

2,100SF IN-LINE - 16,000SF ANCHOR SPACE | FOR LEASE

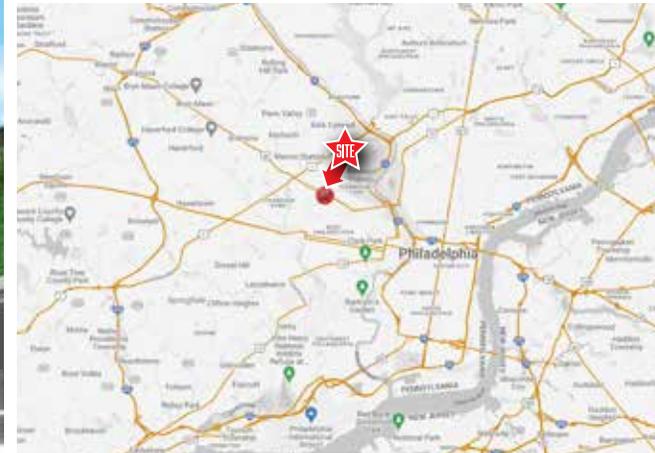
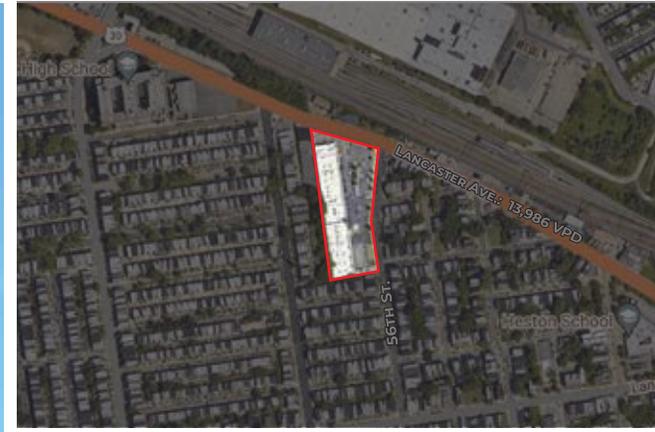
Overbrook Plaza | 56th Street & Lancaster Avenue | Philadelphia, PA 19131 | Philadelphia County

LEGEND

PROPERTIES INC.

COMMERCIAL REAL ESTATE

**Anchor Space
16,000 SF**
(Can be subdivided)



JOIN **FAMILY DOLLAR** **DOLLAR TREE** **POPEYES**

2,100SF -
16,000SF
Retail Space

IMMEDIATE
Availability

UPON
REQUEST
Rental Rate

PROPERTY INFORMATION

- 2,100sf-16,000 Prime Retail Space Available for Lease
- Ample Off-Street parking
- High visibility from heavily-traveled Lancaster Ave.
- Densely populated urban 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 Grocery, Gym, Hair & Nail Salon, School, Medical Uses

Demographics	1 Mile	2 Miles	3 Miles
Population	50,584	153,080	344,917
Average HH Income	\$71,842	\$78,676	\$92,237
Total Businesses	1,400	5,076	11,506
Number of Employees	10,475	39,076	105,548
Traffic Counts	Lancaster Ave.: 13,986 VPD		

*Data Source: Sites USA REGIS™ 2023

FOR MORE INFORMATION
PLEASE CONTACT:

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LEGEND PROPERTIES | 1000 Fayette Street | Conshohocken, PA 19428 | 610-941-4034 | LPRE.COM

Information contained herein has been obtained from owner of the property or from sources deemed reliable. We have no reason to doubt its accuracy but make no warranty or representation. All information is submitted subject to errors, omissions, changes, withdrawal without notice and any special listing conditions of the owner. 021126

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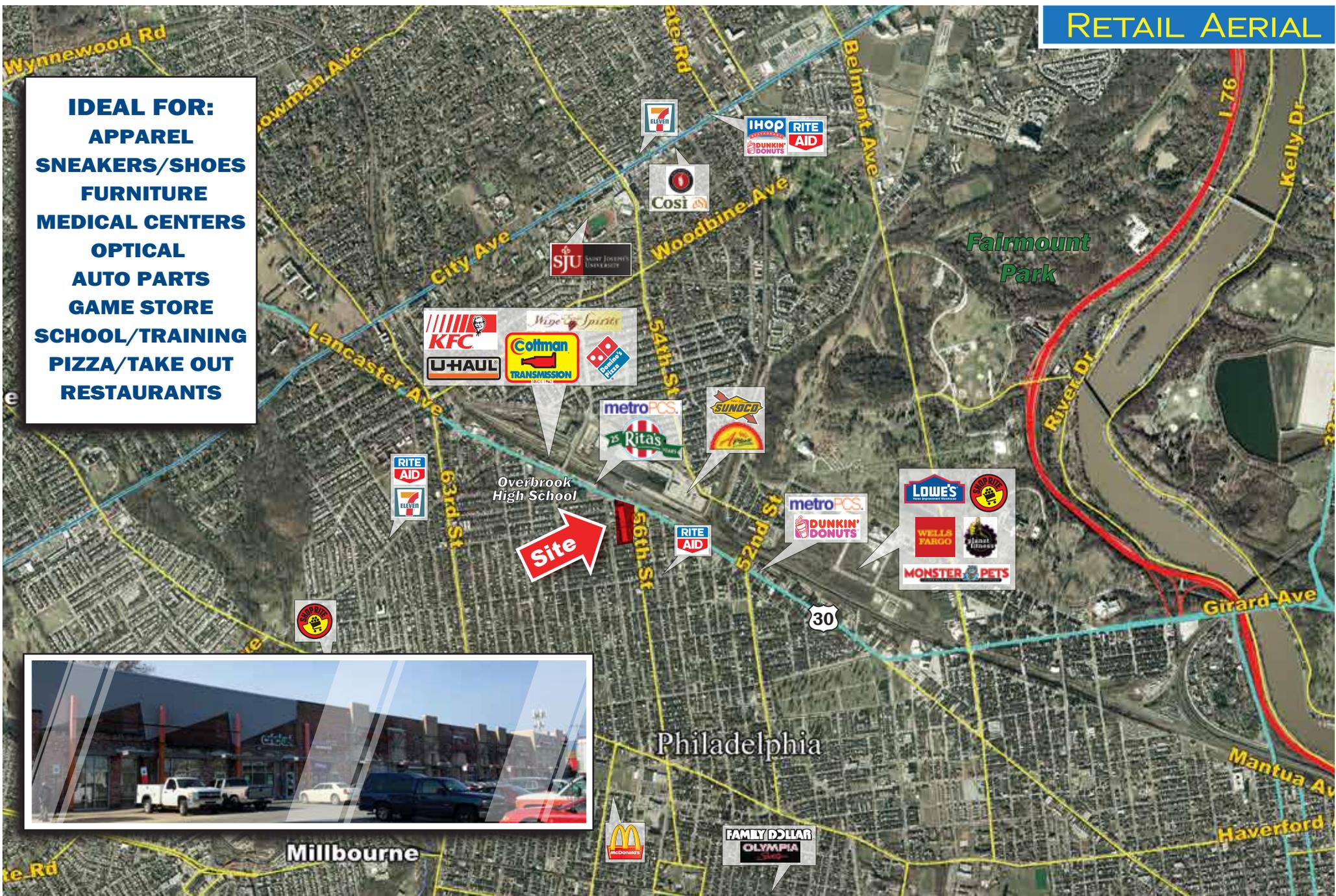
LEGEND

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COMMERCIAL REAL ESTATE

RETAIL AERIAL

- IDEAL FOR:**
- APPAREL**
- SNEAKERS/SHOES**
- FURNITURE**
- MEDICAL CENTERS**
- OPTICAL**
- AUTO PARTS**
- GAME STORE**
- SCHOOL/TRAINING**
- PIZZA/TAKE OUT**
- RESTAURANTS**



Millbourne

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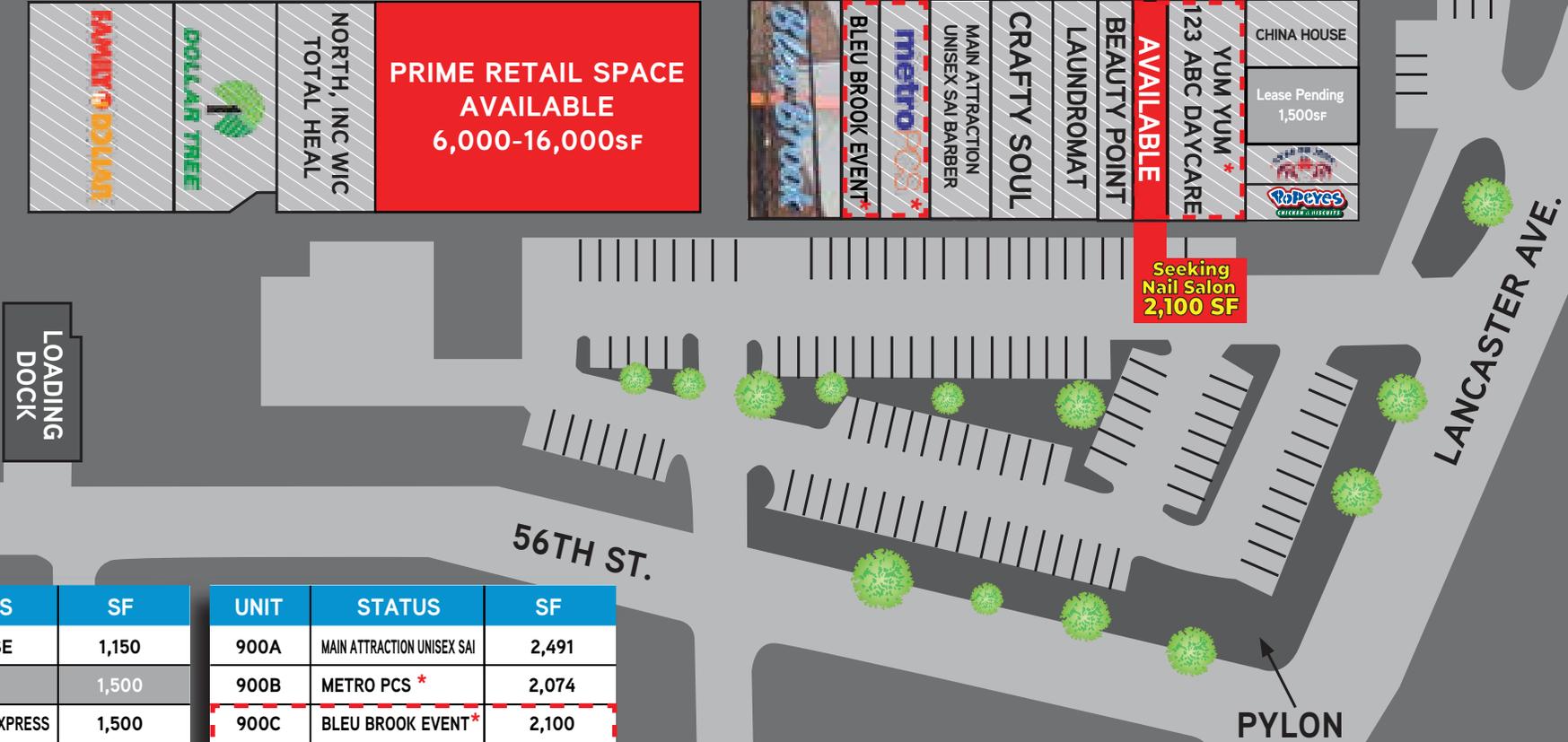
PROPERTIES INC.

COMMERCIAL REAL ESTATE

SITE PLAN

OVERBROOK PLAZA SITE PLAN

HADDINGTON ST.



UNIT	STATUS	SF	UNIT	STATUS	SF
200	CHINA HOUSE	1,150	900A	MAIN ATTRACTION UNISEX SAI	2,491
300A	Lease Pending	1,500	900B	METRO PCS *	2,074
300B	CRAB DU JOUR XPRESS	1,500	900C	BLEU BROOK EVENT*	2,100
400	YUM YUM *	5,876	1000	BLEU BROOK, LLC	4,405
500	AVAILABLE	2,100	1200	AVAILABLE	16,000
600	BEAUTY POINT	4,493	1400	NORTH, INC(WIC) TOTAL HEAL	3,500
700	LAUNDROMAT	2,974	1600	DOLLAR TREE	6,615
800	POPEYE'S	3,726	1800	FAMILY DOLLAR STORE	8,060
800	CRAFTY SOUL	1,182	TOTAL: 73,150 SF		

*Contact agent for more info.

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DEMOGRAPHICS

Population	1 Mile	2 Miles	3 Miles
Population (Est. 2023)	50,584	153,080	344,917
Projected Population (2028)	47,726	148,206	338,403
Projected Annual Growth (2023 to 2028)	-1.1%	-0.6%	-0.4%

Daytime Population

Total Businesses (2023)	1,400	5,076	11,506
Number of Employees (2023)	10,475	39,076	105,548

Income

Average HH Income (Est. 2023)	\$71,842	\$78,676	\$92,237
Median HH Income (2023)	\$52,942	\$57,025	\$65,417

Households & Growth

Households	20,221	61,188	136,839
Projected HH (2028)	19,666	60,771	137,632
HH Growth with Children (2023 to 2028)	27.8%	27.3%	24.8%

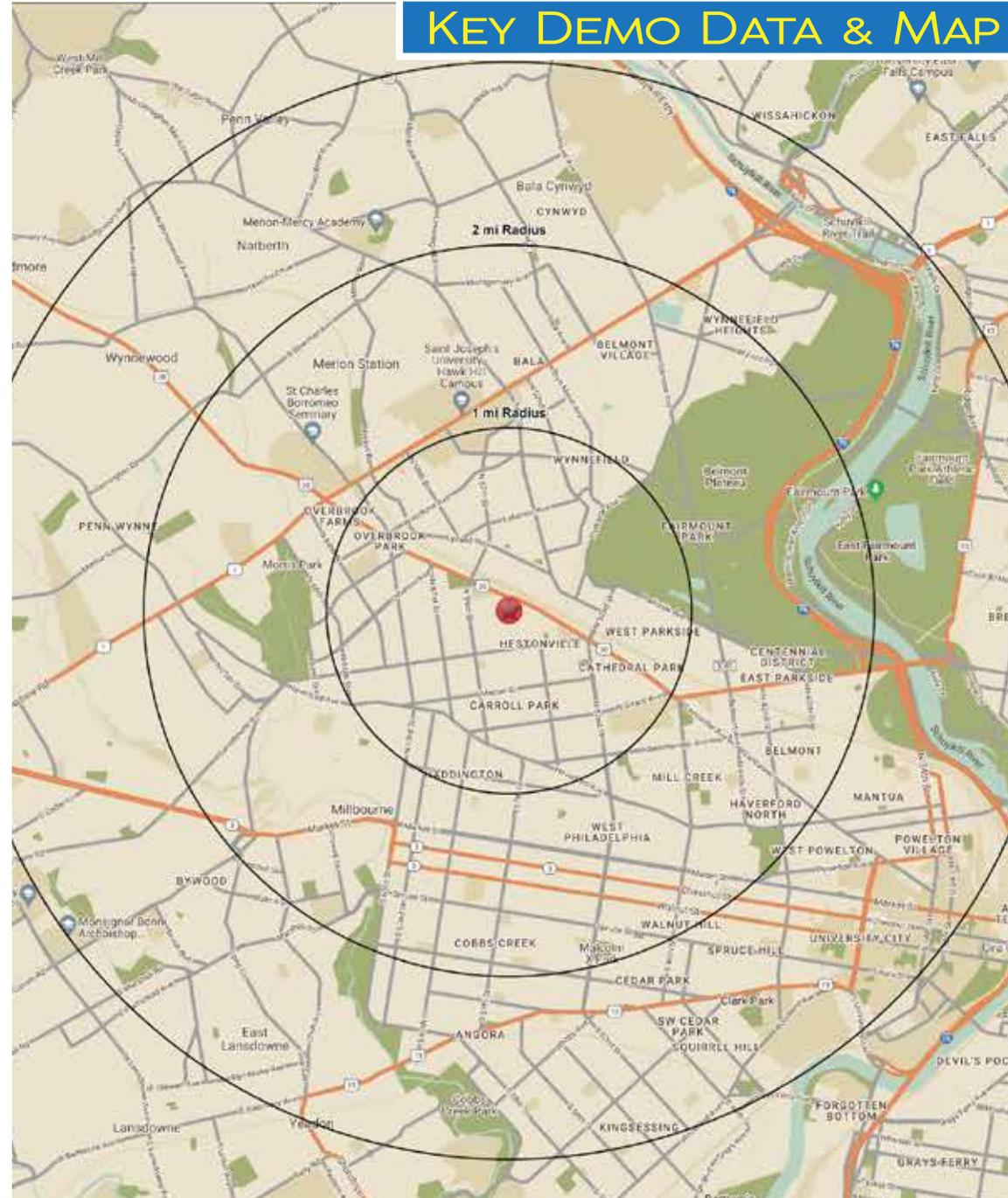
Education

High School Graduate	35.0%	32.0%	27.4%
Some College	25.7%	22.1%	18.2%
Bachelor Degree	13.5%	39.0%	19.6%
Graduate	11.4%	13.8%	19.3%

Traffic Counts: Lancaster Ave.: 13,986 VPD

Data Source: Sites USA REGIS™ 2024

KEY DEMO DATA & MAP



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