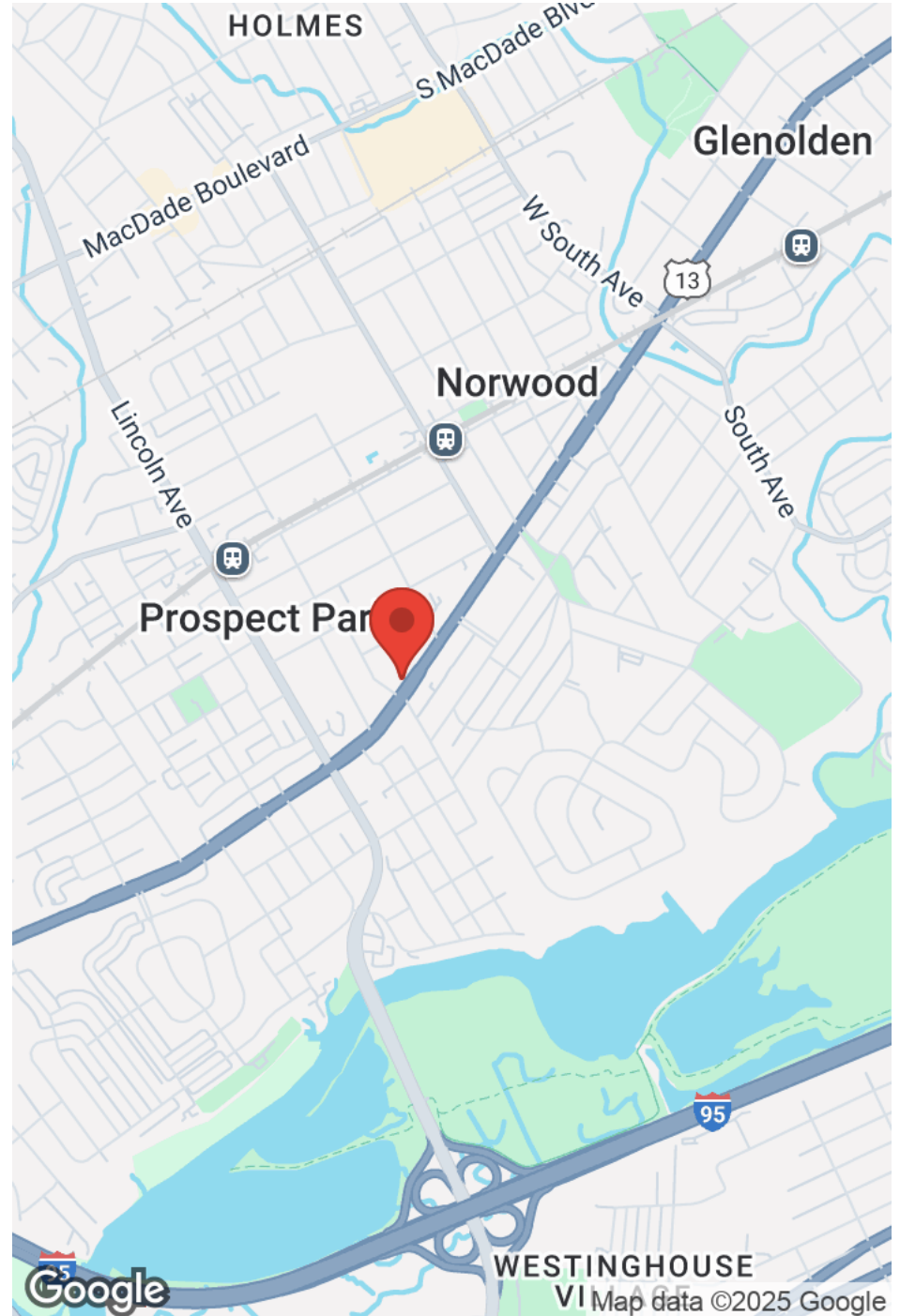
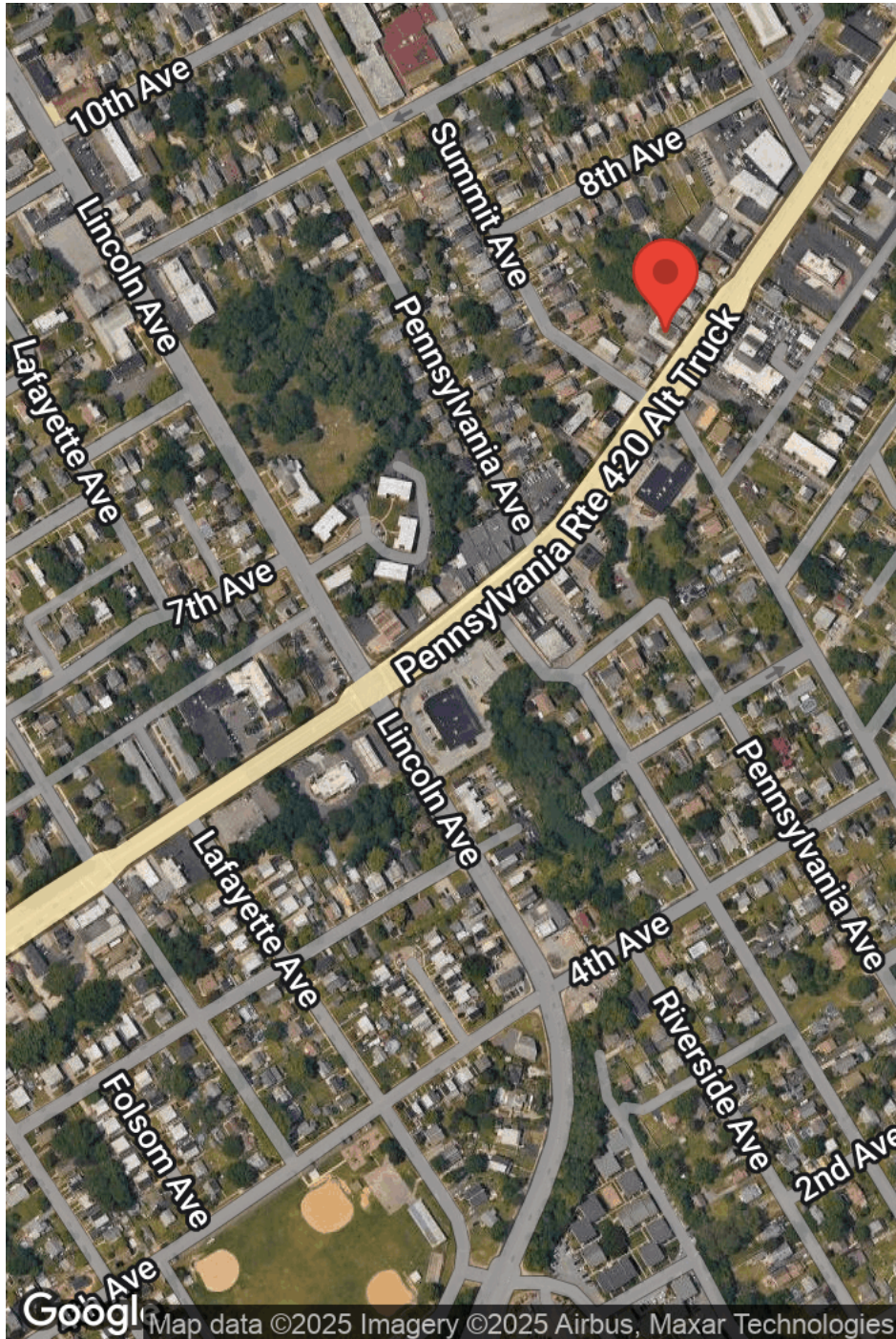
# PROPERTY PHOTOS

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# LOCATION MAPS

641 CHESTER PIKE





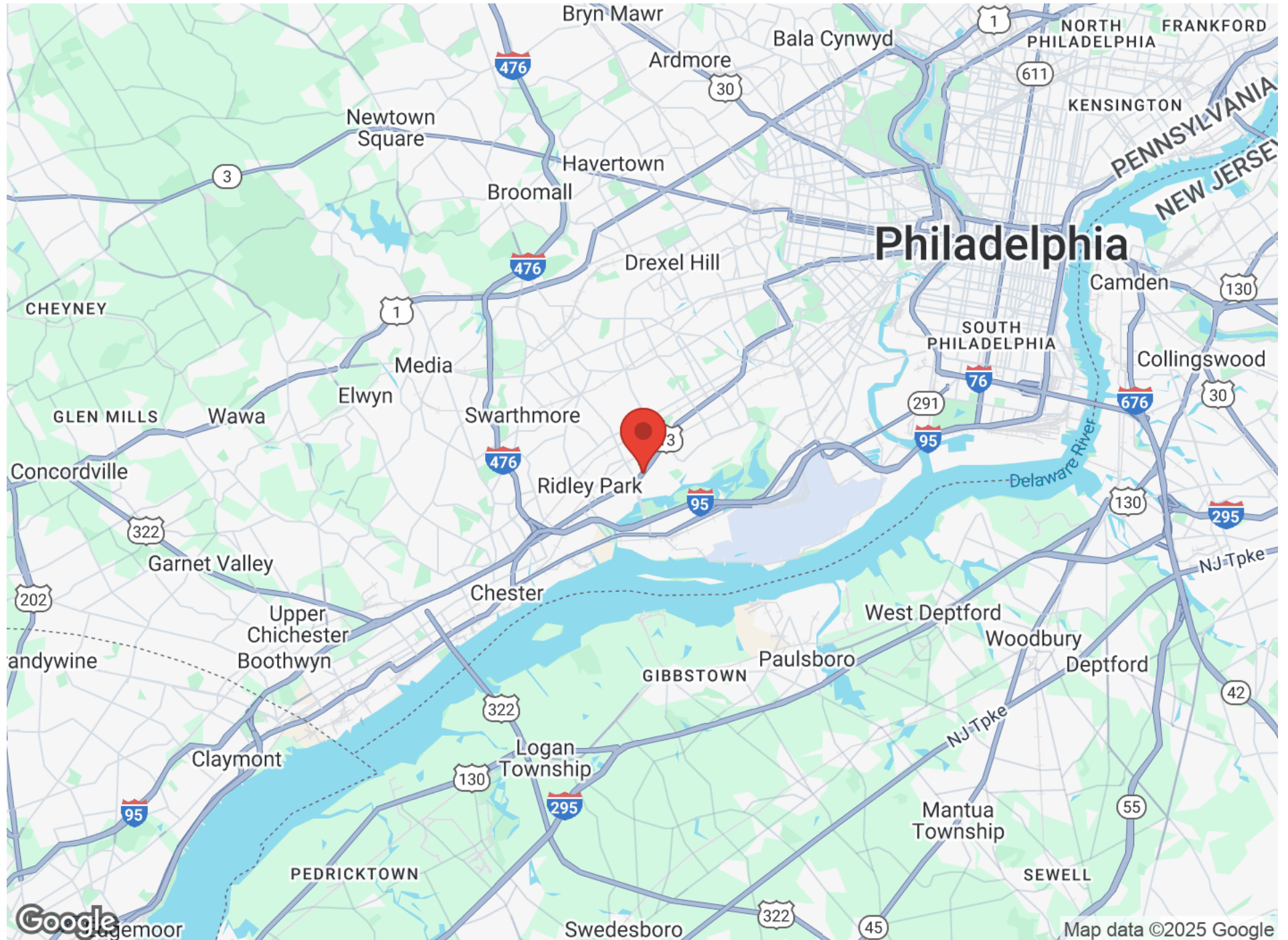
# BUSINESS MAP

641 CHESTER PIKE



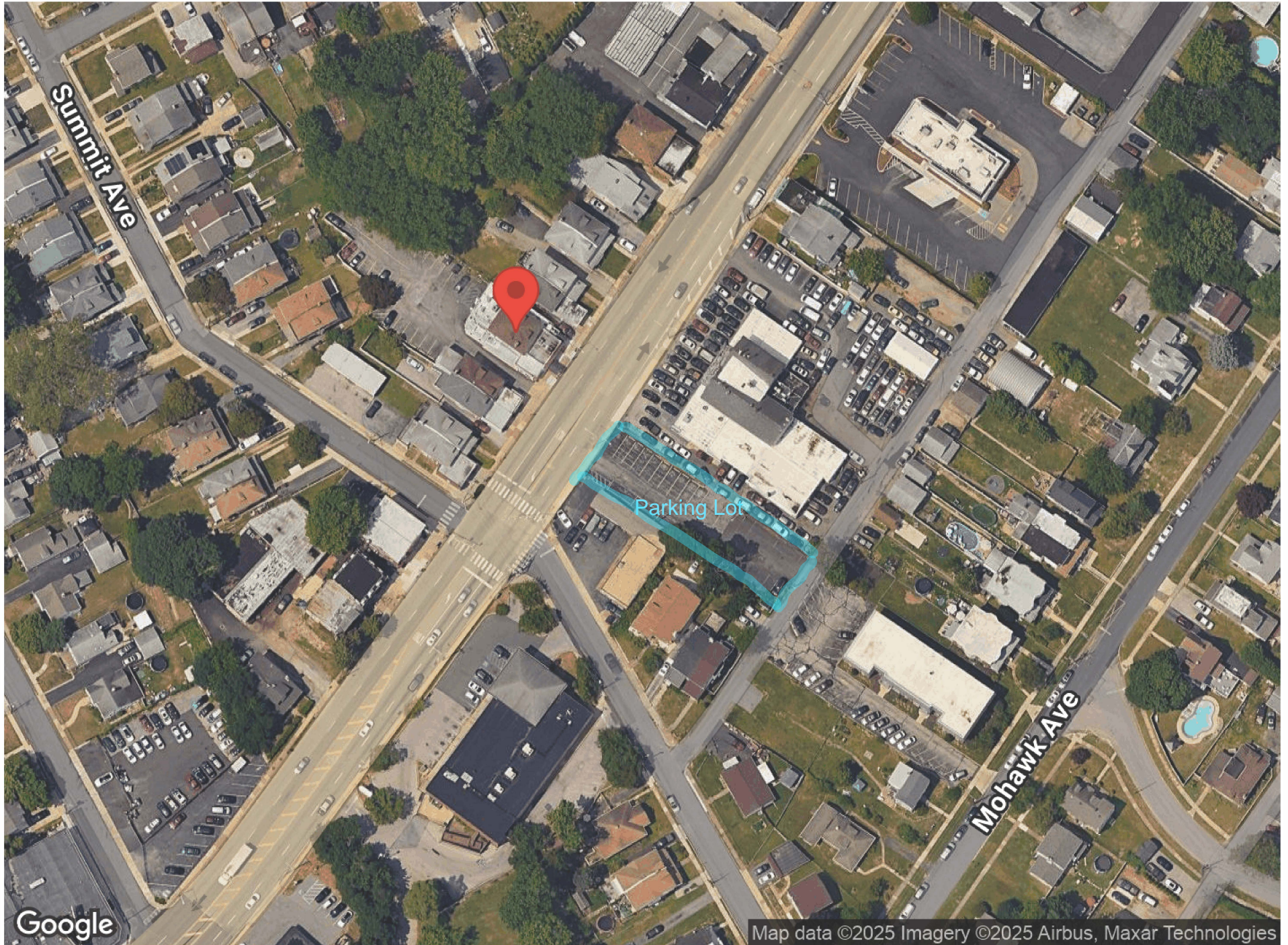
# REGIONAL MAP

641 CHESTER PIKE



# AERIAL MAP

641 CHESTER PIKE



Google

Map data ©2025 Imagery ©2025 Airbus, Maxar Technologies



# Demographic and Income Profile

1020 Lincoln Ave, Prospect Park, Pennsylvania, 19076 2  
 1020 Lincoln Ave, Prospect Park, Pennsylvania, 19076  
 Ring: 1 mile radius

Craig Fernsler, CCIM  
 Latitude: 39.88640  
 Longitude: -75.30945

| Summary                       | Census 2010 | Census 2020 | 2024   | 2029   |
|-------------------------------|-------------|-------------|--------|--------|
| Population                    | 23,983      | 24,172      | 23,827 | 23,349 |
| Households                    | 9,533       | 9,797       | 9,782  | 9,752  |
| Families                      | 6,178       | 6,274       | 6,148  | 6,110  |
| Average Household Size        | 2.49        | 2.45        | 2.42   | 2.38   |
| Owner Occupied Housing Units  | 6,611       | 6,634       | 6,762  | 6,860  |
| Renter Occupied Housing Units | 2,922       | 3,163       | 3,020  | 2,892  |
| Median Age                    | 39.8        | 40.2        | 40.8   | 42.3   |

| Trends: 2024-2029 Annual Rate | Area   | State | National |
|-------------------------------|--------|-------|----------|
| Population                    | -0.40% | 0.00% | 0.38%    |
| Households                    | -0.06% | 0.29% | 0.64%    |
| Families                      | -0.12% | 0.22% | 0.56%    |
| Owner HHs                     | 0.29%  | 0.46% | 0.97%    |
| Median Household Income       | 4.03%  | 2.91% | 2.95%    |

| Households by Income  | 2024   |         | 2029   |         |
|-----------------------|--------|---------|--------|---------|
|                       | Number | Percent | Number | Percent |
| <\$15,000             | 833    | 8.5%    | 621    | 6.4%    |
| \$15,000 - \$24,999   | 417    | 4.3%    | 299    | 3.1%    |
| \$25,000 - \$34,999   | 543    | 5.6%    | 423    | 4.3%    |
| \$35,000 - \$49,999   | 915    | 9.4%    | 772    | 7.9%    |
| \$50,000 - \$74,999   | 1,735  | 17.7%   | 1,586  | 16.3%   |
| \$75,000 - \$99,999   | 1,179  | 12.1%   | 1,082  | 11.1%   |
| \$100,000 - \$149,999 | 2,285  | 23.4%   | 2,507  | 25.7%   |
| \$150,000 - \$199,999 | 957    | 9.8%    | 1,286  | 13.2%   |
| \$200,000+            | 919    | 9.4%    | 1,177  | 12.1%   |

|                          |           |           |
|--------------------------|-----------|-----------|
| Median Household Income  | \$82,984  | \$101,103 |
| Average Household Income | \$106,198 | \$125,398 |
| Per Capita Income        | \$43,398  | \$52,134  |

| Population by Age | Census 2010 |         | Census 2020 |         | 2024   |         | 2029   |         |
|-------------------|-------------|---------|-------------|---------|--------|---------|--------|---------|
|                   | Number      | Percent | Number      | Percent | Number | Percent | Number | Percent |
| 0 - 4             | 1,266       | 5.3%    | 1,237       | 5.1%    | 1,206  | 5.1%    | 1,144  | 4.9%    |
| 5 - 9             | 1,339       | 5.6%    | 1,403       | 5.8%    | 1,300  | 5.5%    | 1,169  | 5.0%    |
| 10 - 14           | 1,513       | 6.3%    | 1,393       | 5.8%    | 1,335  | 5.6%    | 1,263  | 5.4%    |
| 15 - 19           | 1,696       | 7.1%    | 1,380       | 5.7%    | 1,299  | 5.5%    | 1,252  | 5.4%    |
| 20 - 24           | 1,559       | 6.5%    | 1,366       | 5.7%    | 1,347  | 5.7%    | 1,209  | 5.2%    |
| 25 - 34           | 3,221       | 13.4%   | 3,508       | 14.5%   | 3,403  | 14.3%   | 3,073  | 13.2%   |
| 35 - 44           | 3,146       | 13.1%   | 3,213       | 13.3%   | 3,405  | 14.3%   | 3,484  | 14.9%   |
| 45 - 54           | 4,119       | 17.2%   | 2,990       | 12.4%   | 2,797  | 11.7%   | 2,959  | 12.7%   |
| 55 - 64           | 2,846       | 11.9%   | 3,833       | 15.9%   | 3,404  | 14.3%   | 2,814  | 12.1%   |
| 65 - 74           | 1,548       | 6.5%    | 2,361       | 9.8%    | 2,705  | 11.4%   | 2,965  | 12.7%   |
| 75 - 84           | 1,215       | 5.1%    | 1,052       | 4.4%    | 1,193  | 5.0%    | 1,538  | 6.6%    |
| 85+               | 513         | 2.1%    | 435         | 1.8%    | 432    | 1.8%    | 480    | 2.1%    |

| Race and Ethnicity         | Census 2010 |         | Census 2020 |         | 2024   |         | 2029   |         |
|----------------------------|-------------|---------|-------------|---------|--------|---------|--------|---------|
|                            | Number      | Percent | Number      | Percent | Number | Percent | Number | Percent |
| White Alone                | 22,661      | 94.5%   | 20,389      | 84.3%   | 19,718 | 82.8%   | 18,945 | 81.1%   |
| Black Alone                | 489         | 2.0%    | 1,473       | 6.1%    | 1,585  | 6.7%    | 1,678  | 7.2%    |
| American Indian Alone      | 18          | 0.1%    | 30          | 0.1%    | 35     | 0.1%    | 36     | 0.2%    |
| Asian Alone                | 390         | 1.6%    | 726         | 3.0%    | 798    | 3.3%    | 872    | 3.7%    |
| Pacific Islander Alone     | 2           | 0.0%    | 9           | 0.0%    | 11     | 0.0%    | 13     | 0.1%    |
| Some Other Race Alone      | 106         | 0.4%    | 301         | 1.2%    | 333    | 1.4%    | 360    | 1.5%    |
| Two or More Races          | 315         | 1.3%    | 1,244       | 5.1%    | 1,347  | 5.7%    | 1,445  | 6.2%    |
| Hispanic Origin (Any Race) | 391         | 1.6%    | 848         | 3.5%    | 950    | 4.0%    | 1,031  | 4.4%    |

**Data Note:** Income is expressed in current dollars.

**Source:** Esri forecasts for 2024 and 2029. U.S. Census Bureau 2020 decennial Census in 2020 geographies.

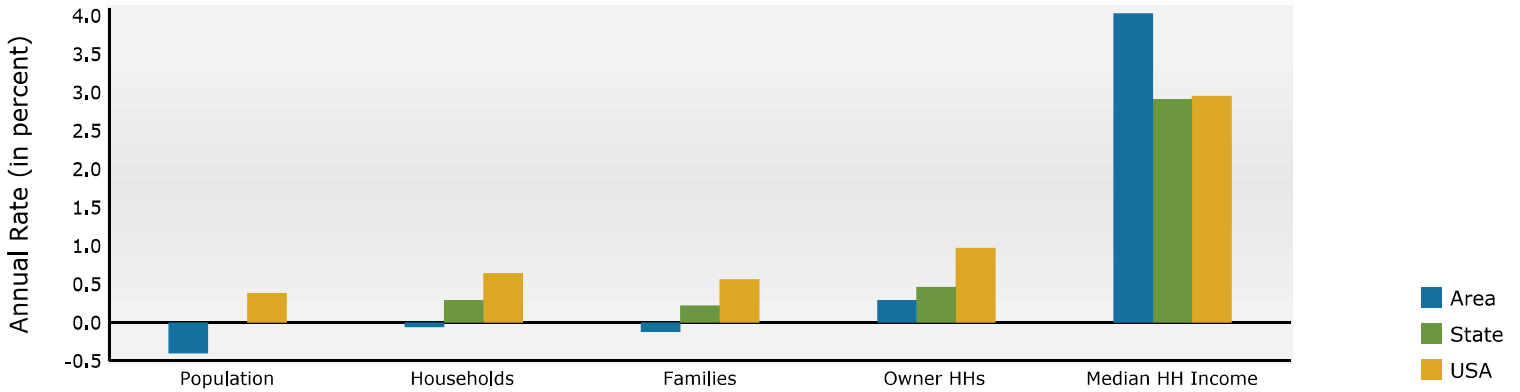


# Demographic and Income Profile

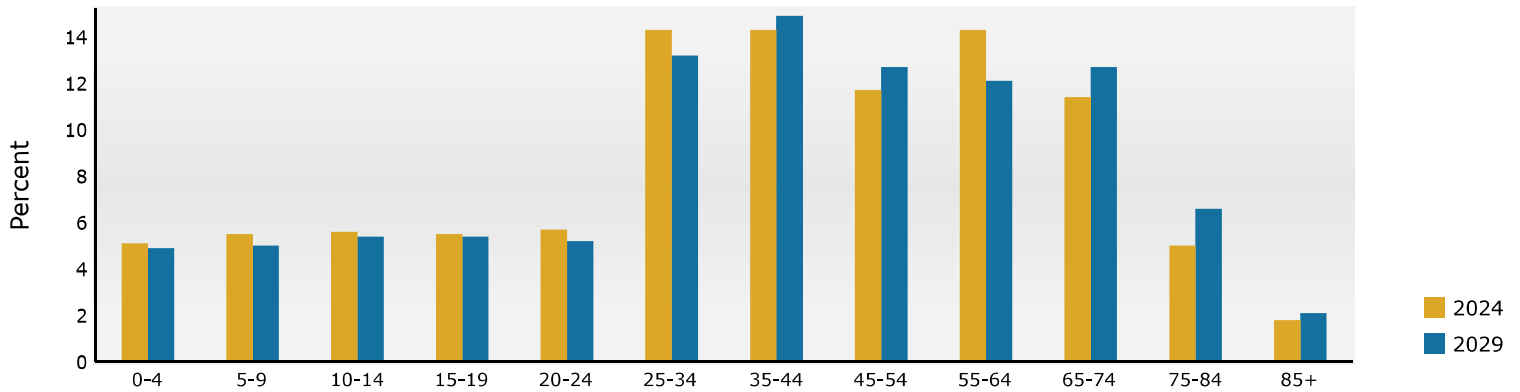
1020 Lincoln Ave, Prospect Park, Pennsylvania, 19076 2  
 1020 Lincoln Ave, Prospect Park, Pennsylvania, 19076  
 Ring: 1 mile radius

Craig Fernsler, CCIM  
 Latitude: 39.88640  
 Longitude: -75.30945

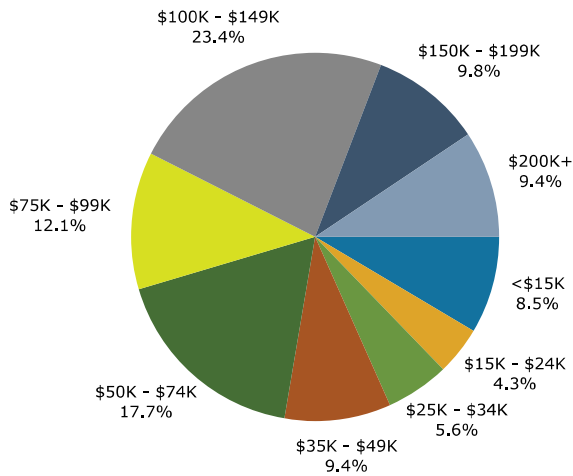
## Trends 2024-2029



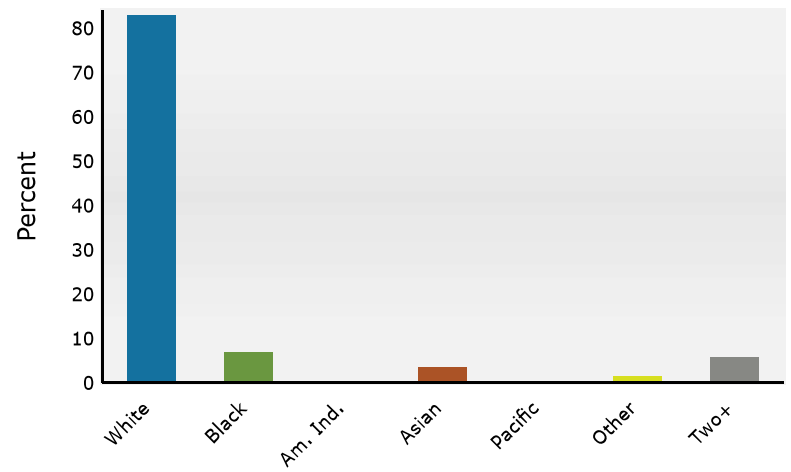
## Population by Age



## 2024 Household Income



## 2024 Population by Race



Source: Esri forecasts for 2024 and 2029. U.S. Census Bureau 2020 decennial Census in 2020 geographies.



# Demographic and Income Profile

1020 Lincoln Ave, Prospect Park, Pennsylvania, 19076 2  
 1020 Lincoln Ave, Prospect Park, Pennsylvania, 19076  
 Ring: 3 mile radius

Craig Fernsler, CCIM  
 Latitude: 39.88640  
 Longitude: -75.30945

| Summary                       | Census 2010 | Census 2020 | 2024    | 2029    |
|-------------------------------|-------------|-------------|---------|---------|
| Population                    | 126,923     | 128,601     | 128,074 | 126,162 |
| Households                    | 49,380      | 49,933      | 50,090  | 50,101  |
| Families                      | 32,651      | 32,878      | 32,401  | 32,318  |
| Average Household Size        | 2.53        | 2.53        | 2.51    | 2.47    |
| Owner Occupied Housing Units  | 34,792      | 33,993      | 34,686  | 35,216  |
| Renter Occupied Housing Units | 14,588      | 15,940      | 15,404  | 14,885  |
| Median Age                    | 38.2        | 38.8        | 39.4    | 40.8    |

| Trends: 2024-2029 Annual Rate | Area   | State | National |
|-------------------------------|--------|-------|----------|
| Population                    | -0.30% | 0.00% | 0.38%    |
| Households                    | 0.00%  | 0.29% | 0.64%    |
| Families                      | -0.05% | 0.22% | 0.56%    |
| Owner HHs                     | 0.30%  | 0.46% | 0.97%    |
| Median Household Income       | 3.48%  | 2.91% | 2.95%    |

| Households by Income  | 2024   |         | 2029   |         |
|-----------------------|--------|---------|--------|---------|
|                       | Number | Percent | Number | Percent |
| <\$15,000             | 4,412  | 8.8%    | 3,475  | 6.9%    |
| \$15,000 - \$24,999   | 2,674  | 5.3%    | 2,038  | 4.1%    |
| \$25,000 - \$34,999   | 3,013  | 6.0%    | 2,453  | 4.9%    |
| \$35,000 - \$49,999   | 4,862  | 9.7%    | 4,143  | 8.3%    |
| \$50,000 - \$74,999   | 9,126  | 18.2%   | 8,367  | 16.7%   |
| \$75,000 - \$99,999   | 6,366  | 12.7%   | 6,092  | 12.2%   |
| \$100,000 - \$149,999 | 10,482 | 20.9%   | 11,702 | 23.4%   |
| \$150,000 - \$199,999 | 4,748  | 9.5%    | 6,294  | 12.6%   |
| \$200,000+            | 4,407  | 8.8%    | 5,537  | 11.1%   |

|                          |           |           |
|--------------------------|-----------|-----------|
| Median Household Income  | \$77,941  | \$92,488  |
| Average Household Income | \$103,620 | \$121,279 |
| Per Capita Income        | \$40,678  | \$48,289  |

| Population by Age | Census 2010 |         | Census 2020 |         | 2024   |         | 2029   |         |
|-------------------|-------------|---------|-------------|---------|--------|---------|--------|---------|
|                   | Number      | Percent | Number      | Percent | Number | Percent | Number | Percent |
| 0 - 4             | 7,675       | 6.0%    | 7,136       | 5.5%    | 7,023  | 5.5%    | 6,729  | 5.3%    |
| 5 - 9             | 7,670       | 6.0%    | 8,116       | 6.3%    | 7,607  | 5.9%    | 6,807  | 5.4%    |
| 10 - 14           | 8,052       | 6.3%    | 8,219       | 6.4%    | 7,999  | 6.2%    | 7,517  | 6.0%    |
| 15 - 19           | 9,377       | 7.4%    | 8,454       | 6.6%    | 8,273  | 6.5%    | 8,194  | 6.5%    |
| 20 - 24           | 9,142       | 7.2%    | 8,224       | 6.4%    | 8,459  | 6.6%    | 8,131  | 6.4%    |
| 25 - 34           | 16,715      | 13.2%   | 17,379      | 13.5%   | 16,537 | 12.9%   | 15,320 | 12.1%   |
| 35 - 44           | 16,111      | 12.7%   | 16,757      | 13.0%   | 18,018 | 14.1%   | 17,830 | 14.1%   |
| 45 - 54           | 20,091      | 15.8%   | 15,559      | 12.1%   | 15,031 | 11.7%   | 15,855 | 12.6%   |
| 55 - 64           | 15,070      | 11.9%   | 18,728      | 14.6%   | 16,873 | 13.2%   | 14,441 | 11.4%   |
| 65 - 74           | 8,211       | 6.5%    | 12,470      | 9.7%    | 13,871 | 10.8%   | 14,914 | 11.8%   |
| 75 - 84           | 6,250       | 4.9%    | 5,312       | 4.1%    | 6,140  | 4.8%    | 7,982  | 6.3%    |
| 85+               | 2,557       | 2.0%    | 2,247       | 1.7%    | 2,241  | 1.7%    | 2,443  | 1.9%    |

| Race and Ethnicity         | Census 2010 |         | Census 2020 |         | 2024   |         | 2029   |         |
|----------------------------|-------------|---------|-------------|---------|--------|---------|--------|---------|
|                            | Number      | Percent | Number      | Percent | Number | Percent | Number | Percent |
| White Alone                | 101,022     | 79.6%   | 87,103      | 67.7%   | 84,164 | 65.7%   | 80,491 | 63.8%   |
| Black Alone                | 18,687      | 14.7%   | 26,976      | 21.0%   | 28,172 | 22.0%   | 28,896 | 22.9%   |
| American Indian Alone      | 211         | 0.2%    | 235         | 0.2%    | 254    | 0.2%    | 259    | 0.2%    |
| Asian Alone                | 3,559       | 2.8%    | 5,152       | 4.0%    | 5,639  | 4.4%    | 6,096  | 4.8%    |
| Pacific Islander Alone     | 23          | 0.0%    | 45          | 0.0%    | 52     | 0.0%    | 56     | 0.0%    |
| Some Other Race Alone      | 802         | 0.6%    | 2,039       | 1.6%    | 2,226  | 1.7%    | 2,359  | 1.9%    |
| Two or More Races          | 2,619       | 2.1%    | 7,051       | 5.5%    | 7,567  | 5.9%    | 8,005  | 6.3%    |
| Hispanic Origin (Any Race) | 3,218       | 2.5%    | 5,158       | 4.0%    | 5,762  | 4.5%    | 6,183  | 4.9%    |

**Data Note:** Income is expressed in current dollars.

**Source:** Esri forecasts for 2024 and 2029. U.S. Census Bureau 2020 decennial Census in 2020 geographies.

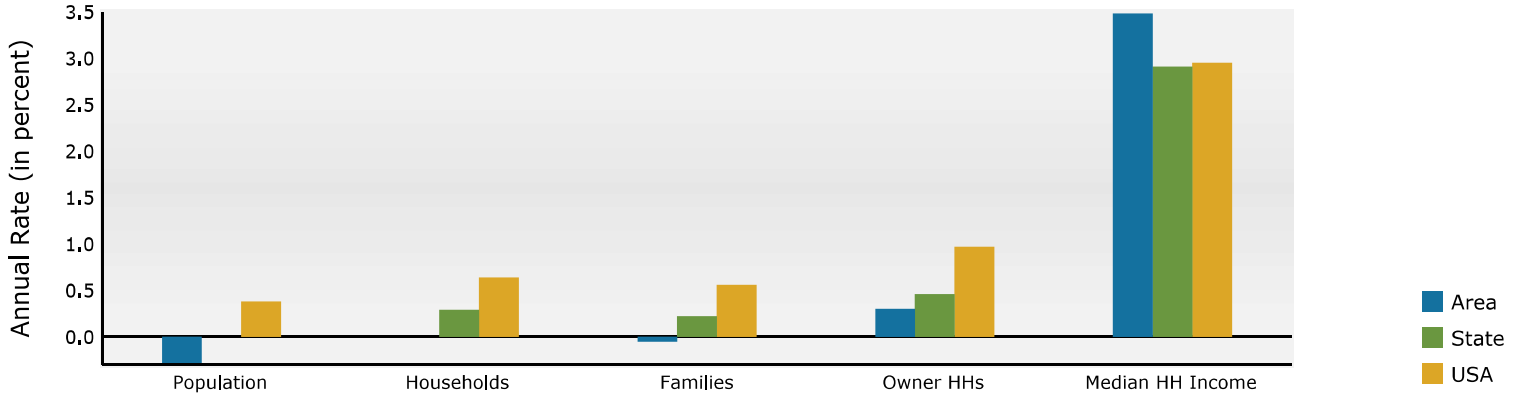


# Demographic and Income Profile

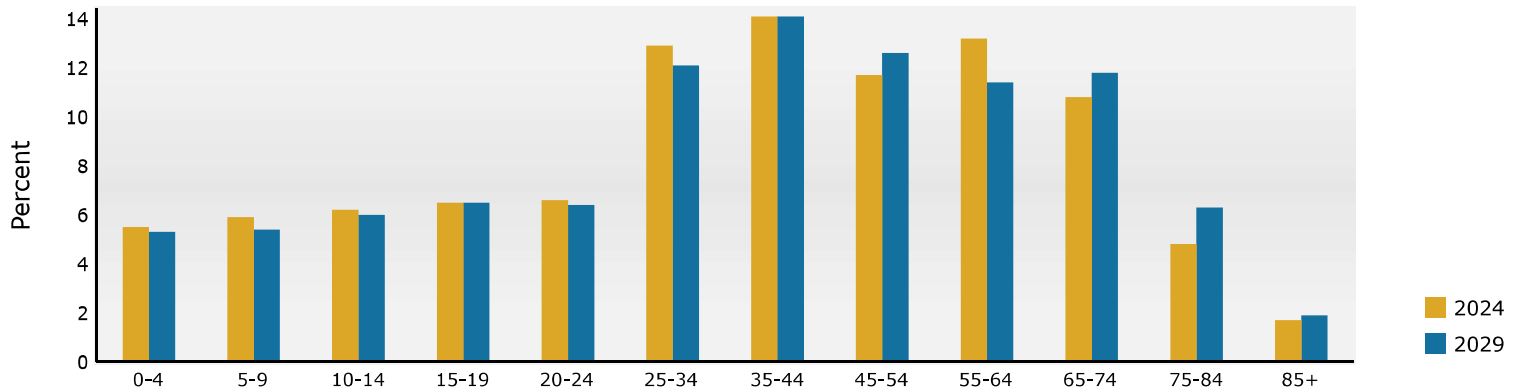
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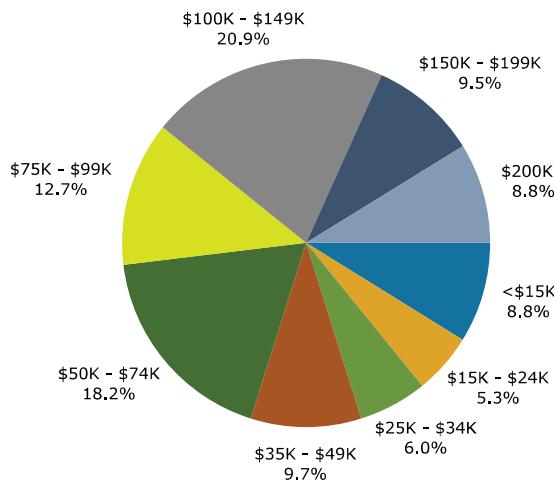
## Trends 2024-2029



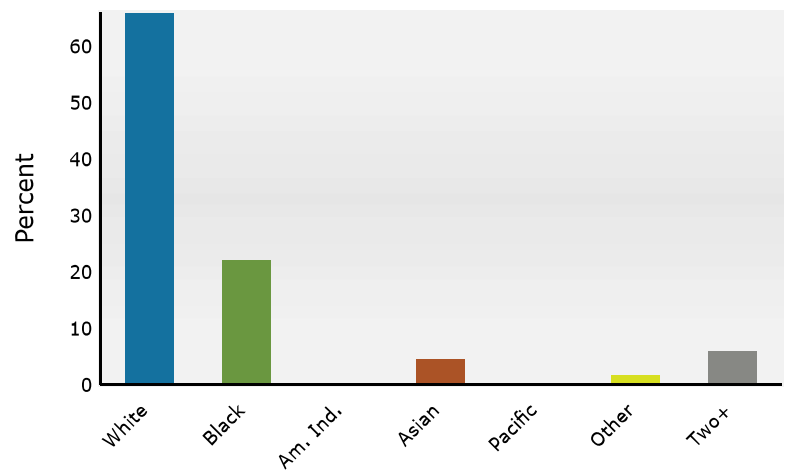
## Population by Age



## 2024 Household Income



## 2024 Population by Race



2024 Percent Hispanic Origin: 4.5%

Source: Esri forecasts for 2024 and 2029. U.S. Census Bureau 2020 decennial Census in 2020 geographies.



# Demographic and Income Profile

1020 Lincoln Ave, Prospect Park, Pennsylvania, 19076 2  
 1020 Lincoln Ave, Prospect Park, Pennsylvania, 19076  
 Ring: 5 mile radius

Craig Fernsler, CCIM  
 Latitude: 39.88640  
 Longitude: -75.30945

| Summary                       | Census 2010 | Census 2020 | 2024    | 2029    |
|-------------------------------|-------------|-------------|---------|---------|
| Population                    | 322,171     | 327,074     | 324,607 | 319,775 |
| Households                    | 122,984     | 125,505     | 125,776 | 125,895 |
| Families                      | 80,929      | 82,009      | 80,751  | 80,650  |
| Average Household Size        | 2.57        | 2.56        | 2.53    | 2.49    |
| Owner Occupied Housing Units  | 82,610      | 80,043      | 81,686  | 82,923  |
| Renter Occupied Housing Units | 40,374      | 45,462      | 44,090  | 42,972  |
| Median Age                    | 37.1        | 38.5        | 39.1    | 40.4    |

| Trends: 2024-2029 Annual Rate | Area   | State | National |
|-------------------------------|--------|-------|----------|
| Population                    | -0.30% | 0.00% | 0.38%    |
| Households                    | 0.02%  | 0.29% | 0.64%    |
| Families                      | -0.03% | 0.22% | 0.56%    |
| Owner HHs                     | 0.30%  | 0.46% | 0.97%    |
| Median Household Income       | 3.15%  | 2.91% | 2.95%    |

| Households by Income  | 2024   |         | 2029   |         |
|-----------------------|--------|---------|--------|---------|
|                       | Number | Percent | Number | Percent |
| <\$15,000             | 12,061 | 9.6%    | 9,653  | 7.7%    |
| \$15,000 - \$24,999   | 7,765  | 6.2%    | 6,096  | 4.8%    |
| \$25,000 - \$34,999   | 8,786  | 7.0%    | 7,408  | 5.9%    |
| \$35,000 - \$49,999   | 12,632 | 10.0%   | 11,054 | 8.8%    |
| \$50,000 - \$74,999   | 22,870 | 18.2%   | 21,406 | 17.0%   |
| \$75,000 - \$99,999   | 15,646 | 12.4%   | 15,235 | 12.1%   |
| \$100,000 - \$149,999 | 23,608 | 18.8%   | 26,493 | 21.0%   |
| \$150,000 - \$199,999 | 10,824 | 8.6%    | 14,218 | 11.3%   |
| \$200,000+            | 11,575 | 9.2%    | 14,324 | 11.4%   |

|                          |           |           |
|--------------------------|-----------|-----------|
| Median Household Income  | \$73,119  | \$85,380  |
| Average Household Income | \$101,454 | \$118,381 |
| Per Capita Income        | \$39,478  | \$46,777  |

| Population by Age | Census 2010 |         | Census 2020 |         | 2024   |         | 2029   |         |
|-------------------|-------------|---------|-------------|---------|--------|---------|--------|---------|
|                   | Number      | Percent | Number      | Percent | Number | Percent | Number | Percent |
| 0 - 4             | 21,574      | 6.7%    | 18,839      | 5.8%    | 18,443 | 5.7%    | 17,773 | 5.6%    |
| 5 - 9             | 20,817      | 6.5%    | 21,380      | 6.5%    | 19,997 | 6.2%    | 17,932 | 5.6%    |
| 10 - 14           | 21,506      | 6.7%    | 21,646      | 6.6%    | 20,711 | 6.4%    | 19,379 | 6.1%    |
| 15 - 19           | 23,649      | 7.3%    | 21,344      | 6.5%    | 20,899 | 6.4%    | 20,424 | 6.4%    |
| 20 - 24           | 22,505      | 7.0%    | 20,236      | 6.2%    | 20,755 | 6.4%    | 20,030 | 6.3%    |
| 25 - 34           | 42,686      | 13.2%   | 44,721      | 13.7%   | 42,752 | 13.2%   | 40,107 | 12.5%   |
| 35 - 44           | 41,316      | 12.8%   | 42,215      | 12.9%   | 44,985 | 13.9%   | 44,653 | 14.0%   |
| 45 - 54           | 49,046      | 15.2%   | 39,502      | 12.1%   | 38,487 | 11.9%   | 39,701 | 12.4%   |
| 55 - 64           | 37,453      | 11.6%   | 46,008      | 14.1%   | 41,440 | 12.8%   | 36,438 | 11.4%   |
| 65 - 74           | 20,343      | 6.3%    | 31,598      | 9.7%    | 34,381 | 10.6%   | 36,482 | 11.4%   |
| 75 - 84           | 14,792      | 4.6%    | 13,648      | 4.2%    | 15,762 | 4.9%    | 20,208 | 6.3%    |
| 85+               | 6,485       | 2.0%    | 5,937       | 1.8%    | 5,994  | 1.8%    | 6,650  | 2.1%    |

| Race and Ethnicity         | Census 2010 |         | Census 2020 |         | 2024    |         | 2029    |         |
|----------------------------|-------------|---------|-------------|---------|---------|---------|---------|---------|
|                            | Number      | Percent | Number      | Percent | Number  | Percent | Number  | Percent |
| White Alone                | 199,793     | 62.0%   | 171,460     | 52.4%   | 165,041 | 50.8%   | 157,569 | 49.3%   |
| Black Alone                | 100,433     | 31.2%   | 116,751     | 35.7%   | 118,087 | 36.4%   | 118,563 | 37.1%   |
| American Indian Alone      | 581         | 0.2%    | 696         | 0.2%    | 737     | 0.2%    | 739     | 0.2%    |
| Asian Alone                | 11,089      | 3.4%    | 13,924      | 4.3%    | 14,923  | 4.6%    | 15,868  | 5.0%    |
| Pacific Islander Alone     | 82          | 0.0%    | 90          | 0.0%    | 102     | 0.0%    | 110     | 0.0%    |
| Some Other Race Alone      | 3,045       | 0.9%    | 6,887       | 2.1%    | 7,421   | 2.3%    | 7,780   | 2.4%    |
| Two or More Races          | 7,149       | 2.2%    | 17,267      | 5.3%    | 18,297  | 5.6%    | 19,146  | 6.0%    |
| Hispanic Origin (Any Race) | 9,534       | 3.0%    | 15,144      | 4.6%    | 16,624  | 5.1%    | 17,595  | 5.5%    |

**Data Note:** Income is expressed in current dollars.

**Source:** Esri forecasts for 2024 and 2029. U.S. Census Bureau 2020 decennial Census in 2020 geographies.



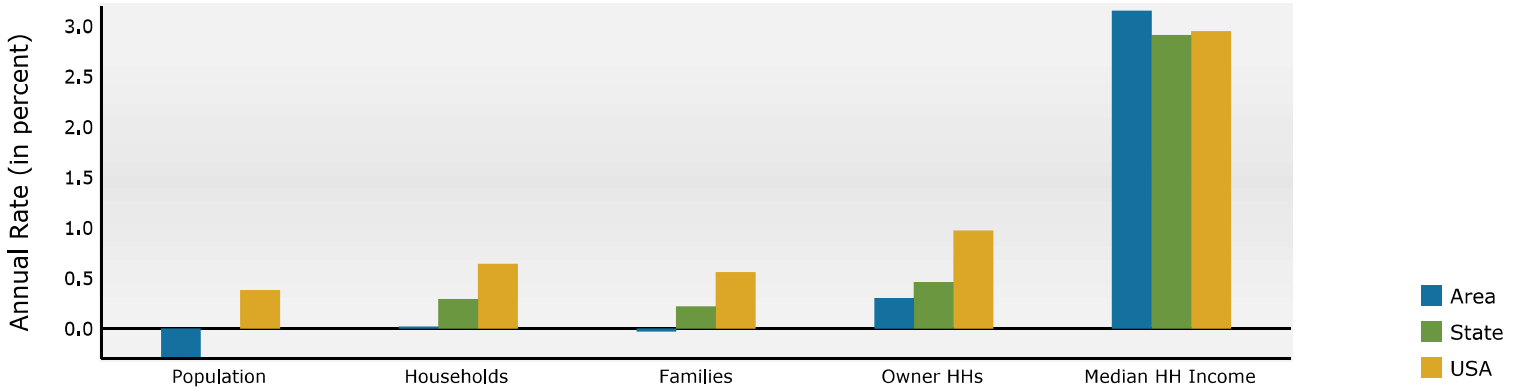


# Demographic and Income Profile

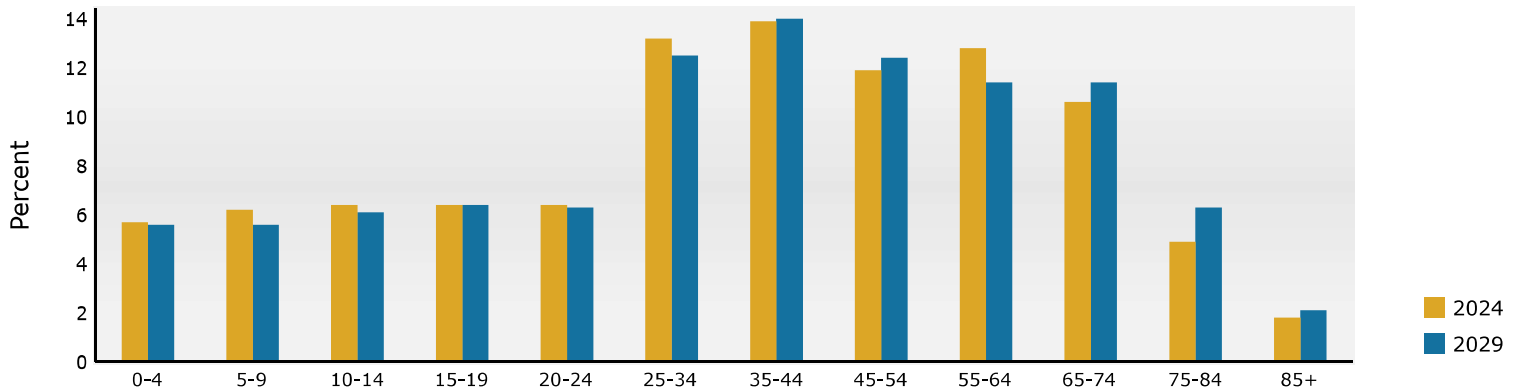
1020 Lincoln Ave, Prospect Park, Pennsylvania, 19076 2  
 1020 Lincoln Ave, Prospect Park, Pennsylvania, 19076  
 Ring: 5 mile radius

Craig Fernsler, CCIM  
 Latitude: 39.88640  
 Longitude: -75.30945

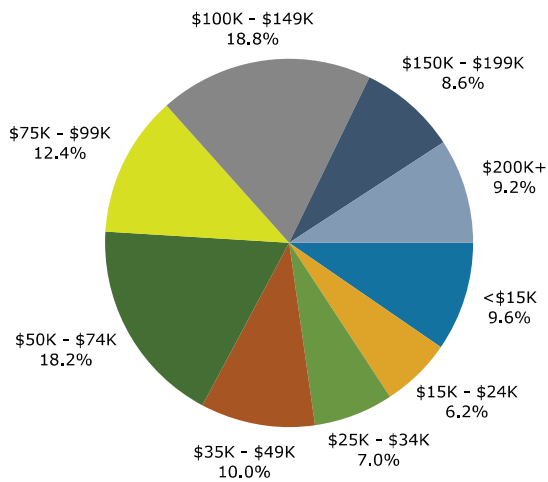
## Trends 2024-2029



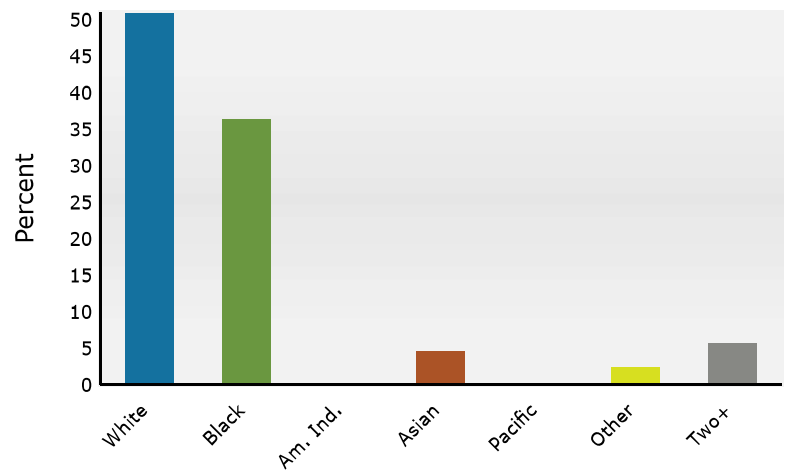
## Population by Age



## 2024 Household Income



## 2024 Population by Race



Source: Esri forecasts for 2024 and 2029. U.S. Census Bureau 2020 decennial Census in 2020 geographies.

# Zoning C-1

§ 70-22

PROSPECT PARK CODE

§ 70-23

interest in or control of any mobile home park or any parcel, lot or track therein. If the certificate of registration is transferred by the Pennsylvania Department of Environmental Resources, proof for such transfer shall be furnished to the Prospect Park Secretary forthwith.

## G. Inspection.

- (1) The Borough Health Officer or any other representative of the Prospect Park Borough Council may inspect a mobile home park at reasonable intervals and at reasonable times to determine compliance with this chapter.
- (2) Whenever, upon inspection of any mobile home park, it is determined that conditions or practices exist which are in violation of any provision of this chapter or any regulations adopted pursuant thereto, the Prospect Park Borough Secretary shall give notice, in writing, to the person to whom the certificate was issued, advising them that unless such conditions or practices are corrected within a reasonable period of time specified in the notice, the license to operate in Prospect Park Borough shall be suspended at the end of such period. Such mobile home park shall be reinspected, and if such conditions or practices shall not have been corrected, the Borough Secretary shall suspend the license and give notice, in writing, of such suspension to the person to whom the certificate is issued.

## ARTICLE VII

### C-1 Commercial District

#### § 70-23. Purpose.

Zoning District C-1 is designed for commercial uses and other consumer-related needs in areas accessible from major roads and mass transportation routes. It is further designed to

7058

8-25-94

# Zoning C-1

§ 70-23

DEVELOPMENT

§ 70-24

provide opportunities for planned commercial centers when conventional commercial uses are clustered in a building to form a neighborhood shopping or convenience shopping center and to provide opportunities for planned office and/or professional office centers. The intent of this Article is to restrict automotive repairs and gas stations.

## § 70-24. Use regulations.

A building may be erected, altered or used and a lot or premises may be used or occupied subject to Article X, Floodplain Regulations, for any of the following uses and no other.

### A. Permitted principal uses.

- (1) Business, professional, medical or other offices.
- (2) Restaurants.
- (3) Banks, including drive-in banks or other financial institutions.
- (4) Shops and stores for the retail sale of such items as antiques, books, bicycles, art and drafting equipment and supplies, furniture, flowers and plantings, gifts, garden supplies, hardware, household appliances, jewelry, notions, paint, periodicals, records, shoes, stereos, stationery, tobacco, toys, wearing apparel and other like merchandise.
- (5) Personal retail service shops, including beauty parlors and barbershops dealing directly with customers on the premises.
- (6) Retail dry-cleaning shops only if nonflammable and nonexplosive cleaning fluids are used and automatic self-service laundry and pressing shops.
- (7) General service or repair shops, including such shops as watch or clock repair, jewelry or optical repair, radio or television repair, electrical

7059

8 - 25 - 94

# Zoning C-1

§ 70-24

PROSPECT PARK CODE

§ 70-25

household appliance repair, shoe repair, tailor, dressmaker, photographer, travel agency and locksmith, provided that each of the foregoing is on a retail basis.

- (8) Bakery, pastry, candy, confectionery or ice cream shop making goods only for sale on the premises, specifically excluding lunch wagons or other similar vehicles, road stands or booths or any other movable, transient or temporary structure from which food or food products are sold.
- (9) Professional services such as offices or realtors, physicians, lawyers, dentists, architects, engineers, accountants, insurance agents, opticians and like services.

**B. Permitted accessory uses.**

- (1) Accessory use on the same lot with and customarily incidental to any of the above-permitted principal uses, except as limited above.
- (2) Parking, in accordance with Article XII, Off-Street Parking and Loading Facilities.
- (3) Signs, in accordance with Article XI, Signs.

**C. Conditional uses.** Planned business center, including various uses permitted under Subsection A (above) when such uses are clustered in a building to form a neighborhood shopping, convenience or service center or an office and/or professional office center.

**§ 70-25. Height regulations.**

The maximum height of dwellings and other structures attached thereto is thirty-five (35) feet. Measurement shall be in accordance with Article IV, R-1 Residential District, § 70-12.

7060

8-25-94

# Zoning C-1

§ 70-26

DEVELOPMENT

§ 70-26

## § 70-26. Area and bulk regulations.

### A. Permitted principal uses.

- (1) Lot area. Lot areas of not less than two thousand five hundred (2,500) square feet shall be provided for every principal permitted building erected or used for any permitted use.
- (2) Lot width at street line. A lot width or lot frontage at the street line of not less than twenty-five (25) feet shall be provided.
- (3) Setbacks.
  - (a) There shall be a setback on each street on which the lot abuts, the depth of which shall be at least twenty-five (25) feet.
  - (b) Side yard: none, except that where a side lot line abuts a residential district, a side yard at least fifteen (15) feet in width shall be provided which shall remain undeveloped and planted in accordance with the provisions of § 70-68.
  - (c) Minimum rear yard setback shall be twenty (20) feet.
- (4) Building coverage and impervious surface. Not more than sixty percent (60%) of any lot area shall be occupied by buildings and not more than eighty percent (80%) shall be covered by impervious surfaces.

B. Conditional uses. The area and bulk regulation for a planned business center or for an office and/or professional office center shall be in accordance with Subsection A.

C. Special requirements for planned business center or office and/or professional office center. General standards.

- (1) The tract of land on which such use is conducted shall be held in single ownership and shall be

7061

8 - 25 - 94

## Zoning C-1

§ 70-26

## PROSPECT PARK CODE

§ 70-26

operated under unified control and management. In the event of multiple ownership, a written agreement between the parties and owners involved shall be submitted to evidence that the development and management will be in accordance with a single plan with common authority and common responsibility.

- (2) The use shall provide and maintain attractively landscaped grounds and includes screen necessary to buffer adjacent properties in accordance with a landscaping plan approved by the Borough Council.
- (3) All utility lines servicing the permitted buildings and lot shall be placed underground within the lot lines of the property on which the use is located.
- (4) All mechanical equipment which is not enclosed within a building shall be fully and completely screened from view in a manner compatible with the architectural and landscaping style of the overall property.
- (5) The physical design of the site plan shall provide for adequate control of the vehicular traffic, make adequate provisions for public water, public sewer, erosion and sedimentation control, stormwater management, fire protection and other public services and further the amenities of light, air and visual enjoyment.
- (6) If there are more than two (2) buildings on a lot, the minimum distance between buildings shall be fifty (50) feet.
- (7) A buffer planting strip of not less than twenty (20) feet shall be provided around the entire perimeter of the property except for accessways from the street. The buffer planting strip shall be used for no purpose other than planting and screening and shall be in accordance with the landscaping plan approved by the borough.

7062

8 - 25 - 94

# Zoning C-1

§ 70-26

DEVELOPMENT

§ 70-27

- (8) There shall be not more than two (2) accessways to any one (1) public street. Neither of such accessways shall be more than fifty (50) feet in width. On major highways, adequate acceleration and deceleration lanes shall be provided. The intent of this provision is to encourage the use of common accessways in order to reduce the number and spacing of access points along the highway. Traffic control devices and acceleration and deceleration lanes shall be provided at the expense of the owner. Off-street parking and loading areas shall be provided in accordance with Article XII.
- (9) No goods shall be stored, set out or displayed within the street or right-of-way line, and in the event that a sidewalk has been constructed outside the street or right-of-way lines and the same is open for public use, no goods shall then be stored, set out or displayed.
- (10) All trash, garbage, rubbish and debris of every kind and nature shall be stored within the building and fireproofed rooms and shall be collected and disposed of as often as may be necessary under the particular circumstances by private collectors and at no cost to the borough. If dumpster-type containers are used, said containers must be concealed from public view and shall be in conformance with the Fire Prevention Code.<sup>14</sup>

## ARTICLE VIII C-2 Commercial District

### § 70-27. Purpose.

Zoning District C-2 is designed for commercial uses and other consumer-related needs in areas accessible from major roads

<sup>14</sup> Editor's Note: See Ch. 80, Fire Prevention.