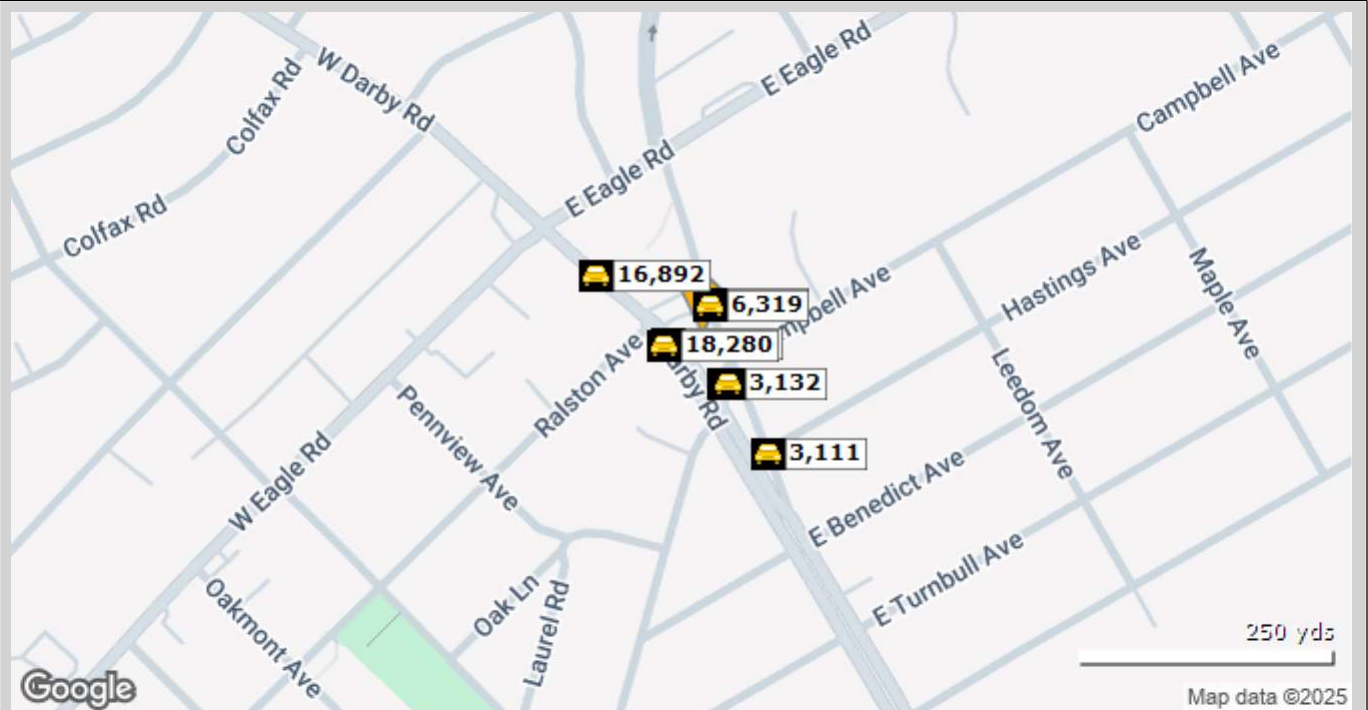


Traffic Count Report

The Produce Center

2305 Darby Rd, Havertown, PA 19083

Building Type: **General Retail**
 Secondary: **Freestanding**
 GLA: **3,432 SF**
 Year Built: -
 Total Available: **2,400 SF**
 % Leased: **30.07%**
 Rent/SF/Yr: **\$25.00**



Street	Cross Street	Cross Str Dist	Count Year	Avg Daily Volume	Volume Type	Miles from Subject Prop
1 W Darby Rd	Ralston Ave	0.01 NW	2020	18,646	MPSI	.02
2 W Darby Rd	Ralston Ave	0.01 NW	2022	18,280	MPSI	.02
3 Darby Rd	Campbell Ave	0.03 S	2022	6,287	MPSI	.02
4 Darby Road	Campbell Ave	0.03 S	2020	6,319	MPSI	.02
5 Bellemead Ave	Darby Rd	0.02 S	2022	3,111	MPSI	.03
6 Bellemead Ave	Darby Rd	0.02 S	2021	3,125	MPSI	.03
7 Bellemead Ave	Darby Rd	0.02 S	2020	3,132	MPSI	.03
8 W Darby Rd	Ralston Ave	0.04 SE	2022	16,788	MPSI	.07
9 West Darby Road	Ralston Ave	0.04 SE	2020	16,892	MPSI	.07
10 Hastings Ave	Darby Rd	0.00 W	2022	3,111	MPSI	.08



Demographic Summary Report

The Produce Center 2305 Darby Rd, Havertown, PA 19083

Building Type: **General Retail**
 Secondary: **Freestanding**
 GLA: **3,432 SF**
 Year Built: -

Total Available: **2,400 SF**
 % Leased: **30.07%**
 Rent/SF/Yr: **\$25.00**



Radius	1 Mile		3 Mile		5 Mile	
Population						
2029 Projection	19,615		148,812		425,236	
2024 Estimate	19,991		149,702		429,708	
2020 Census	21,254		152,322		434,053	
Growth 2024 - 2029	-1.88%		-0.59%		-1.04%	
Growth 2020 - 2024	-5.94%		-1.72%		-1.00%	
2024 Population by Hispanic Origin	532		6,817		18,993	
2024 Population	19,991		149,702		429,708	
White	17,571	87.89%	102,313	68.34%	210,937	49.09%
Black	471	2.36%	22,179	14.82%	155,142	36.10%
Am. Indian & Alaskan	2	0.01%	153	0.10%	680	0.16%
Asian	720	3.60%	12,788	8.54%	29,617	6.89%
Hawaiian & Pacific Island	0	0.00%	1	0.00%	29	0.01%
Other	1,227	6.14%	12,269	8.20%	33,303	7.75%
U.S. Armed Forces	0		11		203	
Households						
2029 Projection	7,064		56,305		159,911	
2024 Estimate	7,203		56,659		161,786	
2020 Census	7,678		57,876		164,300	
Growth 2024 - 2029	-1.93%		-0.62%		-1.16%	
Growth 2020 - 2024	-6.19%		-2.10%		-1.53%	
Owner Occupied	6,249	86.76%	39,802	70.25%	104,362	64.51%
Renter Occupied	954	13.24%	16,857	29.75%	57,425	35.49%
2024 Households by HH Income	7,202		56,657		161,789	
Income: <\$25,000	371	5.15%	5,824	10.28%	30,543	18.88%
Income: \$25,000 - \$50,000	943	13.09%	8,076	14.25%	28,073	17.35%
Income: \$50,000 - \$75,000	914	12.69%	7,825	13.81%	22,801	14.09%
Income: \$75,000 - \$100,000	752	10.44%	6,151	10.86%	17,029	10.53%
Income: \$100,000 - \$125,000	687	9.54%	5,521	9.74%	13,752	8.50%
Income: \$125,000 - \$150,000	823	11.43%	5,021	8.86%	11,076	6.85%
Income: \$150,000 - \$200,000	1,145	15.90%	6,449	11.38%	13,058	8.07%
Income: \$200,000+	1,567	21.76%	11,790	20.81%	25,457	15.73%
2024 Avg Household Income	\$144,241		\$132,360		\$108,668	
2024 Med Household Income	\$122,597		\$102,049		\$74,390	



Demographic Detail Report

The Produce Center 2305 Darby Rd, Havertown, PA 19083

Building Type: **General Retail** Total Available: **2,400 SF**
 Secondary: **Freestanding** % Leased: **30.07%**
 GLA: **3,432 SF** Rent/SF/Yr: **\$25.00**
 Year Built: -



Radius	1 Mile		3 Mile		5 Mile	
Population						
2029 Projection	19,615		148,812		425,236	
2024 Estimate	19,991		149,702		429,708	
2020 Census	21,254		152,322		434,053	
Growth 2024 - 2029	-1.88%		-0.59%		-1.04%	
Growth 2020 - 2024	-5.94%		-1.72%		-1.00%	
2024 Population by Age						
	19,991		149,702		429,708	
Age 0 - 4	1,214	6.07%	8,504	5.68%	24,967	5.81%
Age 5 - 9	1,279	6.40%	8,476	5.66%	24,913	5.80%
Age 10 - 14	1,423	7.12%	9,531	6.37%	27,868	6.49%
Age 15 - 19	1,363	6.82%	9,891	6.61%	30,092	7.00%
Age 20 - 24	1,137	5.69%	9,983	6.67%	29,701	6.91%
Age 25 - 29	913	4.57%	8,893	5.94%	26,560	6.18%
Age 30 - 34	1,081	5.41%	9,147	6.11%	27,263	6.34%
Age 35 - 39	1,331	6.66%	9,830	6.57%	27,681	6.44%
Age 40 - 44	1,458	7.29%	10,146	6.78%	27,308	6.36%
Age 45 - 49	1,312	6.56%	9,262	6.19%	25,067	5.83%
Age 50 - 54	1,255	6.28%	9,098	6.08%	25,030	5.82%
Age 55 - 59	1,321	6.61%	9,521	6.36%	26,816	6.24%
Age 60 - 64	1,261	6.31%	9,264	6.19%	26,769	6.23%
Age 65 - 69	1,211	6.06%	8,805	5.88%	24,804	5.77%
Age 70 - 74	1,002	5.01%	7,355	4.91%	20,593	4.79%
Age 75 - 79	683	3.42%	5,354	3.58%	14,996	3.49%
Age 80 - 84	354	1.77%	3,157	2.11%	9,194	2.14%
Age 85+	391	1.96%	3,484	2.33%	10,082	2.35%
Age 65+	3,641	18.21%	28,155	18.81%	79,669	18.54%
Median Age	40.90		40.30		39.20	
Average Age	39.90		40.30		39.80	



Demographic Detail Report

The Produce Center 2305 Darby Rd, Havertown, PA 19083

Radius	1 Mile		3 Mile		5 Mile	
2024 Population By Race	19,991		149,702		429,708	
White	17,571	87.89%	102,313	68.34%	210,937	49.09%
Black	471	2.36%	22,179	14.82%	155,142	36.10%
Am. Indian & Alaskan	2	0.01%	153	0.10%	680	0.16%
Asian	720	3.60%	12,788	8.54%	29,617	6.89%
Hawaiian & Pacific Island	0	0.00%	1	0.00%	29	0.01%
Other	1,227	6.14%	12,269	8.20%	33,303	7.75%
Population by Hispanic Origin	19,991		149,702		429,708	
Non-Hispanic Origin	19,460	97.34%	142,885	95.45%	410,716	95.58%
Hispanic Origin	531	2.66%	6,817	4.55%	18,992	4.42%
2024 Median Age, Male	39.70		39.00		37.60	
2024 Average Age, Male	38.90		39.10		38.40	
2024 Median Age, Female	41.90		41.50		40.80	
2024 Average Age, Female	40.80		41.40		41.10	
2024 Population by Occupation Classification	15,801		121,210		345,938	
Civilian Employed	10,974	69.45%	79,192	65.33%	214,189	61.92%
Civilian Unemployed	348	2.20%	2,372	1.96%	8,019	2.32%
Civilian Non-Labor Force	4,479	28.35%	39,635	32.70%	123,523	35.71%
Armed Forces	0	0.00%	11	0.01%	207	0.06%
Households by Marital Status						
Married	4,574		28,707		66,569	
Married No Children	2,406		16,266		38,924	
Married w/Children	2,168		12,441		27,645	
2024 Population by Education	14,304		109,016		308,561	
Some High School, No Diploma	298	2.08%	4,625	4.24%	20,535	6.66%
High School Grad (Incl Equivalency)	1,966	13.74%	18,306	16.79%	71,043	23.02%
Some College, No Degree	2,813	19.67%	20,609	18.90%	70,515	22.85%
Associate Degree	730	5.10%	5,700	5.23%	16,395	5.31%
Bachelor Degree	5,016	35.07%	30,751	28.21%	67,980	22.03%
Advanced Degree	3,481	24.34%	29,025	26.62%	62,093	20.12%



Demographic Detail Report

The Produce Center 2305 Darby Rd, Havertown, PA 19083

Radius	1 Mile		3 Mile		5 Mile	
2024 Population by Occupation	21,550		157,547		437,253	
Real Estate & Finance	1,087	5.04%	7,453	4.73%	17,737	4.06%
Professional & Management	8,274	38.39%	57,965	36.79%	134,083	30.66%
Public Administration	416	1.93%	2,659	1.69%	9,021	2.06%
Education & Health	3,385	15.71%	26,363	16.73%	70,294	16.08%
Services	1,323	6.14%	10,129	6.43%	39,686	9.08%
Information	372	1.73%	1,790	1.14%	4,434	1.01%
Sales	2,343	10.87%	15,449	9.81%	41,533	9.50%
Transportation	751	3.48%	7,766	4.93%	34,075	7.79%
Retail	1,014	4.71%	6,610	4.20%	19,404	4.44%
Wholesale	285	1.32%	1,445	0.92%	3,445	0.79%
Manufacturing	700	3.25%	4,590	2.91%	11,600	2.65%
Production	520	2.41%	4,880	3.10%	18,309	4.19%
Construction	376	1.74%	3,086	1.96%	10,560	2.42%
Utilities	259	1.20%	3,072	1.95%	11,683	2.67%
Agriculture & Mining	1	0.00%	226	0.14%	422	0.10%
Farming, Fishing, Forestry	1	0.00%	132	0.08%	271	0.06%
Other Services	443	2.06%	3,932	2.50%	10,696	2.45%
2024 Worker Travel Time to Job	9,306		67,764		187,832	
<30 Minutes	4,734	50.87%	32,951	48.63%	88,332	47.03%
30-60 Minutes	4,092	43.97%	29,400	43.39%	79,291	42.21%
60+ Minutes	480	5.16%	5,413	7.99%	20,209	10.76%
2020 Households by HH Size	7,678		57,877		164,299	
1-Person Households	1,581	20.59%	15,815	27.33%	47,697	29.03%
2-Person Households	2,344	30.53%	17,741	30.65%	48,373	29.44%
3-Person Households	1,299	16.92%	9,585	16.56%	27,491	16.73%
4-Person Households	1,552	20.21%	8,984	15.52%	23,387	14.23%
5-Person Households	667	8.69%	3,839	6.63%	10,847	6.60%
6-Person Households	186	2.42%	1,312	2.27%	4,139	2.52%
7 or more Person Households	49	0.64%	601	1.04%	2,365	1.44%
2024 Average Household Size	2.70		2.50		2.50	
Households						
2029 Projection	7,064		56,305		159,911	
2024 Estimate	7,203		56,659		161,786	
2020 Census	7,678		57,876		164,300	
Growth 2024 - 2029	-1.93%		-0.62%		-1.16%	
Growth 2020 - 2024	-6.19%		-2.10%		-1.53%	



Demographic Detail Report

The Produce Center 2305 Darby Rd, Havertown, PA 19083

Radius	1 Mile	3 Mile	5 Mile
2024 Households by HH Income	7,202	56,657	161,789
<\$25,000	371 5.15%	5,824 10.28%	30,543 18.88%
\$25,000 - \$50,000	943 13.09%	8,076 14.25%	28,073 17.35%
\$50,000 - \$75,000	914 12.69%	7,825 13.81%	22,801 14.09%
\$75,000 - \$100,000	752 10.44%	6,151 10.86%	17,029 10.53%
\$100,000 - \$125,000	687 9.54%	5,521 9.74%	13,752 8.50%
\$125,000 - \$150,000	823 11.43%	5,021 8.86%	11,076 6.85%
\$150,000 - \$200,000	1,145 15.90%	6,449 11.38%	13,058 8.07%
\$200,000+	1,567 21.76%	11,790 20.81%	25,457 15.73%
2024 Avg Household Income	\$144,241	\$132,360	\$108,668
2024 Med Household Income	\$122,597	\$102,049	\$74,390
2024 Occupied Housing	7,203	56,659	161,787
Owner Occupied	6,249 86.76%	39,802 70.25%	104,362 64.51%
Renter Occupied	954 13.24%	16,857 29.75%	57,425 35.49%
2020 Housing Units	7,613	61,631	180,843
1 Unit	6,932 91.05%	45,382 73.64%	135,642 75.01%
2 - 4 Units	346 4.54%	4,938 8.01%	18,379 10.16%
5 - 19 Units	164 2.15%	3,659 5.94%	7,951 4.40%
20+ Units	171 2.25%	7,652 12.42%	18,871 10.44%
2024 Housing Value	6,249	39,803	104,361
<\$100,000	37 0.59%	1,230 3.09%	12,270 11.76%
\$100,000 - \$200,000	78 1.25%	6,382 16.03%	23,450 22.47%
\$200,000 - \$300,000	1,002 16.03%	6,609 16.60%	16,215 15.54%
\$300,000 - \$400,000	2,307 36.92%	8,799 22.11%	16,134 15.46%
\$400,000 - \$500,000	1,587 25.40%	5,553 13.95%	10,044 9.62%
\$500,000 - \$1,000,000	1,165 18.64%	8,962 22.52%	20,290 19.44%
\$1,000,000+	73 1.17%	2,268 5.70%	5,958 5.71%
2024 Median Home Value	\$387,017	\$364,558	\$301,522
2024 Housing Units by Yr Built	7,612	61,662	181,212
Built 2010+	50 0.66%	3,028 4.91%	9,714 5.36%
Built 2000 - 2010	38 0.50%	1,138 1.85%	3,330 1.84%
Built 1990 - 1999	41 0.54%	1,266 2.05%	4,820 2.66%
Built 1980 - 1989	205 2.69%	2,565 4.16%	7,196 3.97%
Built 1970 - 1979	230 3.02%	4,025 6.53%	11,539 6.37%
Built 1960 - 1969	765 10.05%	6,876 11.15%	17,665 9.75%
Built 1950 - 1959	2,016 26.48%	14,458 23.45%	35,543 19.61%
Built <1949	4,267 56.06%	28,306 45.91%	91,405 50.44%
2024 Median Year Built	1948	1951	1949



The Produce Center
2305 Darby Rd, Havertown, PA 19083

Building Type: **General Retail** Total Available: **2,400 SF**
 Secondary: **Freestanding** % Leased: **30.07%**
 GLA: **3,432 SF** Rent/SF/Yr: **\$25.00**
 Year Built: -



Business Employment by Type	# of Businesses	# Employees	#Emp/Bus
Total Businesses	737	4,541	6
Retail & Wholesale Trade	86	443	5
Hospitality & Food Service	33	297	9
Real Estate, Renting, Leasing	14	82	6
Finance & Insurance	49	195	4
Information	9	91	10
Scientific & Technology Services	96	452	5
Management of Companies	1	3	3
Health Care & Social Assistance	121	756	6
Educational Services	21	609	29
Public Administration & Sales	12	355	30
Arts, Entertainment, Recreation	14	77	6
Utilities & Waste Management	36	130	4
Construction	83	343	4
Manufacturing	21	117	6
Agriculture, Mining, Fishing	2	4	2
Other Services	139	587	4



Consumer Spending Report

The Produce Center 2305 Darby Rd, Havertown, PA 19083

Building Type: **General Retail**
 Secondary: **Freestanding**
 GLA: **3,432 SF**
 Year Built: -
 Total Available: **2,400 SF**
 % Leased: **30.07%**
 Rent/SF/Yr: **\$25.00**



2024 Annual Spending (\$000s)	1 Mile	3 Mile	5 Mile
Total Specified Consumer Spending	\$300,172	\$2,116,613	\$5,207,592
Total Apparel	\$15,185	\$108,976	\$286,381
Women's Apparel	5,983	43,286	112,200
Men's Apparel	3,127	22,526	57,677
Girl's Apparel	1,113	7,691	20,734
Boy's Apparel	799	5,538	15,128
Infant Apparel	661	4,767	13,279
Footwear	3,502	25,167	67,363
Total Entertainment & Hobbies	\$42,410	\$296,350	\$733,521
Entertainment	4,063	28,207	71,099
Audio & Visual Equipment/Service	9,658	70,269	186,267
Reading Materials	787	5,446	12,550
Pets, Toys, & Hobbies	8,250	55,198	129,118
Personal Items	19,652	137,230	334,487
Total Food and Alcohol	\$80,079	\$574,325	\$1,437,626
Food At Home	40,711	293,429	767,618
Food Away From Home	33,426	239,126	574,636
Alcoholic Beverages	5,942	41,771	95,372
Total Household	\$53,469	\$374,157	\$915,127
House Maintenance & Repair	12,076	78,355	199,983
Household Equip & Furnishings	19,337	136,584	336,105
Household Operations	15,302	109,673	266,285
Housing Costs	6,754	49,545	112,755



Consumer Spending Report

The Produce Center 2305 Darby Rd, Havertown, PA 19083

2024 Annual Spending (000s)	1 Mile	3 Mile	5 Mile
Total Transportation/Maint.	\$71,365	\$497,828	\$1,220,095
Vehicle Purchases	32,935	220,127	522,586
Gasoline	16,743	118,887	305,012
Vehicle Expenses	2,218	16,893	46,172
Transportation	10,181	76,355	186,752
Automotive Repair & Maintenance	9,288	65,565	159,573
Total Health Care	\$14,897	\$102,660	\$246,318
Medical Services	8,942	61,502	144,898
Prescription Drugs	4,332	29,537	72,314
Medical Supplies	1,622	11,621	29,105
Total Education/Day Care	\$22,768	\$162,317	\$368,525
Education	14,276	102,330	233,634
Fees & Admissions	8,491	59,987	134,891



The Produce Center
2305 Darby Rd, Havertown, PA 19083

Building Type: **General Retail** Total Available: **2,400 SF**
 Secondary: **Freestanding** % Leased: **30.07%**
 GLA: **3,432 SF** Rent/SF/Yr: **\$25.00**
 Year Built: -



Description	2020		2024		2029	
Population	21,254		19,991		19,615	
Age 0 - 4	1,487	7.00%	1,214	6.07%	1,058	5.39%
Age 5 - 9	1,512	7.11%	1,279	6.40%	1,160	5.91%
Age 10 - 14	1,488	7.00%	1,423	7.12%	1,269	6.47%
Age 15 - 19	1,329	6.25%	1,363	6.82%	1,333	6.80%
Age 20 - 24	1,023	4.81%	1,137	5.69%	1,275	6.50%
Age 25 - 29	901	4.24%	913	4.57%	1,111	5.66%
Age 30 - 34	1,320	6.21%	1,081	5.41%	1,022	5.21%
Age 35 - 39	1,517	7.14%	1,331	6.66%	1,107	5.64%
Age 40 - 44	1,430	6.73%	1,458	7.29%	1,261	6.43%
Age 45 - 49	1,320	6.21%	1,312	6.56%	1,314	6.70%
Age 50 - 54	1,390	6.54%	1,255	6.28%	1,270	6.47%
Age 55 - 59	1,476	6.94%	1,321	6.61%	1,229	6.27%
Age 60 - 64	1,470	6.92%	1,261	6.31%	1,205	6.14%
Age 65 - 69	1,354	6.37%	1,211	6.06%	1,156	5.89%
Age 70 - 74	929	4.37%	1,002	5.01%	1,028	5.24%
Age 75 - 79	534	2.51%	683	3.42%	810	4.13%
Age 80 - 84	354	1.67%	354	1.77%	521	2.66%
Age 85+	419	1.97%	391	1.96%	486	2.48%
Age 15+	16,766	78.88%	16,073	80.40%	16,128	82.22%
Age 20+	15,437	72.63%	14,710	73.58%	14,795	75.43%
Age 65+	3,590	16.89%	3,641	18.21%	4,001	20.40%
Median Age	40		41		42	
Average Age	39.30		39.90		41.10	
Population By Race	21,254		19,991		19,615	
White	18,787	88.39%	17,571	87.89%	17,247	87.93%
Black	541	2.55%	471	2.36%	452	2.30%
Am. Indian & Alaskan	14	0.07%	2	0.01%	2	0.01%
Asian	744	3.50%	720	3.60%	710	3.62%
Hawaiian & Pacific Islander	6	0.03%	0	0.00%	0	0.00%
Other	1,159	5.45%	1,227	6.14%	1,203	6.13%



The Produce Center
2305 Darby Rd, Havertown, PA 19083

Description	2020	2024	2029
Population by Race (Hispanic)	566	531	517
White	150 26.50%	144 27.12%	138 26.69%
Black	11 1.94%	7 1.32%	4 0.77%
Am. Indian & Alaskan	2 0.35%	2 0.38%	2 0.39%
Asian	4 0.71%	0 0.00%	0 0.00%
Hawaiian & Pacific Islander	1 0.18%	0 0.00%	0 0.00%
Other	399 70.49%	379 71.37%	373 72.15%
Household by Household Income	7,678	7,202	7,063
<\$25,000	388 5.05%	371 5.15%	415 5.88%
\$25,000 - \$50,000	965 12.57%	943 13.09%	986 13.96%
\$50,000 - \$75,000	935 12.18%	914 12.69%	906 12.83%
\$75,000 - \$100,000	853 11.11%	752 10.44%	708 10.02%
\$100,000 - \$125,000	857 11.16%	687 9.54%	639 9.05%
\$125,000 - \$150,000	823 10.72%	823 11.43%	807 11.43%
\$150,000 - \$200,000	1,351 17.60%	1,145 15.90%	1,061 15.02%
\$200,000+	1,506 19.61%	1,567 21.76%	1,541 21.82%
Average Household Income	\$141,596	\$144,241	\$142,434
Median Household Income	\$120,361	\$122,597	\$120,207

