



**\*AVAILABLE FOR LEASE\***

Retail/Office Building in the Heart of Ardmore  
Location: 658 W Lancaster Ave Ardmore, PA, 19010



**PROPERTY HIGHLIGHTS:**

- ✓ 2,000sf of Prime Corner Retail Right on Lancaster Ave (\$25/SF + Utilities)
- ✓ Excellent Visibility with Main Entrance on Lancaster Ave and Side Entrances As Well.
- ✓ Public Metered Parking on Lancaster Ave.
- ✓ Heavy Vehicle Traffic Throughout the Day & Within Walking Distance to Shops & Eateries



**LEASE PRICE: \$25.00/Mo + Utilities**



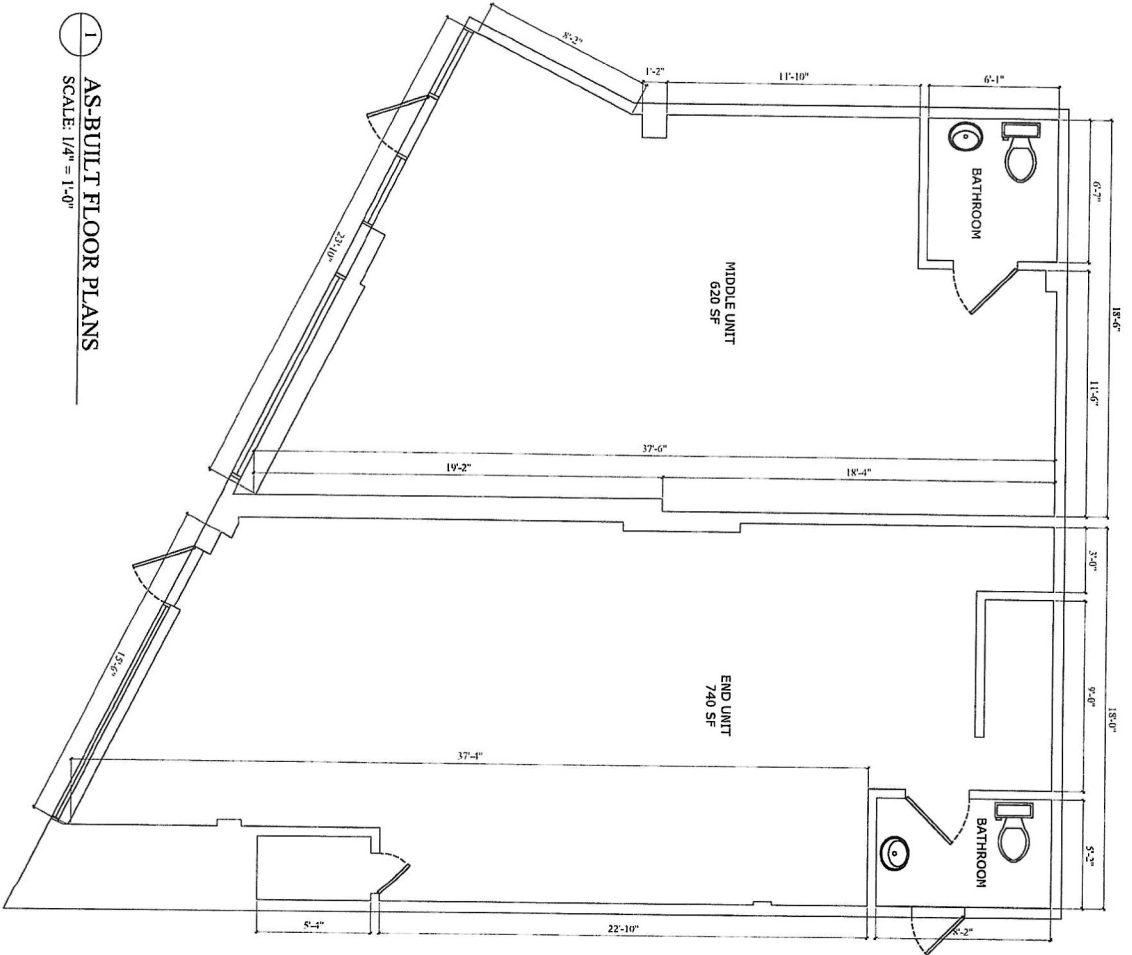
**AGENT CONTACT**

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1 AS-BUILT FLOOR PLANS  
SCALE: 1/4" = 1'-0"



DESIGN / BUILD  
638 W LANCASTER AVE  
BRYN MAWR, PA 19010  
WWW.MORGANHILLHOME.COM

600-602 OLD LANCASTER AVE  
BRYN MAWR, PA 19010

AS-BUILT  
MIDDLE & END UNIT  
FLOOR PLANS

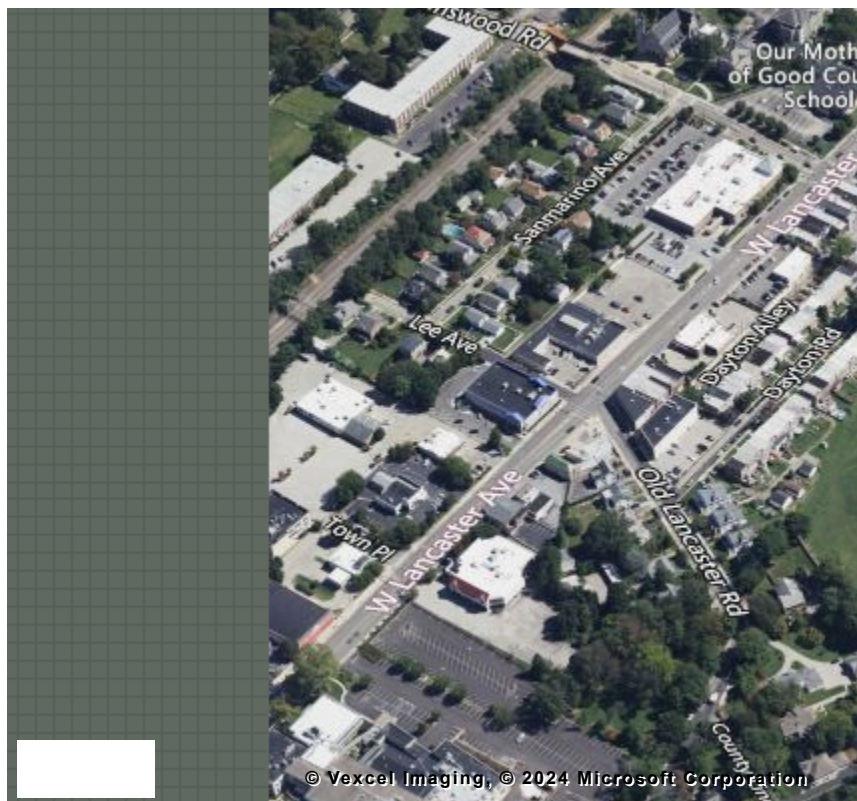
DRAWING:	PROJ: C-1
CLIENT: BETH T. & G. SOL	
EXTENSIONS:	
DATE:	

A1



# Bird's Eye Map View

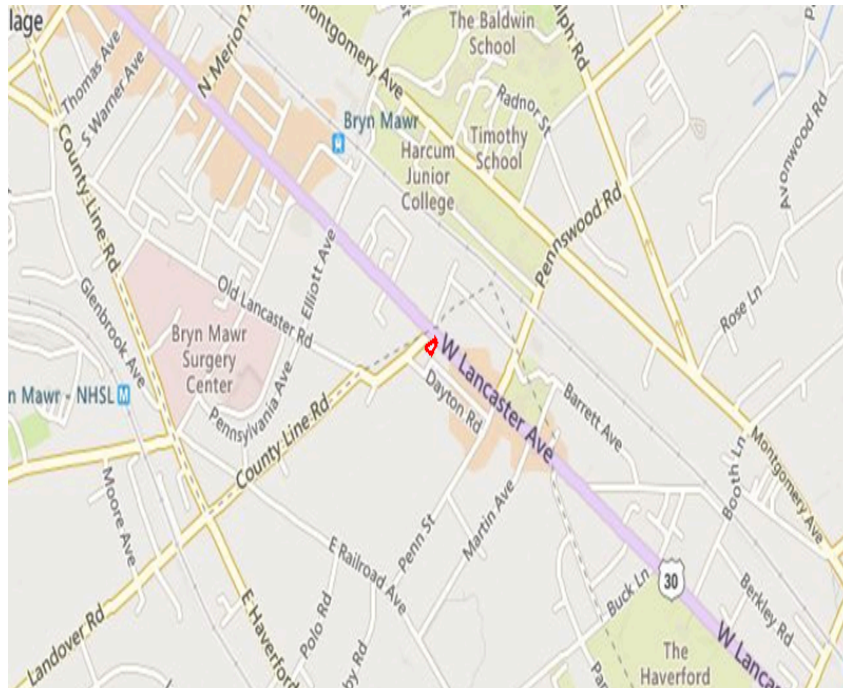
658 W LANCASTER AVE BRYN MAWR PA 19010



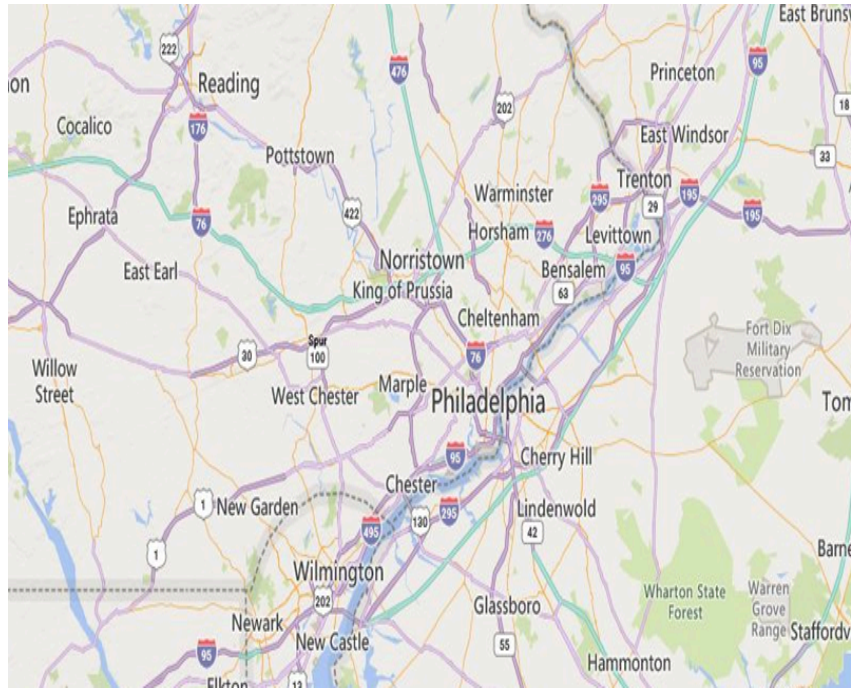
# Neighborhood & Regional Map

658 W LANCASTER AVE BRYN MAWR PA 19010

## Neighborhood



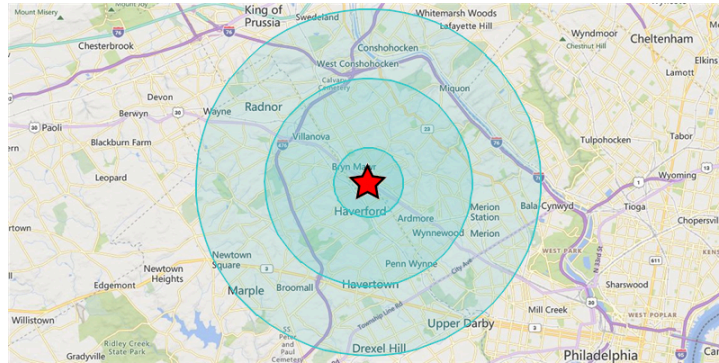
## Regional





# Demographics

658 W LANCASTER AVE BRYN MAWR PA 19010



## Area and Density

	1 Mile	3 Miles	5 Miles
Area (Square Miles)	3.67	26.06	79.28
Density(Population Per Square Mile)	3,798	3,452	3,815

## General Population Characteristics

	1 Mile	3 Miles	5 Miles
Male	6,196	41,981	145,501
Female	7,747	47,990	156,907
Density	3,798	3,452	3,815
Urban	13,943	89,971	302,408
Rural	--	--	--

## Population By Year

	1 Mile	3 Miles	5 Miles
Population (2000)	13,915	84,521	288,670
Population (2010)	12,952	82,984	285,331
Population (2020)	13,683	89,201	302,986
Population (Current)	13,943	89,971	302,408
Population (5 Yr. Forecast)	14,317	92,669	311,198
Percent Growth (Current Yr./Previous Yr.)	1.6%	.72%	-.34%
Percent Forecast (5 Yr. Forecast/Current Yr.)	2.87%	3.04%	2.81%

## Population By Age

	1 Mile	3 Miles	5 Miles
Median Age	33	40	39
Aged 0 to 5	490	5,339	19,637
Aged 6 to 11	748	6,765	21,414
Aged 12 to 17	936	6,736	21,675
Aged 18 to 24	3,927	12,529	33,541
Aged 25 to 34	1,198	8,343	41,422
Aged 35 to 44	1,294	10,797	37,638
Aged 45 to 54	1,437	10,853	35,207
Aged 55 to 64	1,444	10,578	37,036
Aged 65 to 74	1,354	10,241	31,554
Aged 75 to 84	784	4,974	14,707
Aged 85+	331	2,816	8,577
Total Population	13,943	89,971	302,408

## Population By Race

	1 Mile	3 Miles	5 Miles
White Alone	9,962	70,664	196,679
Black Alone	1,159	4,902	56,568
Asian Alone	1,383	7,519	25,342
Native American and Alaska Native Alone	23	93	504
Other Race Alone	303	1,131	5,707
Two or More Races	1,113	5,662	17,608

## Population By Ethnicity

	1 Mile	3 Miles	5 Miles
Hispanic	890	3,594	13,537
White Non-Hispanic	9,680	69,488	193,082

## General Income Characteristics

	1 Mile	3 Miles	5 Miles
Median Household Income	\$128,684	\$150,540	\$117,892
Total Household Income	\$971,211,116	\$6,960,014,750	\$18,882,987,429
Average Household Income	\$197,883	\$214,445	\$160,927
Per Capita Income	\$69,656	\$77,358	\$62,442
Avg Family Income	\$269,310	\$253,038	\$185,564
Family Income, Per Capita	\$91,542	\$83,075	\$60,370

## Families by Income

	1 Mile	3 Miles	5 Miles
Family High Income Avg	\$495,603	\$447,663	\$389,163
Under \$15,000	30	341	2,529
\$15,000 - \$24,999	51	418	2,232
\$25,000 - \$34,999	57	475	2,687
\$35,000 - \$49,999	123	660	4,196
\$50,000 - \$74,999	277	1,658	8,333
\$75,000 - \$99,999	337	1,714	8,085
\$100K - \$125K	290	1,966	7,361
\$125K - \$150K	241	1,879	6,480
\$150K - \$200K	268	3,369	10,586
Over \$200K	1,168	9,851	23,857

## General Household Characteristics

	1 Mile	3 Miles	5 Miles
Households (Current)	4,908	32,456	117,339
Families	2,842	22,331	76,346
Average Size of Household	2.31	2.47	2.52
Median Age of Householder	53	54	52
Median Value Owner Occupied	\$499,187	\$564,193	\$404,063
Median Rent	\$1,492	\$1,326	\$1,254
Median Vehicles Per Household	2	2	2
Housing Units	5,434	34,329	124,734
Owner Occupied Units	2,866	23,743	82,634
Renter Occupied Units	2,042	8,713	34,705
Vacant Units	526	1,873	7,395

## Households by Income

	1 Mile	3 Miles	5 Miles
Under \$15,000	275	1,267	7,260
\$15,000 - \$24,999	226	1,147	5,611
\$25,000 - \$34,999	193	1,310	6,054
\$35,000 - \$49,999	355	1,927	9,260
\$50,000 - \$74,999	589	3,379	15,831
\$75,000 - \$99,999	610	2,899	13,506
\$100K - \$125K	534	3,114	11,177
\$125K - \$150K	361	2,605	9,069
\$150K - \$200K	376	4,015	12,931
Over \$200K	1,389	10,793	26,640
Total Households	4,908	32,456	117,339



## Households by Rent Value

	1 Mile	3 Miles	5 Miles
Under \$250	--	34	280
\$250-\$499	12	87	552
\$500-\$749	49	176	2,206
\$750-\$999	56	704	6,569
\$1,000-\$1,249	319	1,199	6,024
\$1,250-\$1,499	258	1,629	5,821
\$1,500-\$1,999	816	2,582	7,217
Over \$2,000	496	1,982	4,549
Total Renter Occupied Units	2,042	8,713	34,705

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## Households by Year Built

	1 Mile	3 Miles	5 Miles
Median Year Built	1957	1956	1957
Built 2010 or Later	1,020	6,620	23,158
Built 2000 to 2009	89	749	3,634
Built 1990 to 1999	175	825	4,347
Built 1980 to 1989	191	1,966	6,345
Built 1970 to 1979	676	2,414	8,346
Built 1960 to 1969	470	3,215	12,921
Built 1950 to 1959	826	5,760	20,555
Built 1940 to 1949	264	3,187	11,797
Built 1939 or Earlier	1,723	9,593	33,631
Total Households (2000)	4,981	31,358	110,100
Total Households (2010)	4,706	30,692	109,697
Total Households (2020)	4,738	31,402	115,465
Total Households (Current)	4,908	32,456	117,339
Total Households (5 Yr. Forecast)	5,153	34,078	122,447
Percent Growth (Current Yr./Previous Yr.)	3.49%	3.19%	1.52%
Percent Forecast (5 Yr. Forecast/Current Yr.)	5.02%	4.82%	4.13%

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## Households by Inhabitants

	1 Mile	3 Miles	5 Miles
Median Size	2.43	2.78	2.7
1 Person	1,651	8,541	33,037
2 Person	1,678	10,711	39,986
3 Person	640	5,085	17,905
4 Person	546	5,186	16,211
5 Person	238	2,298	7,040
6 Person	135	470	2,296
7 or More Person	20	165	864
Total Households	4,908	32,456	117,339

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## Employment By Place Of Business

	1 Mile	3 Miles	5 Miles
Total Employees	6,995	38,487	124,597
Total Establishments	349	2,493	7,977

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## Employment Travel Time

	1 Mile	3 Miles	5 Miles
Work at Home	1,321	8,981	25,218
Travel Time under 15min	1,806	8,219	22,935
Travel Time 15-29min	--	--	--
Travel Time 30-59min	1,851	14,336	52,376
Travel Time 60-89min	182	1,243	7,462
Travel Time over 90min	141	564	2,691
Population	13,943	89,971	302,408

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## Education Attainment Over 25

	1 Mile	3 Miles	5 Miles
Less than High School	236	1,027	8,868
High School	1,007	5,516	34,156
Some College	524	5,600	28,369
Associate's Degree	263	2,111	11,606
Bachelor's Degree	2,544	19,896	62,853
Master's Degree	1,764	13,163	36,095
Professional Degree	836	6,646	15,031
Doctorate Degree	668	4,643	9,163
Total Population	13,943	89,971	302,408

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## Retail Sales

	1 Mile	3 Miles	5 Miles
Motor Vehicles	\$14,994,000	\$1,008,703,000	\$1,331,554,000
Furniture and Home Furnishings	\$1,012,000	\$43,001,000	\$98,724,000
Electrical and Appliances	--	\$40,392,000	\$65,291,000
Building Materials and Garden	--	\$130,872,000	\$262,433,000
Food and Beverage	--	\$302,515,000	\$1,137,344,000
Health and Personal Care	--	\$196,376,000	\$529,505,000
Gasoline Stations	--	\$55,749,000	\$287,776,000
Clothing and Accessories	\$5,355,000	\$106,555,000	\$307,133,000
Sporting Goods	\$5,575,000	\$14,368,000	\$84,256,000
General Merchandise	--	\$96,790,000	\$210,302,000
Miscellaneous	\$10,733,000	\$50,806,000	\$135,466,000
Nonstore Purchases	\$5,968,000	\$115,193,000	\$828,437,000
Food Services	\$68,062,000	\$298,411,000	\$914,837,000
Total Retail Sales	\$111,699,000	\$2,459,731,000	\$6,193,058,000

## Consumer Expenditures

	1 Mile	3 Miles	5 Miles
Total Consumer Expenditures	\$410,283,000	\$2,904,789,000	\$9,315,496,000

## Crime Information Index (Range 0-200, US Average = 100)

	1 Mile	3 Miles	5 Miles
Murder Index	117	58	74
Forcible Rape Index	89	48	68
Forcible Robbery Index	115	54	79
Aggravated Assault Index	110	68	78
Burglary Index	116	55	67
Larceny Index	132	74	84
Motor Vehicle Theft Index	125	69	83
EASI Total Crime Index	100	53	71