

# PRIME RETAIL SPACE FOR LEASE

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

## PROPERTY HIGHLIGHTS

- **2,100sf, 4,200sf, 8,000sf & 16,000sf Prime Retail Space Available for Lease**
- Ample Off-Street parking  
Outstanding 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 and office uses

Demographics	1 Mile	2 Miles	3 Miles
Population	51,029	149,203	333,144
Average HH Income	\$ 55,734	\$ 62,116	\$ 71,614
Total Businesses	1,397	5,097	11,718
Number of Employees	10,97	48,501	117,009
Traffic Counts	Lancaster Ave.: 13,986 VPD		

\*Data Source: Sites USA REGIS™ 2023



**610-941-4034**

1000 FAYETTE STREET  
CONSHOHOCKEN, PA 19428

EXCLUSIVE  
AGENT:



**DAVID DEPETRIS**  
610-941-4034 x107  
856-912-1165 CELL  
DDEPETRIS@LPRE.COM



**D'ANRE NEWELL**  
610-941-4034 x122  
267-235-1669 CELL  
DNEWELL@LPRE.COM



SCAN FOR  
WEB SITE  
LPRE.COM

# PRIME RETAIL SPACE

# FOR LEASE

## SITE PLAN

## OVERBROOK PLAZA SITE PLAN

**FAMILY DOLLAR**

**DOLLAR TREE**

**NORTH, INC WIC TOTAL HEAL**

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

**Blue Brook**

**BLEU BROOK EVENT**

**metro**

**MAIN ATTRACTION UNISEX SAI BARBER**

**CRAFTY SOUL**

**LAUNDROMAT**

**BEAUTY POINT**

**RICHI CLEANER**

**123 ABC DAYCARE**

**YUM YUM**

**CHINA HOUSE**

**AVAILABLE**

**Popeye's**

FURNITURE MECCA

LOADING DOCK

56TH ST.

LANCASTER AVE.

PYLON

UNIT	STATUS	SF	UNIT	STATUS	SF
200	CHINA HOUSE	1,150	900A	MAIN ATTRACTION UNISEX SAI	2,491
300A	AVAILABLE	1,500	900B	METRO PCS *	2,074
300B	CRAB DU JOUR XPRESS	1,500	900C	CHECK MATE *	2,100
400	YUM YUM *	5,876	1000	Check Mate	4,405
500	RICHI CLEANER *	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.

**LEGEND**

PROPERTIES INC.

COMMERCIAL REAL ESTATE

**610-941-4034**

1000 FAYETTE STREET  
CONSHOHOCKEN, PA 19428

**OVERBROOK PLAZA**

56th Street & Lancaster Avenue  
Philadelphia, PA 19131

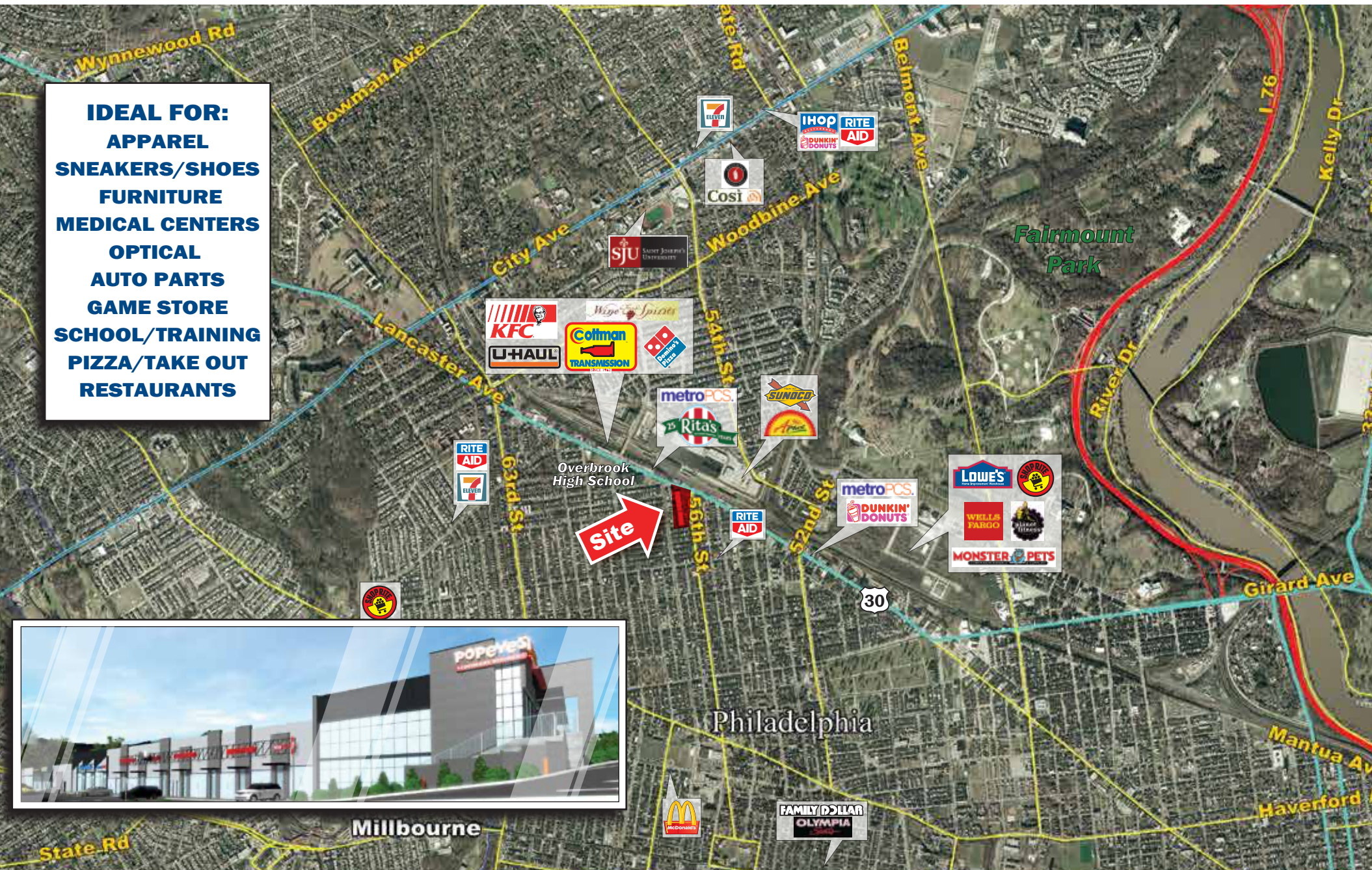


# PRIME RETAIL SPACE

# FOR LEASE

# LOCAL COMPETITION

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



Millbourne

Philadelphia

**LEGEND**

PROPERTIES INC.  
COMMERCIAL REAL ESTATE

**610-941-4034**

1000 FAYETTE STREET  
CONSHOHOCKEN, PA 19428

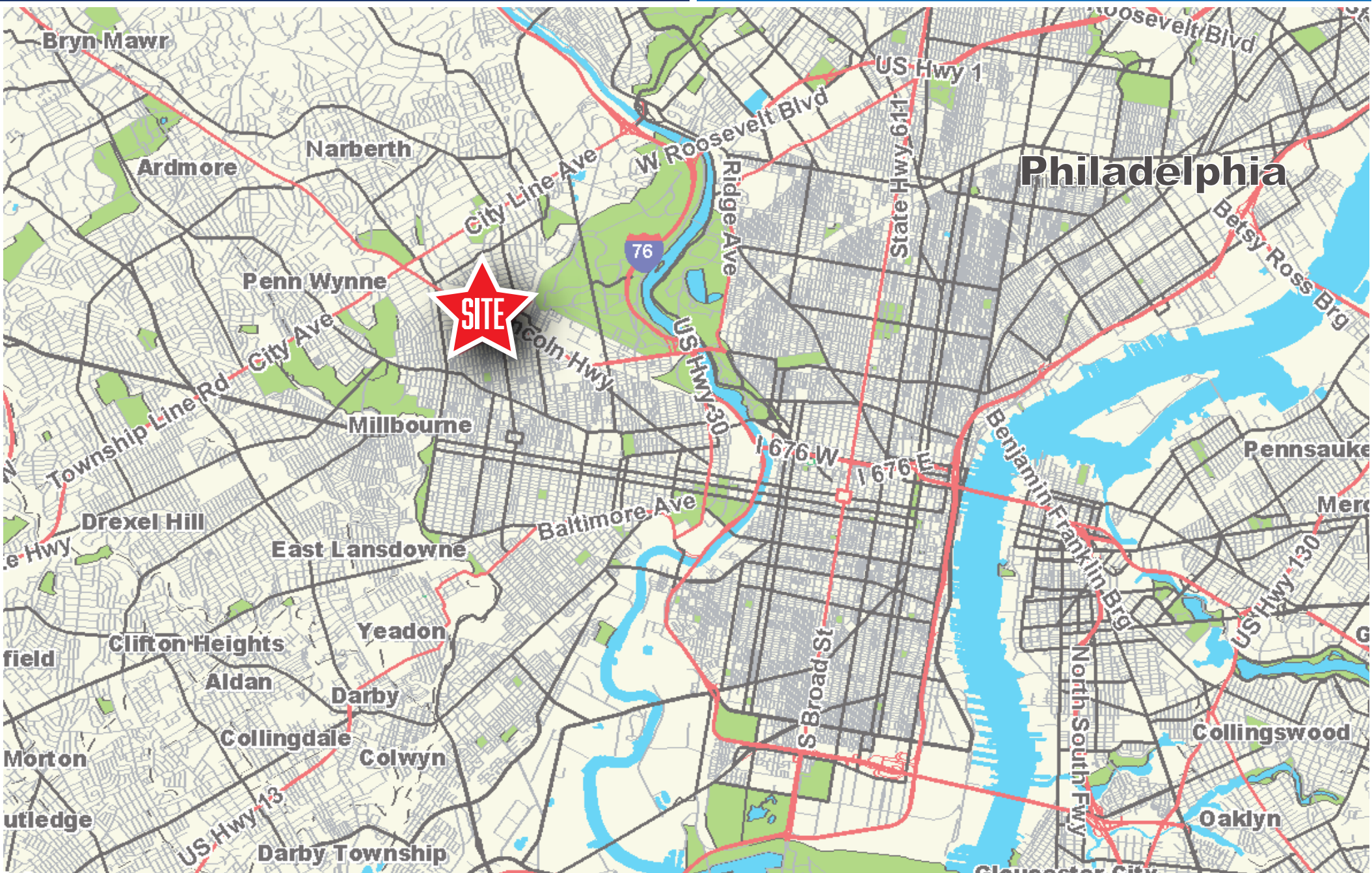
**OVERBROOK PLAZA**

56th Street & Lancaster Avenue  
Philadelphia, PA 19131



# PRIME RETAIL SPACE FOR LEASE

REGIONAL  
MAP



**LEGEND**

PROPERTIES INC.

COMMERCIAL REAL ESTATE

**610-941-4034**

1000 FAYETTE STREET  
CONSHOHOCKEN, PA 19428

**OVERBROOK PLAZA**

56th Street & Lancaster Avenue  
Philadelphia, PA 19131