



**AVAILABLE
FOR LEASE!**

**\$2,650 per Month
MG**

Contact:

JUSTIN FLOWERS

Cell: 610-500-4862

Email: jmf32394@gmail.com

FOR LEASE IN THE HEART OF WAYNE!



LOCATION: 4 LOUELLA COURT - WAYNE PA 19087

PROPERTY HIGHLIGHTS:

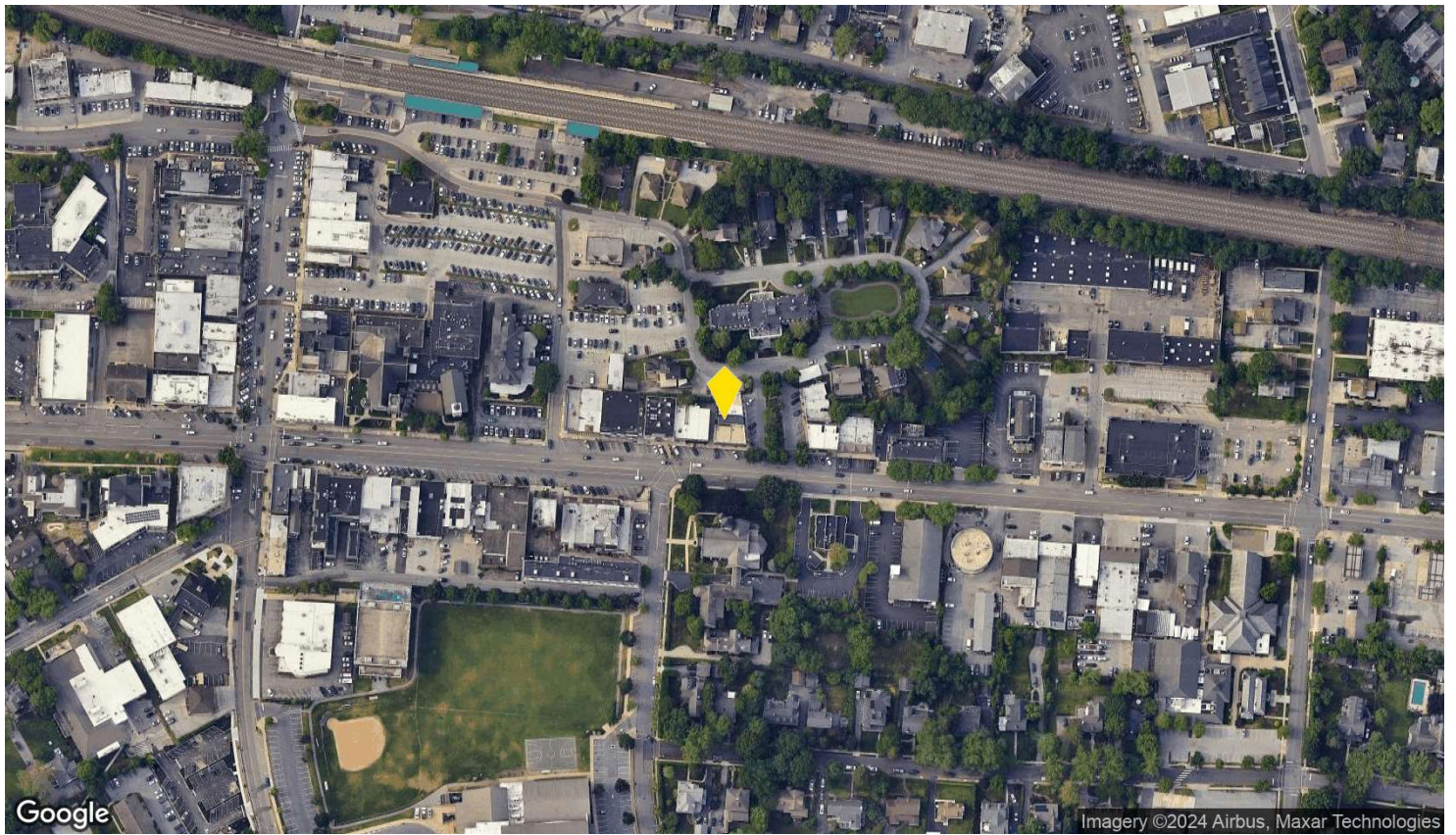
- ◆ +/- 620 SQUARE FEET OF RETAIL SPACE!
- ◆ ADDITIONAL STORAGE AVAILABLE! - FULL BASEMENT
- ◆ SITUATED JUST OFF OF LANCASTER AVENUE IN THE HEART OF DOWNTOWN WAYNE!
- ◆ AMPLE STREET PARKING!
- ◆ 3 MILE AVERAGE HH INCOME: > \$176,000
- ◆ WITHIN WALKING DISTANCE TO THE WAYNE TRAIN STATION!

The information above has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is Buyer/Lessee responsibility to independently confirm its accuracy and completeness. This is not intended to solicit another Broker's listing.

Subject Property

4 Louella Ct

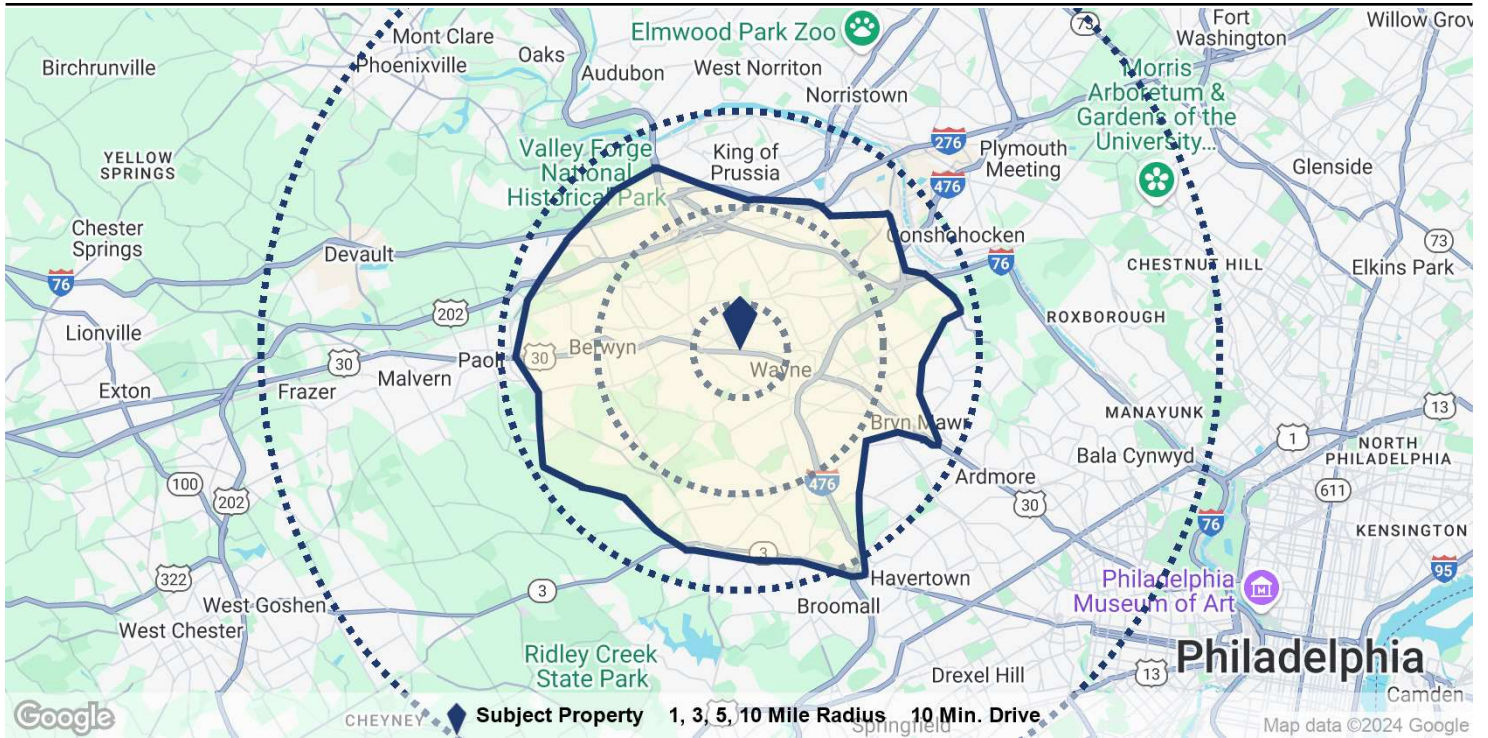
AERIAL VIEW



Subject Property

4 Louella Ct

DEMOGRAPHICS



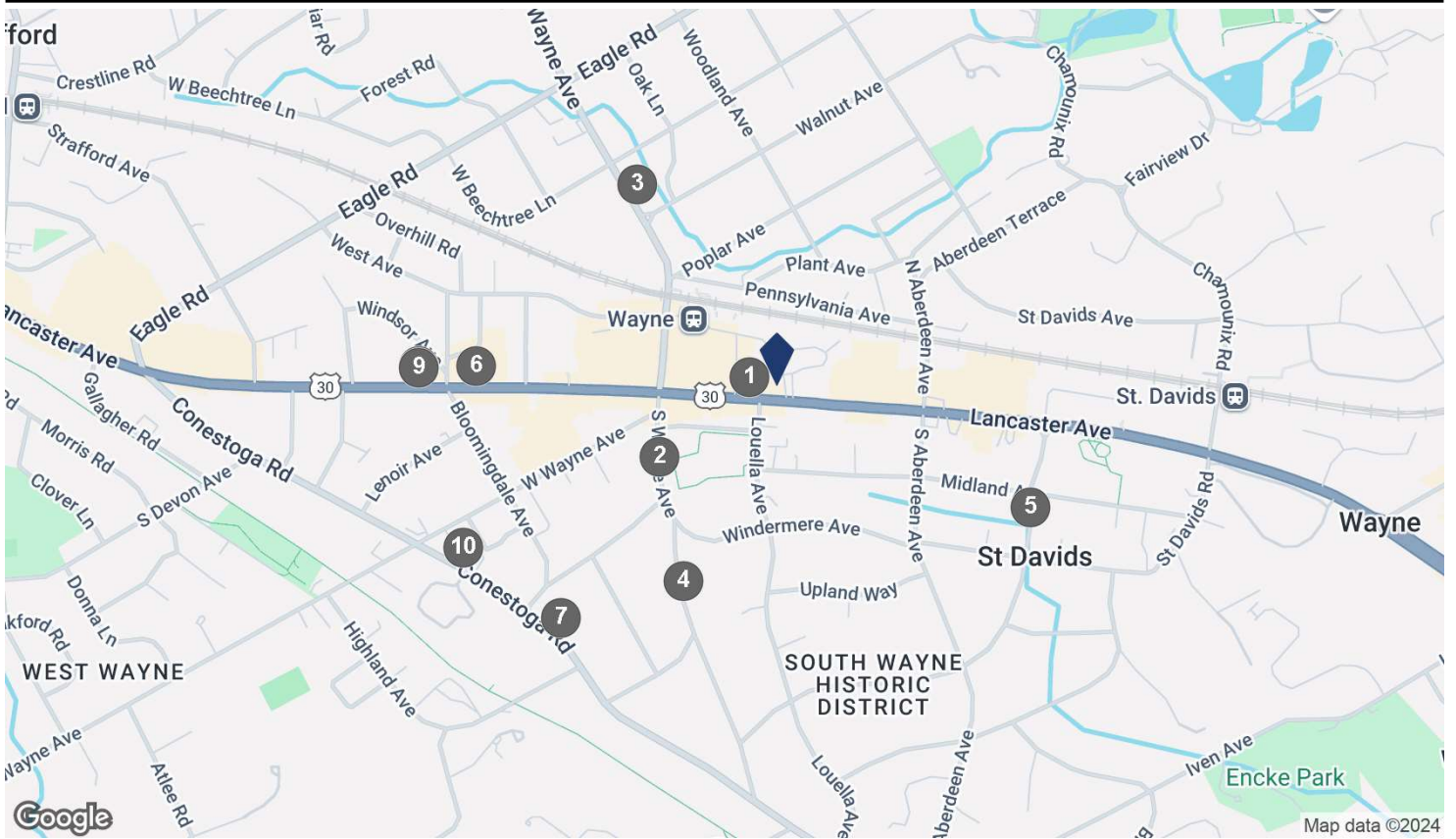
Population	1 Mile	3 Miles	5 Miles	10 Miles	10 Min. Drive
Population	10,505	58,376	169,788	849,452	109,093
5 Yr Growth	1.0%	2.0%	2.0%	0.6%	2.6%
Median Age	31	37	40	40	40
5 Yr Forecast	33	37	40	41	40
White / Black / Hispanic	81% / 3% / 4%	76% / 4% / 4%	76% / 4% / 4%	63% / 19% / 6%	77% / 4% / 4%
5 Yr Forecast	81% / 3% / 4%	76% / 4% / 4%	76% / 4% / 4%	64% / 19% / 6%	77% / 4% / 4%
Employment	7,617	44,531	147,659	493,658	56,359
Buying Power	\$489.9M	\$2.9B	\$8.2B	\$31.6B	\$5.4B
5 Yr Growth	-7.3%	0.6%	1.8%	1.2%	1.3%
College Graduates	65.4%	67.3%	63.9%	48.9%	67.0%
Household					
Households	3,351	19,707	65,479	334,240	40,038
5 Yr Growth	1.5%	2.4%	2.3%	0.5%	3.0%
Median Household Income	\$146,182	\$147,420	\$124,840	\$94,503	\$135,328
5 Yr Forecast	\$133,496	\$144,868	\$124,318	\$95,103	\$133,020
Average Household Income	\$177,847	\$176,103	\$156,764	\$124,745	\$166,713
5 Yr Forecast	\$174,213	\$174,676	\$155,928	\$125,005	\$165,103
% High Income (>\$75K)	72%	74%	71%	59%	72%
Housing					
Median Home Value	\$838,741	\$734,644	\$582,539	\$378,605	\$685,112
Median Year Built	1960	1964	1968	1959	1966
Owner / Renter Occupied	60% / 40%	68% / 32%	64% / 36%	64% / 36%	67% / 33%



Subject Property

4 Louella Ct

TRAFFIC COUNTS



COUNTS BY STREETS

Collection Street	Cross Street - Direction	Traffic Volume	Count Year	Dist from Subject
1 E Lancaster Ave	Louella Ave - E	21,814	2022	0.04 mi
2 S Wayne Ave	Runnymede Ave - S	2,974	2022	0.20 mi
3 N Wayne Ave	Walnut Ave - SE	7,254	2022	0.30 mi
4 South Wayne Avenue	Audubon Ave - S	2,081	2022	0.31 mi
5 Pembroke Ave	Saint Davids Rd - S	475	2022	0.39 mi
6 West Lancaster Avenue	Banbury Way - W	9,971	2022	0.40 mi
7 Conestoga Rd	Maplewood Ave - SE	10,527	2022	0.44 mi
8 E Lancaster Ave	Bloomington Ave - E	21,232	2022	0.48 mi
9 Lancaster Ave	Bloomington Ave - E	20,755	2015	0.48 mi
10 Conestoga Road	Greythorne Woods Cir - SW	10,684	2022	0.48 mi



Income & Spending Demographics

4 Louella Ct

	1 Mile		3 Miles		5 Miles		10 Min. Drive	
2024 Households by HH Income	3,352		19,707		65,478		40,038	
<\$25,000	181	5.40%	1,388	7.04%	5,420	8.28%	3,149	7.87%
\$25,000 - \$50,000	283	8.44%	1,515	7.69%	6,300	9.62%	3,657	9.13%
\$50,000 - \$75,000	475	14.17%	2,147	10.89%	7,429	11.35%	4,518	11.28%
\$75,000 - \$100,000	340	10.14%	1,815	9.21%	6,714	10.25%	3,621	9.04%
\$100,000 - \$125,000	286	8.53%	1,854	9.41%	6,920	10.57%	3,801	9.49%
\$125,000 - \$150,000	131	3.91%	1,265	6.42%	5,475	8.36%	3,080	7.69%
\$150,000 - \$200,000	288	8.59%	2,149	10.90%	7,842	11.98%	4,382	10.94%
\$200,000+	1,368	40.81%	7,574	38.43%	19,378	29.59%	13,829	34.54%
2024 Avg Household Income	\$177,847		\$176,103		\$156,764		\$166,713	
2024 Med Household Income	\$146,182		\$147,420		\$124,840		\$135,328	

	1 Mile		3 Miles		5 Miles		10 Min. Drive	
Total Specified Consumer Spending	\$148.8M		\$887.3M		\$2.7B		\$1.7B	
Total Apparel	\$7.2M	4.86%	\$43.2M	4.87%	\$132.1M	4.87%	\$83.6M	4.82%
Women's Apparel	\$2.9M	1.95%	\$17.1M	1.93%	\$53.1M	1.96%	\$33.5M	1.93%
Men's Apparel	\$1.5M	1.04%	\$9.2M	1.03%	\$28.3M	1.04%	\$17.8M	1.03%
Girl's Apparel	\$503.4K	0.34%	\$3.1M	0.35%	\$9M	0.33%	\$5.8M	0.34%
Boy's Apparel	\$341.3K	0.23%	\$2.1M	0.24%	\$6.3M	0.23%	\$4M	0.23%
Infant Apparel	\$292.6K	0.20%	\$1.8M	0.20%	\$5.5M	0.20%	\$3.4M	0.20%
Footwear	\$1.7M	1.11%	\$9.8M	1.11%	\$30M	1.11%	\$19M	1.10%

Total Entertainment & Hobbies	\$20.6M	13.85%	\$121.5M	13.70%	\$373.4M	13.78%	\$238M	13.74%
Entertainment	\$1.8M	1.21%	\$11.4M	1.29%	\$34.8M	1.29%	\$21.8M	1.26%
Audio & Visual Equipment/Service	\$4.4M	2.97%	\$26M	2.93%	\$83.7M	3.09%	\$52.1M	3.00%
Reading Materials	\$384.3K	0.26%	\$2.2M	0.25%	\$7M	0.26%	\$4.4M	0.26%
Pets, Toys, & Hobbies	\$3.8M	2.54%	\$22.2M	2.50%	\$69.6M	2.57%	\$44.1M	2.55%
Personal Items	\$10.2M	6.87%	\$59.6M	6.72%	\$178.3M	6.58%	\$115.6M	6.67%

Total Food and Alcohol	\$38.7M	25.99%	\$228.9M	25.79%	\$714M	26.35%	\$449.9M	25.96%
Food At Home	\$18.8M	12.63%	\$112.3M	12.65%	\$350.2M	12.92%	\$220.1M	12.70%
Food Away From Home	\$16.7M	11.25%	\$98.5M	11.10%	\$307.7M	11.35%	\$193.9M	11.19%
Alcoholic Beverages	\$3.1M	2.11%	\$18.1M	2.04%	\$56.2M	2.07%	\$35.9M	2.07%

Total Household	\$26.7M	17.92%	\$162.6M	18.33%	\$488M	18.01%	\$316.5M	18.27%
House Maintenance & Repair	\$4.6M	3.06%	\$29.7M	3.35%	\$90M	3.32%	\$58.7M	3.39%
Household Equip & Furnishings	\$9.5M	6.36%	\$57.2M	6.44%	\$176.2M	6.50%	\$111.9M	6.46%
Household Operations	\$8.3M	5.61%	\$50.5M	5.69%	\$149.3M	5.51%	\$97.6M	5.63%
Housing Costs	\$4.3M	2.88%	\$25.3M	2.85%	\$72.5M	2.67%	\$48.4M	2.79%



Income & Spending Demographics

4 Louella Ct

	1 Mile		3 Miles		5 Miles		10 Min. Drive	
Total Transportation/Maint.	\$34.6M	23.27%	\$208.7M	23.52%	\$641.5M	23.67%	\$407.7M	23.53%
Vehicle Purchases	\$15.5M	10.44%	\$94.2M	10.62%	\$288.7M	10.65%	\$183.5M	10.59%
Gasoline	\$7.5M	5.03%	\$45M	5.07%	\$142.1M	5.24%	\$88.3M	5.10%
Vehicle Expenses	\$1.2M	0.83%	\$7.8M	0.88%	\$22.4M	0.83%	\$15.2M	0.87%
Transportation	\$5.9M	3.96%	\$35.2M	3.97%	\$105.5M	3.89%	\$68.5M	3.96%
Automotive Repair & Maintenance	\$4.5M	3.01%	\$26.5M	2.99%	\$82.8M	3.06%	\$52.2M	3.01%
Total Health Care	\$7.1M	4.76%	\$42M	4.73%	\$129.2M	4.77%	\$83.3M	4.81%
Medical Services	\$4.4M	2.97%	\$26.1M	2.94%	\$79.2M	2.92%	\$51.5M	2.97%
Prescription Drugs	\$1.9M	1.29%	\$11.4M	1.28%	\$35.7M	1.32%	\$22.8M	1.31%
Medical Supplies	\$748.2K	0.50%	\$4.5M	0.51%	\$14.3M	0.53%	\$9M	0.52%
Total Education/Day Care	\$13.9M	9.35%	\$80.4M	9.06%	\$231.9M	8.56%	\$153.8M	8.87%
Education	\$8.9M	5.97%	\$50.8M	5.73%	\$146.2M	5.40%	\$96.8M	5.59%
Fees & Admissions	\$5M	3.38%	\$29.6M	3.33%	\$85.7M	3.16%	\$56.9M	3.29%