

# WYNCOTE, PA

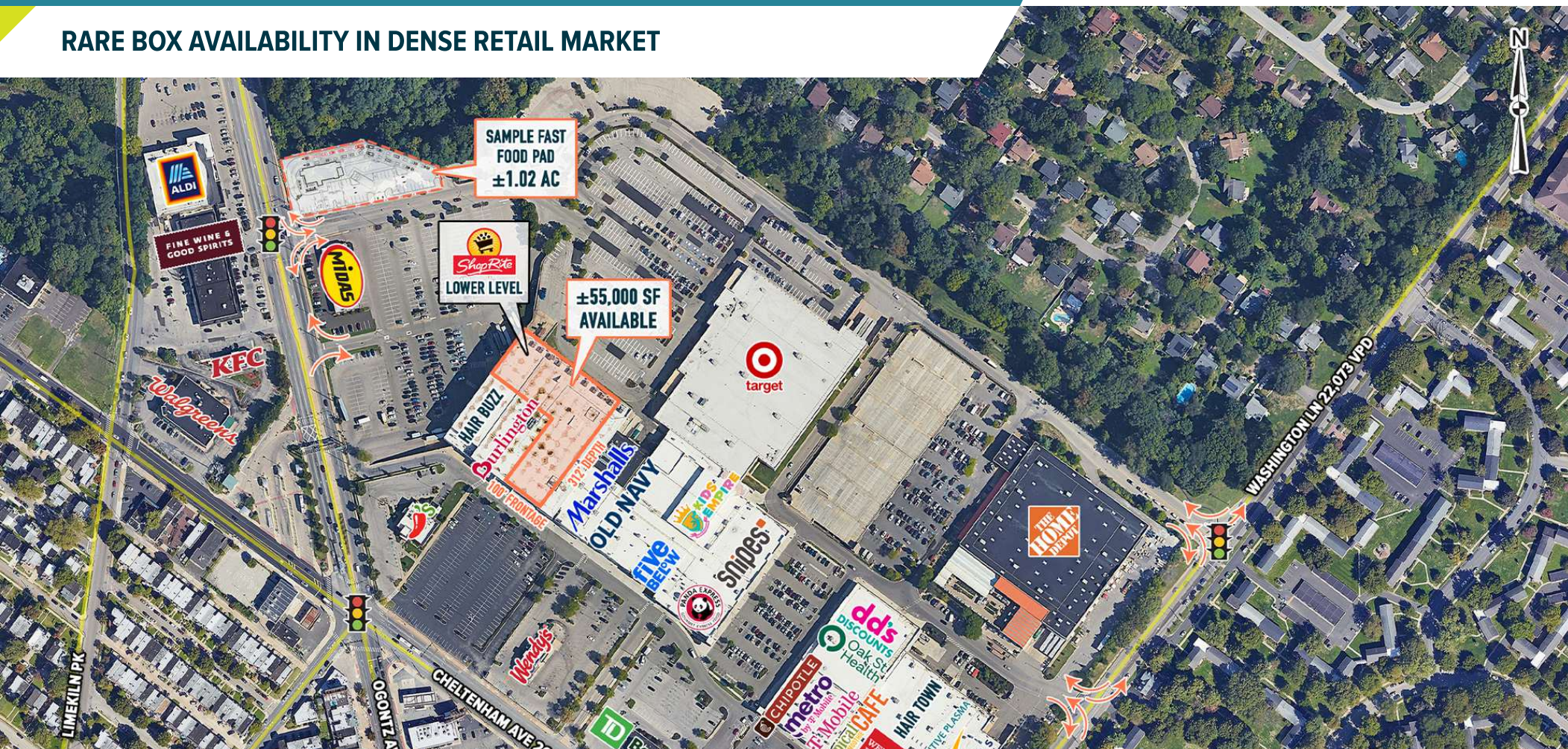
2471 W CHELTENHAM AVE

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

PHILADELPHIA MSA



## RARE BOX AVAILABILITY IN DENSE RETAIL MARKET



get in touch.

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# INTERSECTION OF PHILADELPHIA & MONTGOMERY COUNTIES



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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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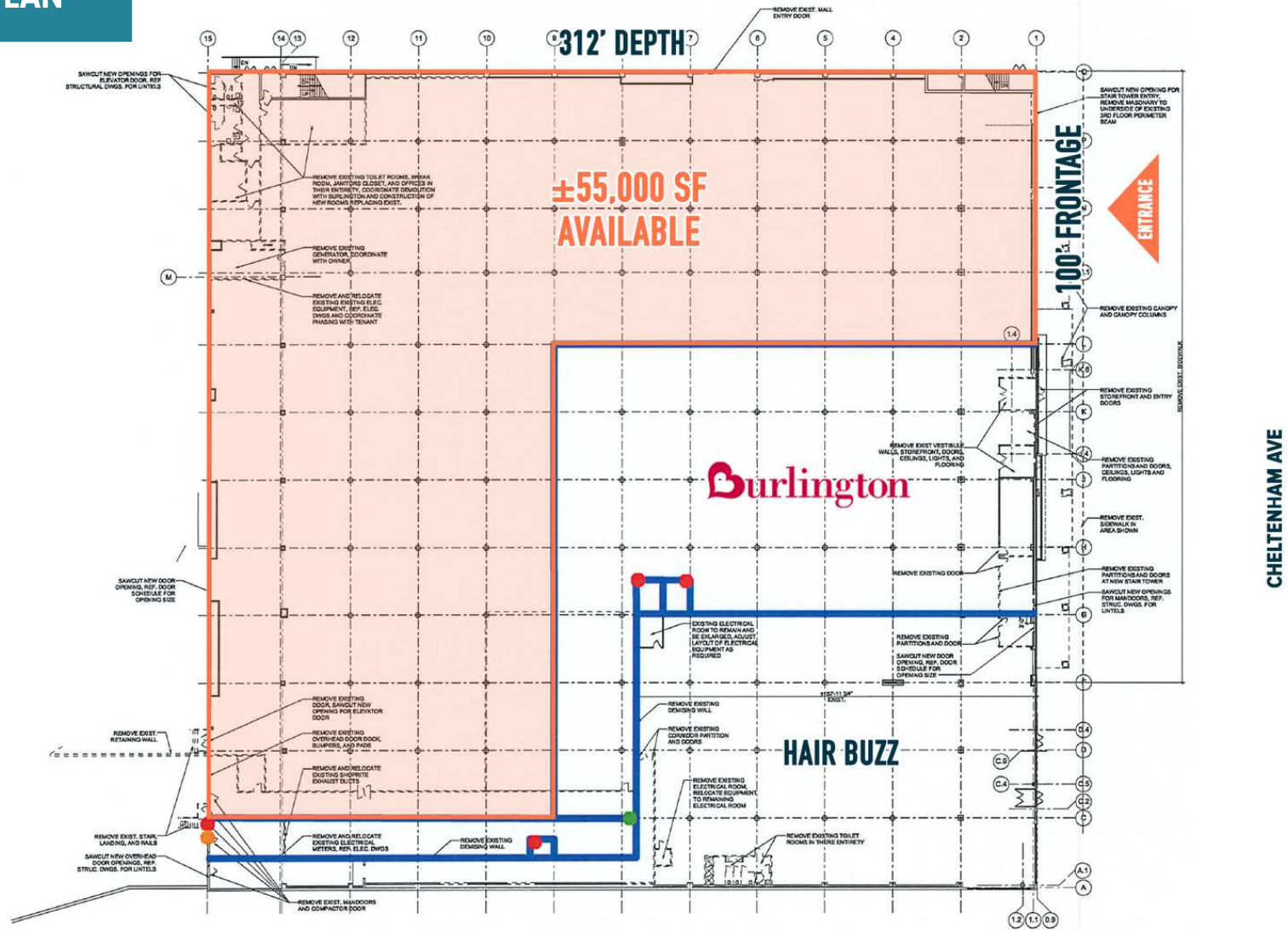
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# DEMISED SITE PLAN



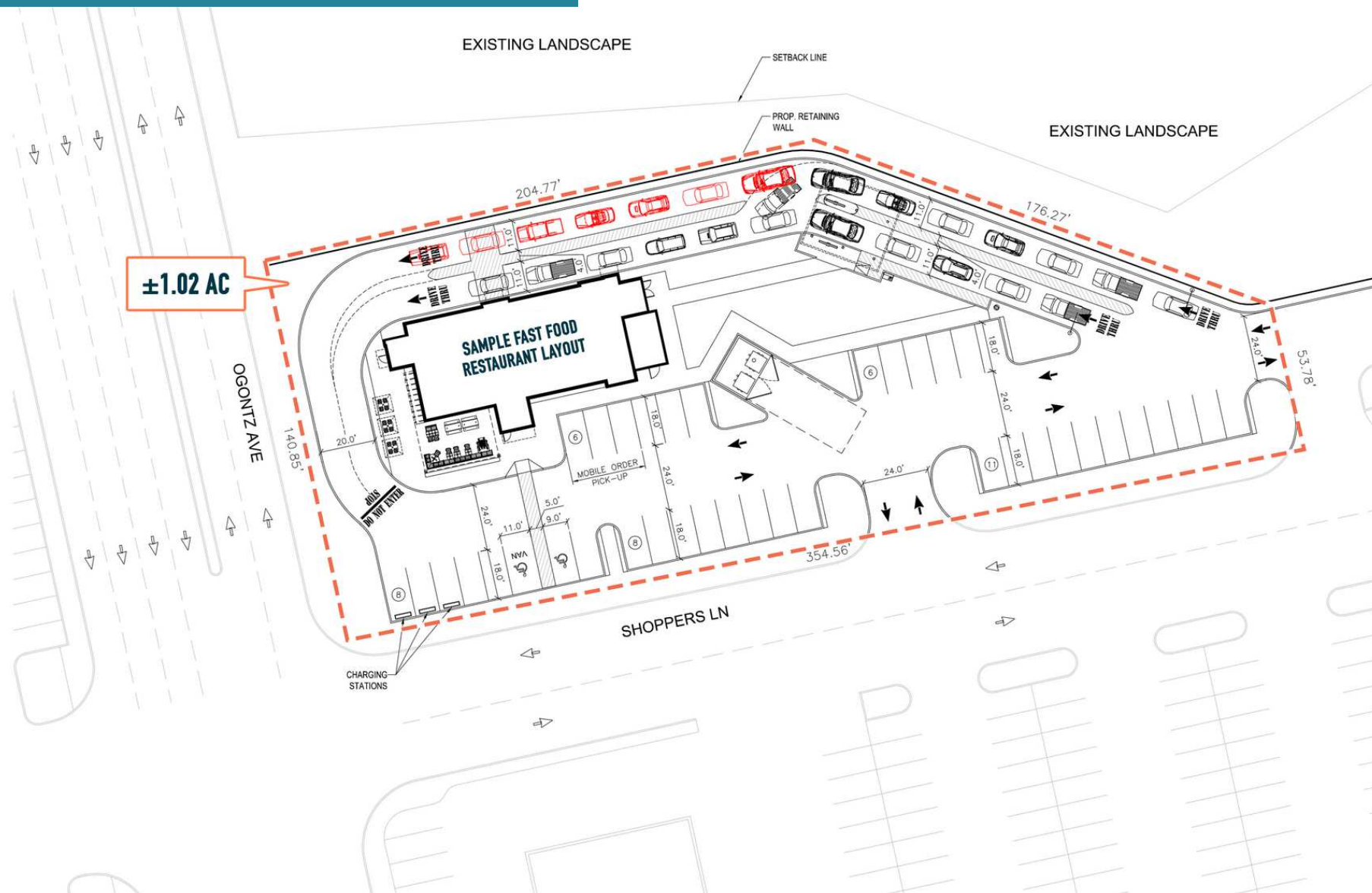
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# SAMPLE FAST FOOD RESTAURANT LAYOUT



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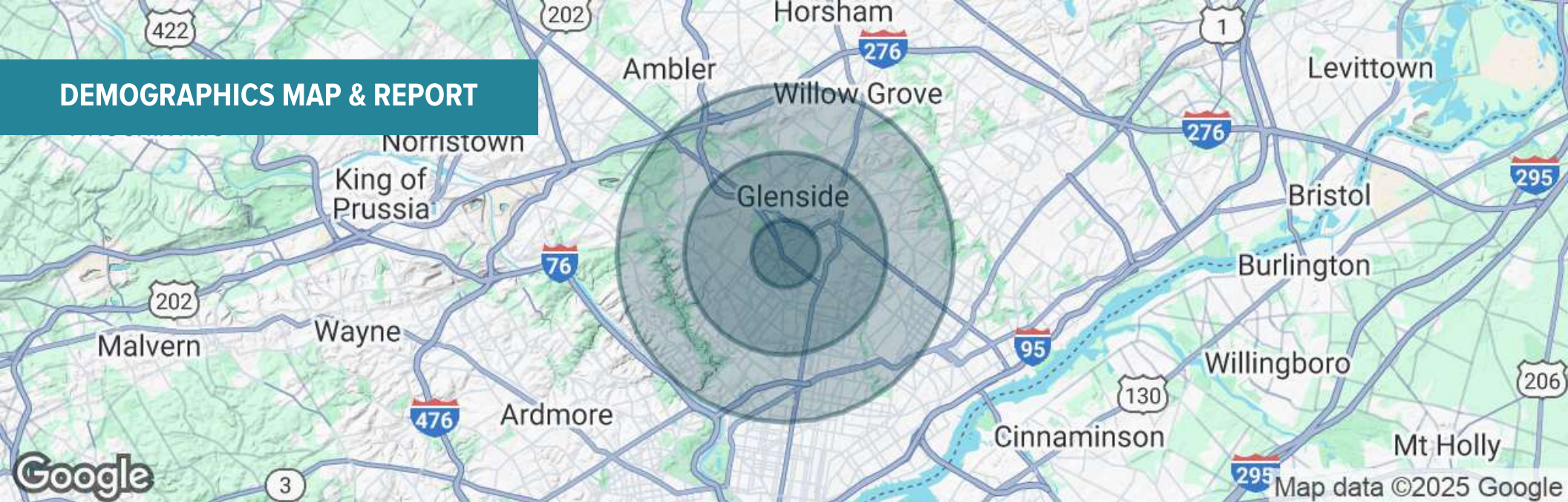
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## DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	33,472	221,325	561,709
Average Age	44	43	41
Average Age (Male)	41	41	39
Average Age (Female)	46	44	42
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	14,563	90,058	222,575
# of Persons per HH	2.3	2.5	2.5
Average HH Income	\$83,974	\$101,373	\$97,347
Average House Value	\$278,450	\$327,451	\$312,015

Demographics data derived from AlphaMap

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