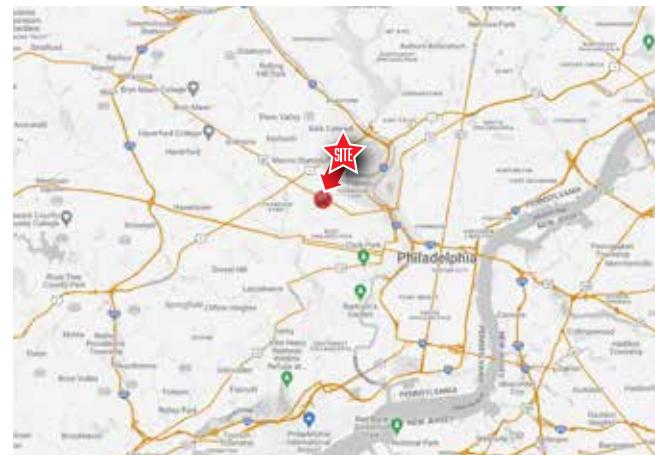
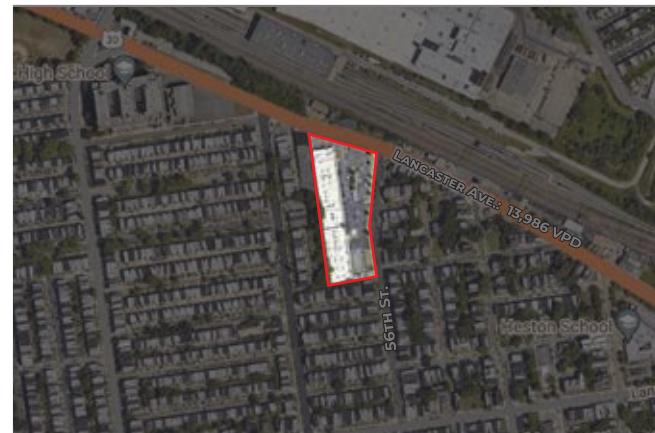


# 2,100SF | OVERBROOK PLAZA | FOR LEASE

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

**LEGEND**  
PROPERTIES INC.  
COMMERCIAL REAL ESTATE

Seeking  
Nail Salon  
for 2,100 SF  
Space



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

2,100SF  
Ground Floor

IMMEDIATE  
Availability

UPON  
REQUEST  
Asking Base Rent

+/- \$5.00SF  
Additional Rent \$/sf

## PROPERTY INFORMATION

- 2,100sf Prime Retail Space Available for Lease
- Ample Off-Street parking
- High visibility from heavily-traveled Lancaster Ave.
- Densely populated 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 many Retail, Restaurant/Food and 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:

DAVID DEPETRIS 610-941-4034 X107  
DDEPETRIS@LPRE.COM 856-912-1165 CELL  
D'Andre Newell 610-941-4034 X122  
DNEWELL@LPRE.COM 267-235-1669 CELL



SCAN FOR  
WEB SITE  
LPRE.COM

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. 012726

# 2,100SF | OVERBROOK PLAZA | FOR LEASE

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

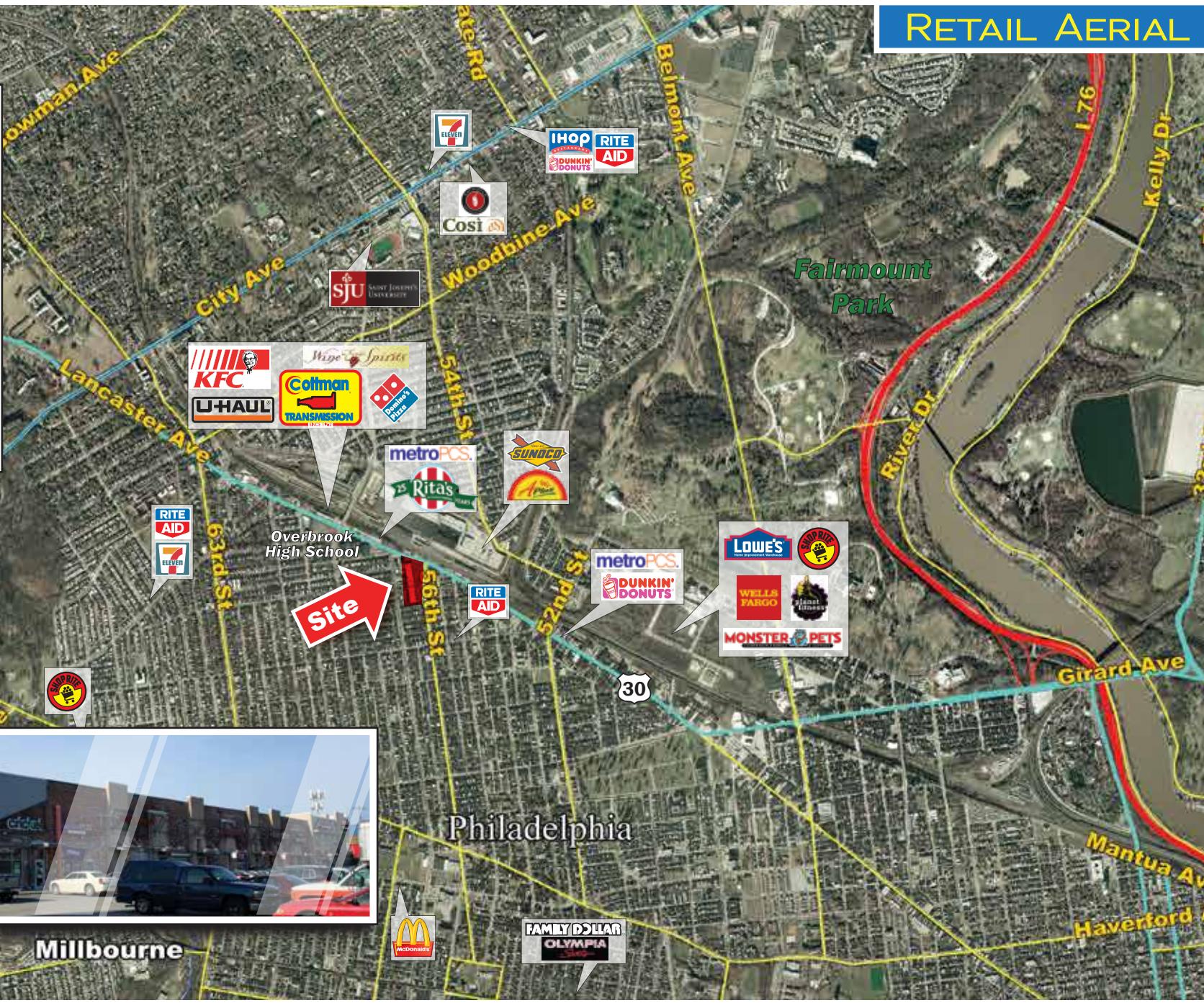
**LEGEND**

PROPERTIES INC.

COMMERCIAL REAL ESTATE

RETAIL AERIAL

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



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

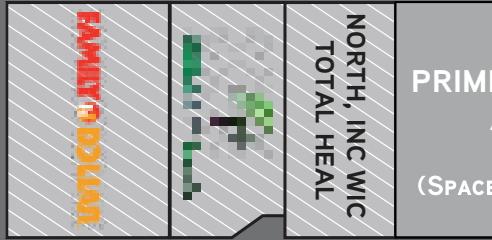
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## SITE PLAN

# OVERBROOK PLAZA

## SITE PLAN

HADDINGTON ST.



PRIME RETAIL SPACE  
AVAILABLE  
16,000SF  
(SPACE CAN BE SUB-DIVIDED)

LOADING DOCK

56TH ST.

UNIT	STATUS	SF
200	CHINA HOUSE	1,150
300A	Lease Pending	1,500
300B	CRAB DU JOUR XPRESS	1,500
400	YUM YUM *	5,876
500	AVAILABLE	2,100
600	BEAUTY POINT	4,493
700	LAUNDROMAT	2,974
800	POPEYE'S	3,726
800	CRAFTY SOUL	1,182

UNIT	STATUS	SF
900A	MAIN ATTRACTION UNISEX SAI	2,491
900B	METRO PCS *	2,074
900C	BLEU BROOK EVENT *	2,100
1000	BLEU BROOK, LLC	4,405
1200	AVAILABLE	16,000
1400	NORTH, INC(WIC) TOTAL HEAL	3,500
1600	DOLLAR TREE	6,615
1800	FAMILY DOLLAR STORE	8,060

TOTAL: 73,150 SF

\*Contact agent for more info.

## FURNITURE MECCA



# 2,100SF | OVERBROOK PLAZA | FOR LEASE

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

**LEGEND**

PROPERTIES INC.

COMMERCIAL REAL ESTATE

## 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

