

# BAKERY OR FOOD PREP KITCHEN OPPORTUNITY

for lease

**Call  
Today!**



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## LEASING SUMMARY:

\$4,300/Month Modified Gross Lease

- 2,879 SF
- 43 illuminated car parking
- Negotiable Term
- Pylon Signage Potential
- In-Line Neighborhood Retail Center



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# POPULATION AND AREA INFORMATION

## Criteria Used for Analysis

Median Household Income  
**\$112,698**

Median Age  
**42.2**

Total Population  
**24,155**

1st Dominant Segment  
**Professional Pride**

## Consumer Segmentation

### Life Mode

What are the people like that live in this area?

### Affluent Estates

Established wealth—educated, well-travelled married couples

### Urbanization

Where do people like this usually live?

### Suburban Periphery

The most populous and fastest-growing among Urbanization groups, Suburban Periphery includes one-third of the nation's population

## Top Tapestry Segments

	Professional Pride	Urban Villages	Golden Years	Exurbanites	Enterprising Professionals
% of Households	1,764 (19.5%)	1,454 (16.1%)	1,372 (15.2%)	986 (10.9%)	863 (9.5%)
% of Chester County	27,028 (13.3%)	2,890 (1.4%)	10,049 (4.9%)	6,489 (3.2%)	14,103 (6.9%)
Lifestyle Group	Affluent Estates	Sprouting Explorers	Senior Styles	Affluent Estates	Upscale Avenues
Urbanization Group	Suburban Periphery	Urban Periphery	Suburban Periphery	Suburban Periphery	Suburban Periphery
Residence Type	Single Family	Single Family	Single Family; Multi-Units	Single Family	Multi-Units; Single Family
Household Type	Married Couples	Married Couples	Singles	Married Couples	Married Couples
Average Household Size	3.01	3.58	2.1	2.5	2.49
Median Age	40	34.9	53.6	52.2	36.2
Diversity Index	58.2	87.2	55.9	48.2	78.8
Median Household Income	\$183,900	\$85,200	\$86,600	\$121,200	\$105,800
Median Net Worth	\$930,800	\$199,900	\$264,300	\$771,700	\$169,300
Median Home Value	\$536,400	\$502,900	\$459,400	\$542,200	\$481,900
Homeownership	90.8 %	71 %	65.6 %	86.3 %	53.7 %
Employment	Professional or Mgmt/Bus/Financial	Services or Professional	Professional or Mgmt/Bus/Financial	Professional or Mgmt/Bus/Financial	Professional or Mgmt/Bus/Financial
Education	Bachelor's Degree	High School Diploma	Bachelor's Degree	Bachelor's Degree	Bachelor's Degree
Preferred Activities	Own latest tablets, smartphones and laptops . Upgrade picture-perfect homes.	Leisure focused on family activities . Fashion matters, spend liberally on new clothes.	Active social lives include traveling abroad . Good health is a priority.	Gardening and home improvement are priorities . Active in their communities.	Travel to foreign and domestic destinations . Eat organic and natural foods, run and do yoga.
Financial	Hold 401(k) and IRA plans/securities	Saving is more limited than spending	Maintain actively managed financial portfolios	Rely on financial planners and extensive reading	Own 401(k) through work
Media	Avid readers; epicurean, sports, home service magazines	Media preferences vary	Internet is used for everything, avid readers as well	Well-connected and use the internet to stay current	Use smartphones for news and buy digital books for tablet reading.
Vehicle	Own 3 or more vehicles	Own late model compact cars/SUVs	Prefer late-model vehicle	Choose late-model luxury cars, SUVs	Own or lease an imported sedan

