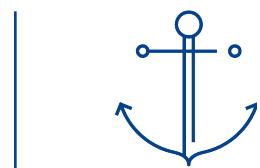




1,500 SF
Retail Space Available

Providence Shopping Center
923-925 Providence Road | Secane, PA



Grocery and
pharmacy anchored
shopping center in
Clifton Heights



1,500 SF inline
space available
next to Post Office



Surrounded by
dense residential
population



Multi-point access
including signalized
intersection at
Providence Road



Strong daytime
population within
one mile

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Accelerating success.

Property Overview



1,500 SF in-line space available at grocery and pharmacy anchored **Providence Shopping Center**, featuring;

- Multiple points of access including a signalized intersection with dedicated turn lane on Providence Road
- High traffic counts on Providence Road (14,137 VPD)
- Dense surrounding residential population with almost 500,000 residents within 5 miles
- Pylon signage available
- Easily accessible from Baltimore Pike and MacDade Boulevard and walking distance to/from Primos stop on Media/Elwyn Line

Join neighboring retailers, including:

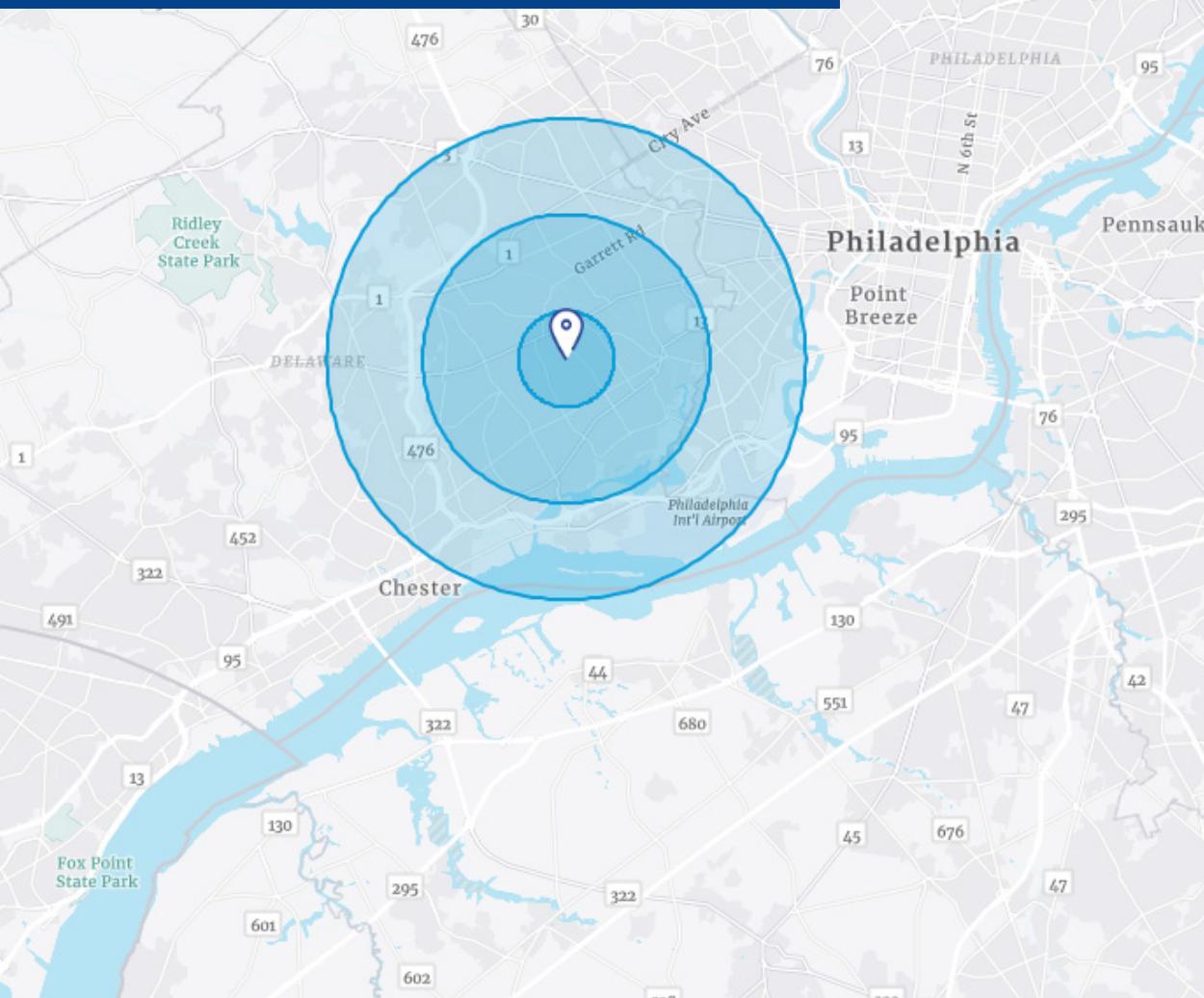


Site Plan & Availabilities



Unit	Tenant
1	Price Rite Marketplace
2	Stingers Restaurant
3	Dollar Magic
4	Mercy Medical Providence
5	LUX Nails
6	Secane Pizza
7	Boaz Laundromat
8	1,500 SF AVAILABLE
9	US Postal Service
10	
11	Good Taste Chinese Restaurant
12	Nail Salon
13	CVS Pharmacy

Demographics



Currently, the population is 51.6% male and 48.4% female. The median age in this area is 40.2.



Average household size is currently 2.44. Median home value is \$192,508 in the specified area.

1 mile



26,168
people



\$88,874
average HHI



10,509
households



6,061
employees

3 mile



201,724
people



\$101,427
average HHI



77,688
households



49,260
employees

5 mile



496,284
people



\$93,951
average HHI



190,049
households



52,528
employees

Current average household income is \$88,874. Average household income is projected to be \$105,975 in five years.



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Colliers International

Ten Penn Center

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2,240 - 9,900 SF
Retail Space Available

Bensalem Square Shopping Center
2506 Knights Road | Bensalem, PA



Grocery anchored
shopping center in
heart of Bensalem



Pad site, end-cap,
and in-line space
available



Surrounded by
dense residential
population



Multi-point access
including signalized
intersection at
Knights Road



Strong daytime
population within
one mile

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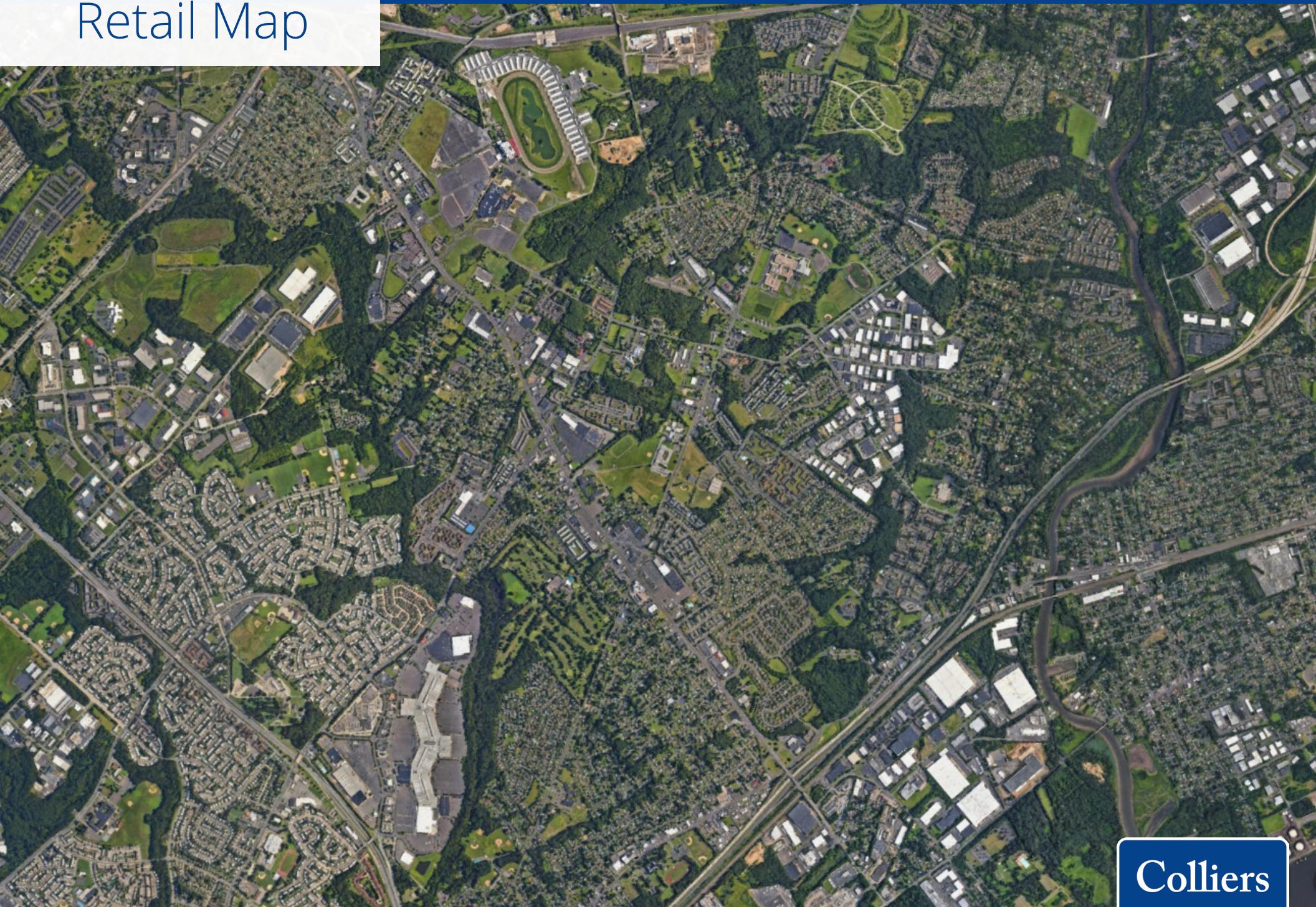
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Retail Map



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