

AVAILABLE FOR SALE

50-54 Garrett Road
Upper Darby, PA 19082



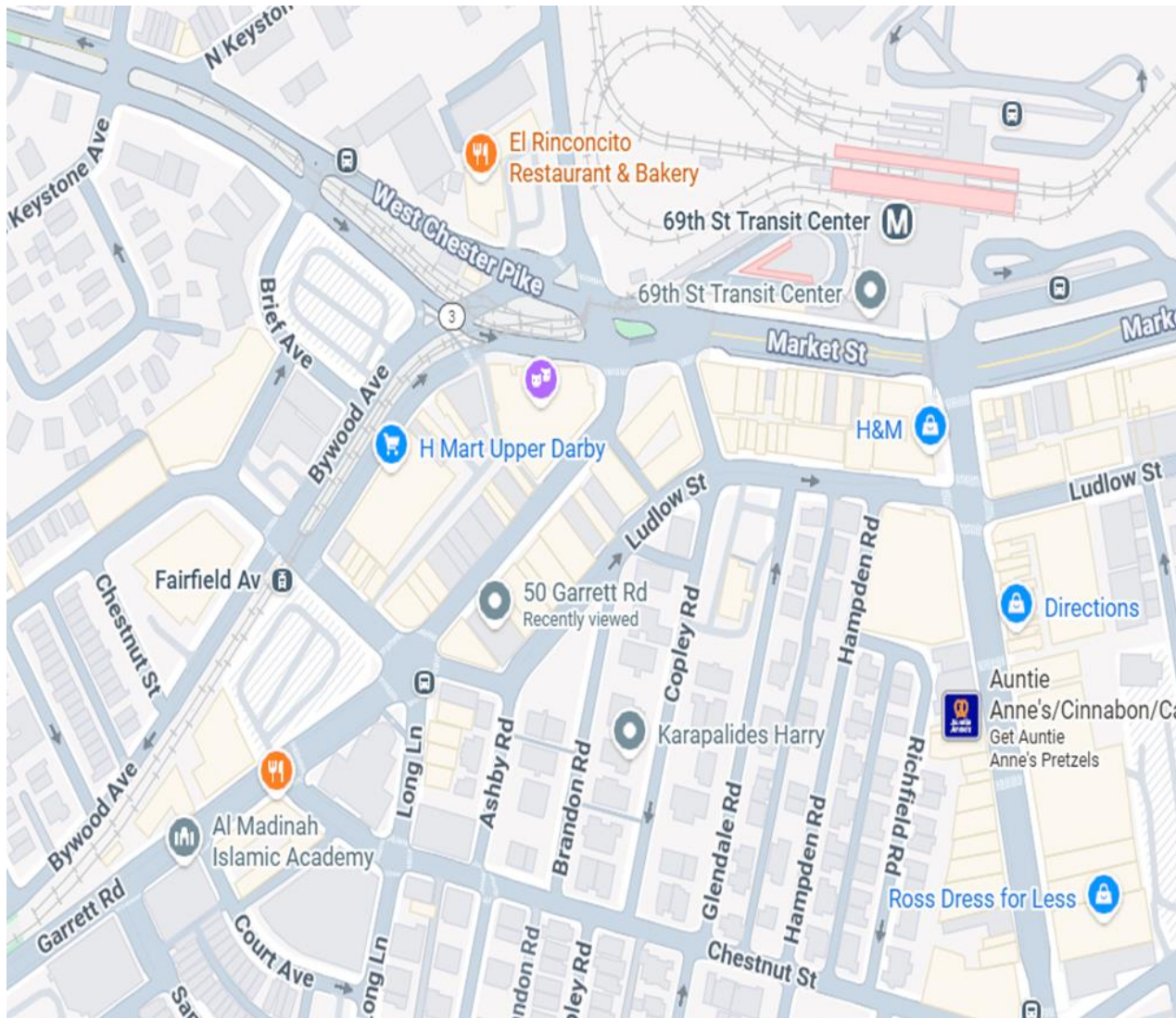
PARADIGM
COMMERCIAL ADVISORS

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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						
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	