

AVAILABLE FOR SALE

50-54 Garrett Road
Upper Darby, PA 19082



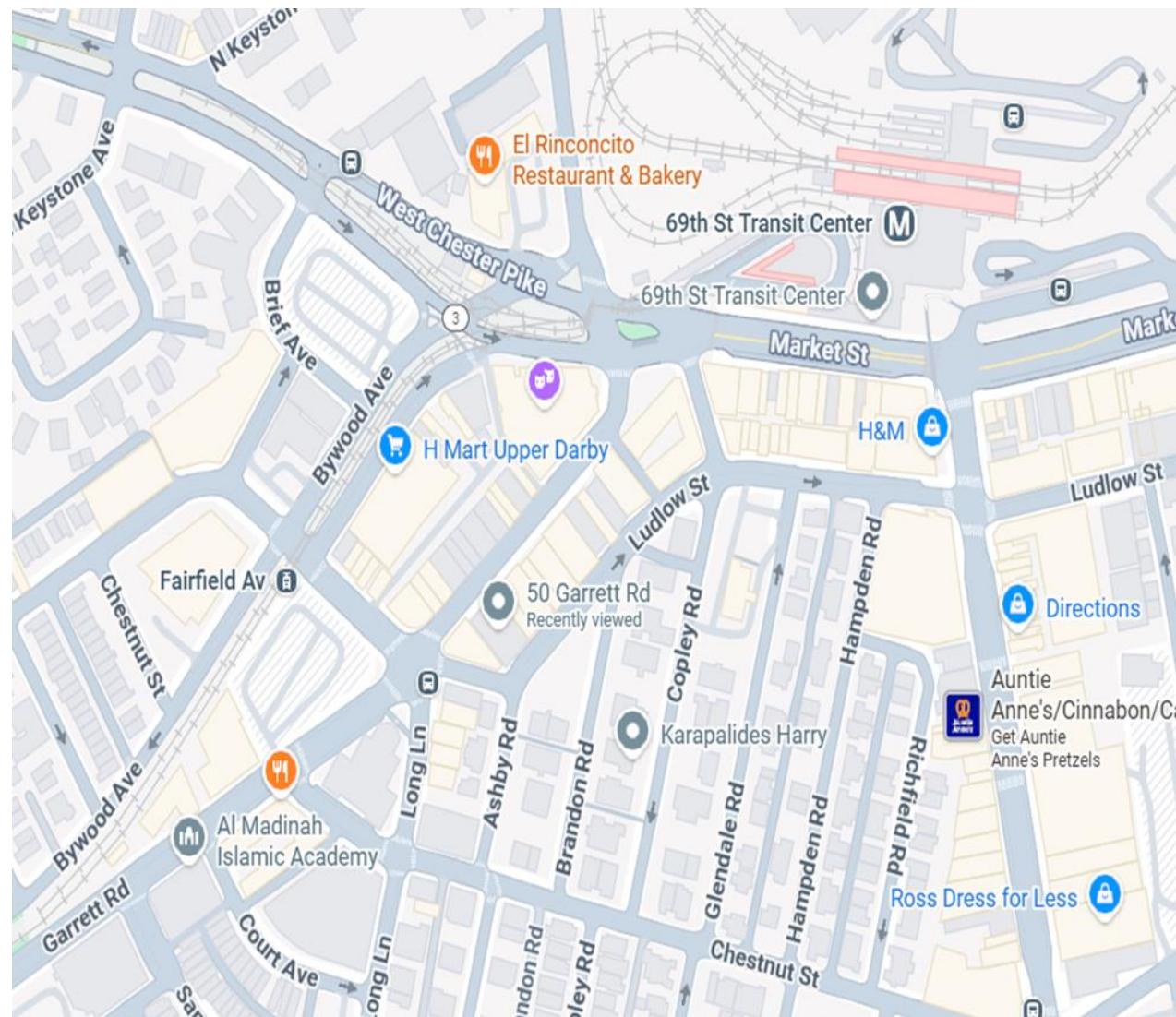
PARADIGM
COMMERCIAL ADVISORS

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www.paradigmcainc.com

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- ABSOLUTE NNN INVESTMENT FOR SALE
- 5 YEAR OPTION RECENTLY EXERCISED
- LONG-TERM OPERATING HISTORY: TENANT HAS OCCUPIED PROPERTY FOR 15+ YEARS
- ONE [1] 5 YEAR OPTION REMAINING
- 3 MILE POPULATION: >342,000
- CLOSE PROXIMITY TO I-76, PA ROUTE 3, AND 69TH STREET TERMINAL



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The information above is from sources believed reliable, but no warranty is made as to its accuracy. Buyer/Lessee shall confirm all information.

Demographic Summary Report

50-54 Garrett Rd, Upper Darby, PA 19082



Radius	1 Mile	3 Mile	5 Mile
Population			
2029 Projection	47,777	335,807	705,433
2024 Estimate	48,690	342,733	716,811
2020 Census	50,699	350,013	716,169
Growth 2024 - 2029	-1.88%	-2.02%	-1.59%
Growth 2020 - 2024	-3.96%	-2.08%	0.09%
2024 Population by Hispanic Origin	4,497	17,963	38,251
2024 Population	48,690	342,733	716,811
White	6,337 13.01%	88,302 25.76%	276,970 38.64%
Black	27,695 56.88%	202,436 59.07%	322,605 45.01%
Am. Indian & Alaskan	135 0.28%	902 0.26%	1,820 0.25%
Asian	8,504 17.47%	21,561 6.29%	53,867 7.51%
Hawaiian & Pacific Island	1 0.00%	48 0.01%	132 0.02%
Other	6,018 12.36%	29,484 8.60%	61,417 8.57%
U.S. Armed Forces	4	134	382
Households			
2029 Projection	17,211	130,045	286,087
2024 Estimate	17,564	133,034	291,327
2020 Census	18,371	137,066	293,410
Growth 2024 - 2029	-2.01%	-2.25%	-1.80%
Growth 2020 - 2024	-4.39%	-2.94%	-0.71%
Owner Occupied	8,272 47.10%	70,231 52.79%	148,274 50.90%
Renter Occupied	9,292 52.90%	62,802 47.21%	143,054 49.10%
2024 Households by HH Income	17,565	133,033	291,326
Income: <\$25,000	4,575 26.05%	35,495 26.68%	69,964 24.02%
Income: \$25,000 - \$50,000	4,446 25.31%	29,527 22.20%	56,267 19.31%
Income: \$50,000 - \$75,000	3,225 18.36%	21,256 15.98%	43,556 14.95%
Income: \$75,000 - \$100,000	1,953 11.12%	14,750 11.09%	32,325 11.10%
Income: \$100,000 - \$125,000	1,144 6.51%	10,186 7.66%	23,272 7.99%
Income: \$125,000 - \$150,000	654 3.72%	6,556 4.93%	16,591 5.69%
Income: \$150,000 - \$200,000	976 5.56%	7,052 5.30%	20,461 7.02%
Income: \$200,000+	592 3.37%	8,211 6.17%	28,890 9.92%
2024 Avg Household Income	\$66,372	\$74,822	\$88,811
2024 Med Household Income	\$48,121	\$51,579	\$59,867