

# WYNCOTE, PA

2471 W CHELTENHAM AVE

±55,000 SF AND 1.02 AC PAD AVAILABLE FOR LEASE

JOIN



## RARE BOX AVAILABILITY IN DENSE MARKET DELIVERING OCTOBER 2026



### get in touch.

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# HIGH-TRAFFIC RETAIL WITH PRIME COTENANTS



	5 Minutes	10 Minutes	15 Minutes
Total Population	33,145	195,888	431,403
Total Households	14,302	80,779	172,703
Med HH Income	58,989	70,142	70,724
% HH > \$100k	25%	35%	36%

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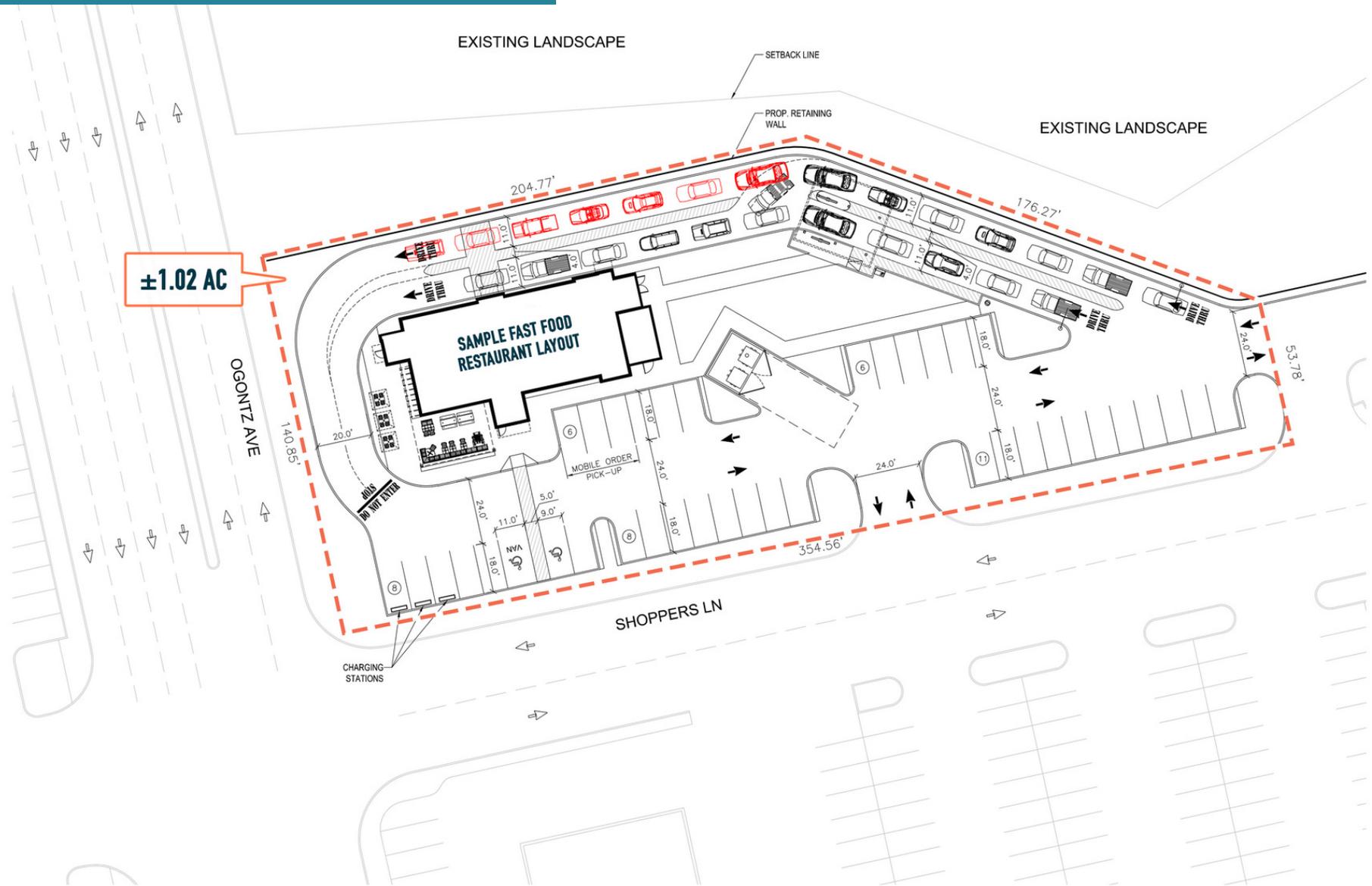
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# SAMPLE FAST FOOD RESTAURANT LAYOUT



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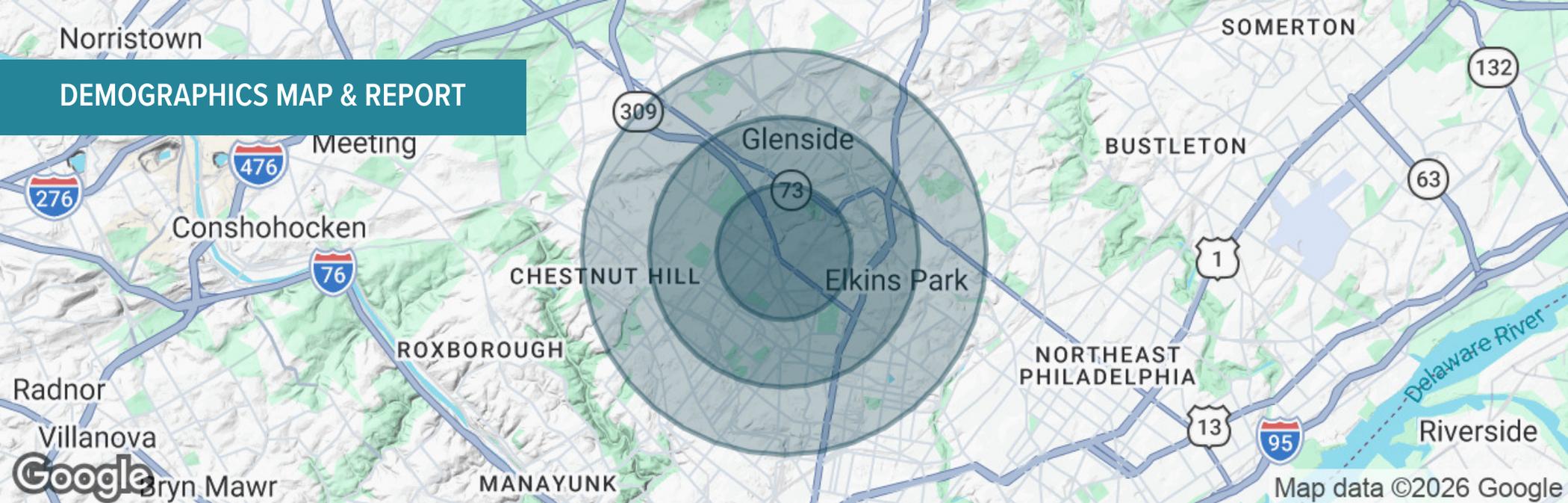


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Norristown

SOMERTON

# DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	2 MILES	3 MILES
Total Population	34,415	115,423	234,171
Average Age	41.4	40.8	40.4
Average Age (Male)	38.8	39.1	38.7
Average Age (Female)	42.8	42.0	41.9
HOUSEHOLDS & INCOME	1 MILE	2 MILES	3 MILES
Total Households	15,397	49,121	97,451
# of Persons per HH	2.2	2.3	2.4
Average HH Income	\$81,730	\$91,685	\$97,827
Average House Value	\$235,767	\$275,843	\$292,706

2023 American Community Survey (ACS)

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