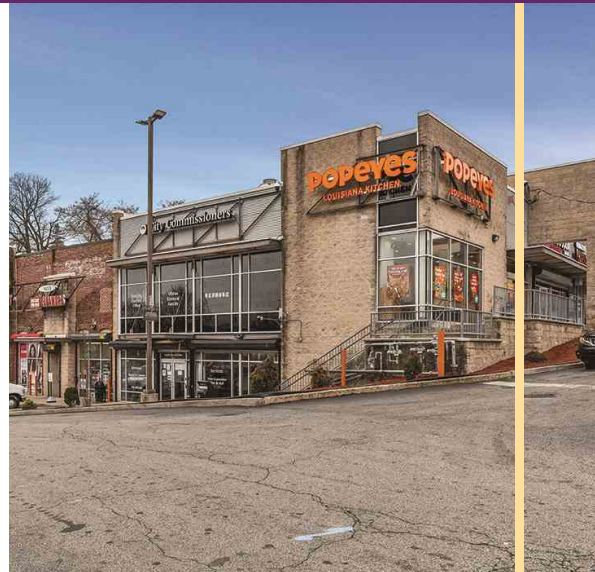


# PRIME RETAIL SPACE FOR LEASE



56<sup>th</sup> Street & Lancaster Avenue | Pennsylvania, PA 19131  
Philadelphia County



CITYVIEW  
Commercial, LLC

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# Property Description For OVERBROOK PLAZA

Welcome to Overbrook Plaza 5610 Lancaster Avenue, Philadelphia, PA, 19131

Overbrook Plaza is a 73,000-square-foot community shopping center nestled in the heart of the thriving Overbrook neighborhood in Philadelphia. This vibrant center offers a prime location for businesses looking to connect with a local and loyal customer base. With its excellent walkability and proximity to residential areas, Overbrook Plaza serves as a cornerstone of the community, attracting high foot traffic from local residents.

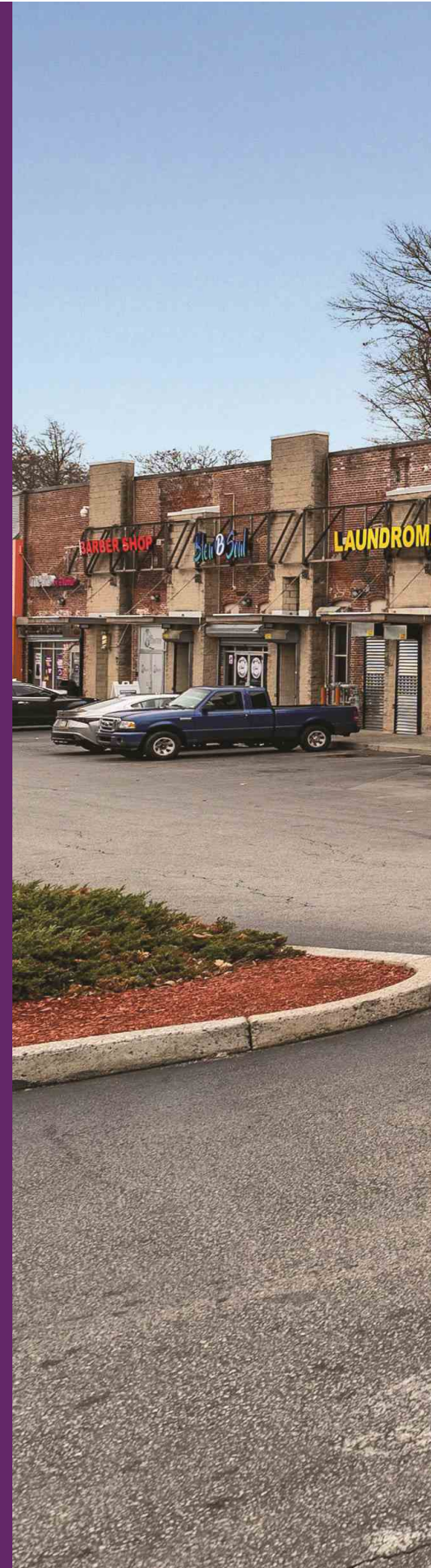
## Property Highlights

- **Anchor Tenant:** Family Dollar/Dollar Tree (a recently added combo store that draws significant customer volume).
- **Key Tenants:** Family Dollar/Dollar Tree/City Commissioner's Office and a variety of other tenants catering to community needs.
- **Amenities:** Ample parking space and easy access from major routes, providing convenience for both shoppers and tenants.
- **Prime Location:** Situated in a dense residential area, the center benefits from a steady stream of community-driven traffic.

Whether you're a national brand or a local business, Overbrook Plaza offers plenty of opportunities to grow and succeed in a welcoming, community-focused environment.

## YOUR BUSINESS HERE

With ample square footage and flexible leasing options, Overbrook Plaza is ready to accommodate businesses of all sizes. Join a shopping center that's at the heart of the Overbrook community and positioned for long-term success.



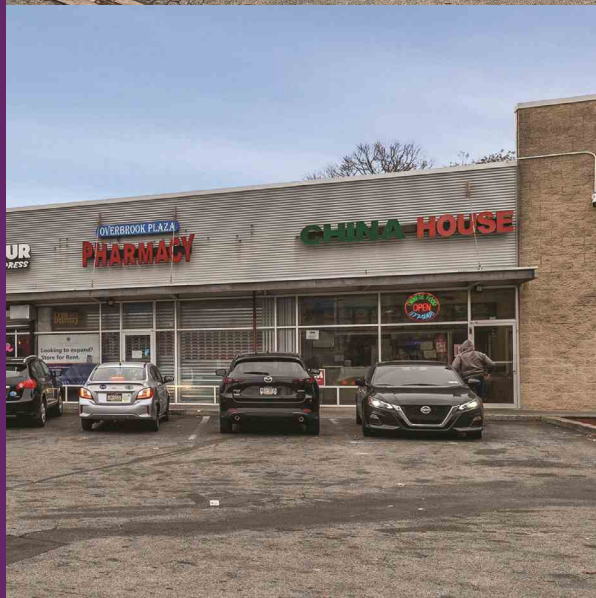
# Property Highlights

- 2,100sf, 4,200sf, 8,000sf & 16,000sf  
Prime Retail Space Available for Lease
- Ample Off-Street parking Outstanding visibility from heavily traveled Lancaster Ave.
- Densely populated trade area
- Easy access by public transportation, or I-76
- Two blocks from Overbrook High School with approximately 2,000 students and 2 minutes from Saint Joseph's University with approximately 8,500 students
- Ideal for many retail and office uses

Data Source: Sites USA REGISTM 2023

Demographics	1 Mile	2 Miles	3 Miles
Population	51,029	149,203	333,144
Average HH Income	\$ 55,734	\$ 62,116	\$ 71,614
Total Businesses	1,397	5,097	11,718
Number of Employees	10,97	48,501	117,009

Traffic Counts Lancaster Ave.: 13,986 VPT



# Prime Retail Space For Lease

## SITE PLAN

# OVERBROOK PLAZA SITE PLAN

**FURNITURE MECCA**

CHINA HOUSE  
 PRIME RENTAL SPACE AVAILABLE 1500 SF  
 POPEYE'S  
 OFFICE OF CITY COMMISSIONERS  
 CLEANERS  
 BEAUTY POINT  
 LAUNDROMAT  
 Crafty Soul  
 MAIN ATTRACTION UNISEX SALON  
 T-Mobile  
 CHECK MATE RESTAURANT & LOUNGE

**PRIME RENTAL SPACE AVAILABLE 16,000SF**  
 (SPACE CAN BE SUB-DIVIDED)  
 NORTH, INC WIC TOTAL HEAL  
 DOLLAR TREE FAMILY DOLLAR

LOADING DOCK

LANCASTER AVE

PYLON

56TH ST.

HADDINGTON ST

Contact agent for more info.

UNIT	STATUS	SF
200	CHINA HOUSE	1,150
300A	<b>AVAILABLE</b>	<b>1,500</b>
300B	CRAB DU JOUR XPRESS	1,500
400	CITY COMMISSIONER'S OFFICE	5,876
500	CLEANERS	2,100
600	BEAUTY POINT	4,493
700	LAUNDROMAT	2,974
800	POPEYE'S	3,726
800	CRAFTY SOUL	1,182

UNIT	STATUS	SF
900A	MAIN ATTRACTION UNISEX SAION	2,491
900B	T-MOBILE	2,074
900C	CHECK MATE	2,100
1000	CHECK MATE	4,405
1200	<b>AVAILABLE</b>	<b>16,000</b>
1400	NORTH, INC(WIC) TOTAL HEAL	3,500
1600	DOLLAR TREE	6,615
1800	FAMILY DOLLAR STORE	8,060

# Prime Retail Space For Lease

LOCAL  
COMPETITION

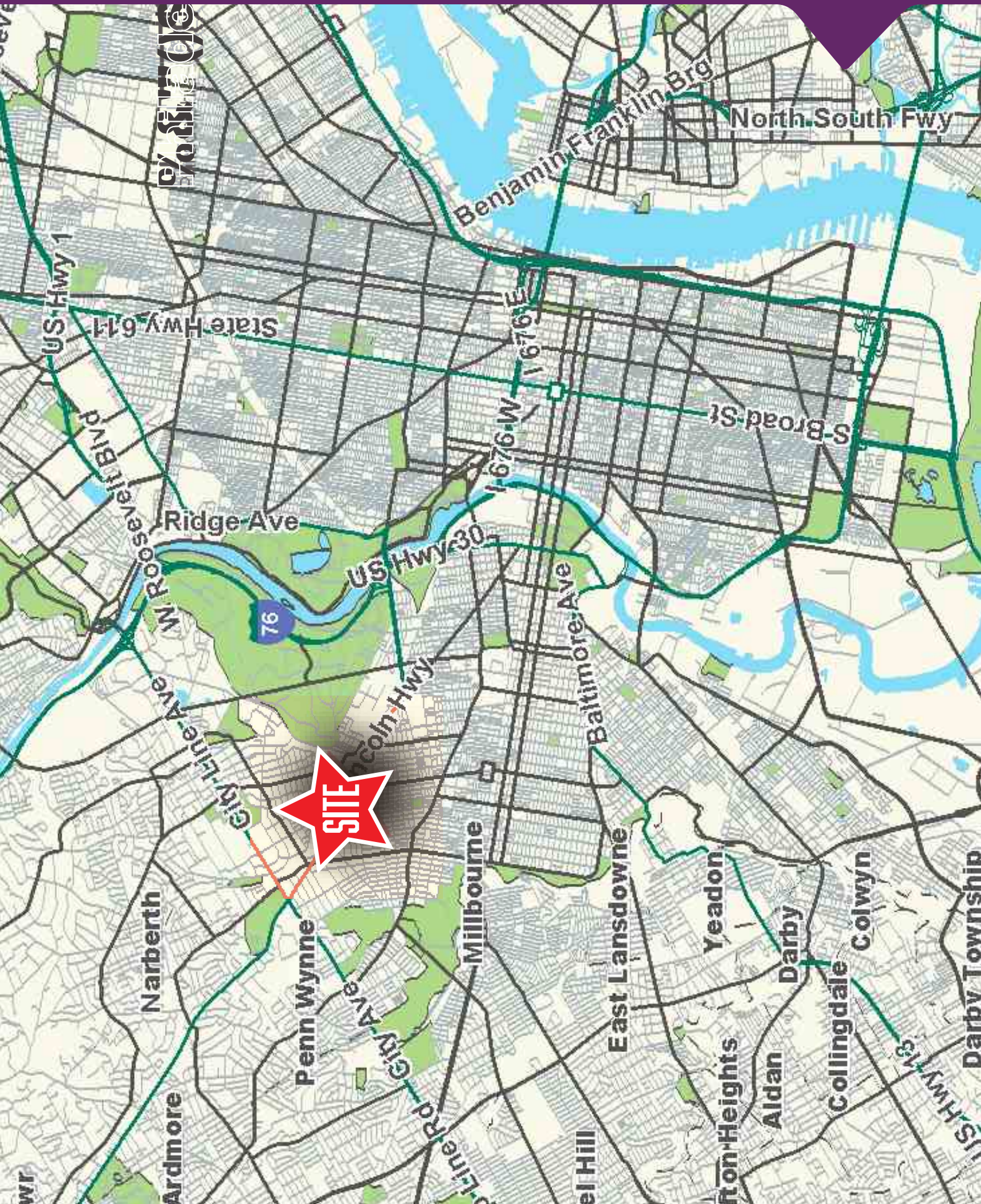


## IDEAL FOR:

Grocery Stores/Apparel/Sneakers/Medical Centers/Optical/Auto Parts/Game Stores/Daycares/Training Centers/Restaurants/Convenience Stores

# Prime Retail Space For Lease

REGIONAL  
MAP





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