3900 Edgmont Avenue, Brookhaven, PA 19015
Rare Delaware County Redevelopment Opportunity
Available for Lease | 1 Acre or Existing 3,500 SF Building

18,794

18,175

352

120' Frontage

290' Depth

168' Width

3900 Edgmont Ave
1.01 Acres
30 parking spaces
3,500 sf existing
building

Location

- Intersection of Edgmont Ave and Edwards Drive with full access to Brookhaven Road.
- Within close proximity of the Shoppes at Brookhaven, a 155,000 SF Giant and LA Fitness Anchored Shopping Center owned by Retail Sites.
- 18,000 ADT on Edgmont Avenue.
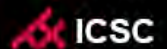- 18,000 ADT on Brookhaven Road.
- 36,000 ADT Total.

Description

- 1.01 Acres
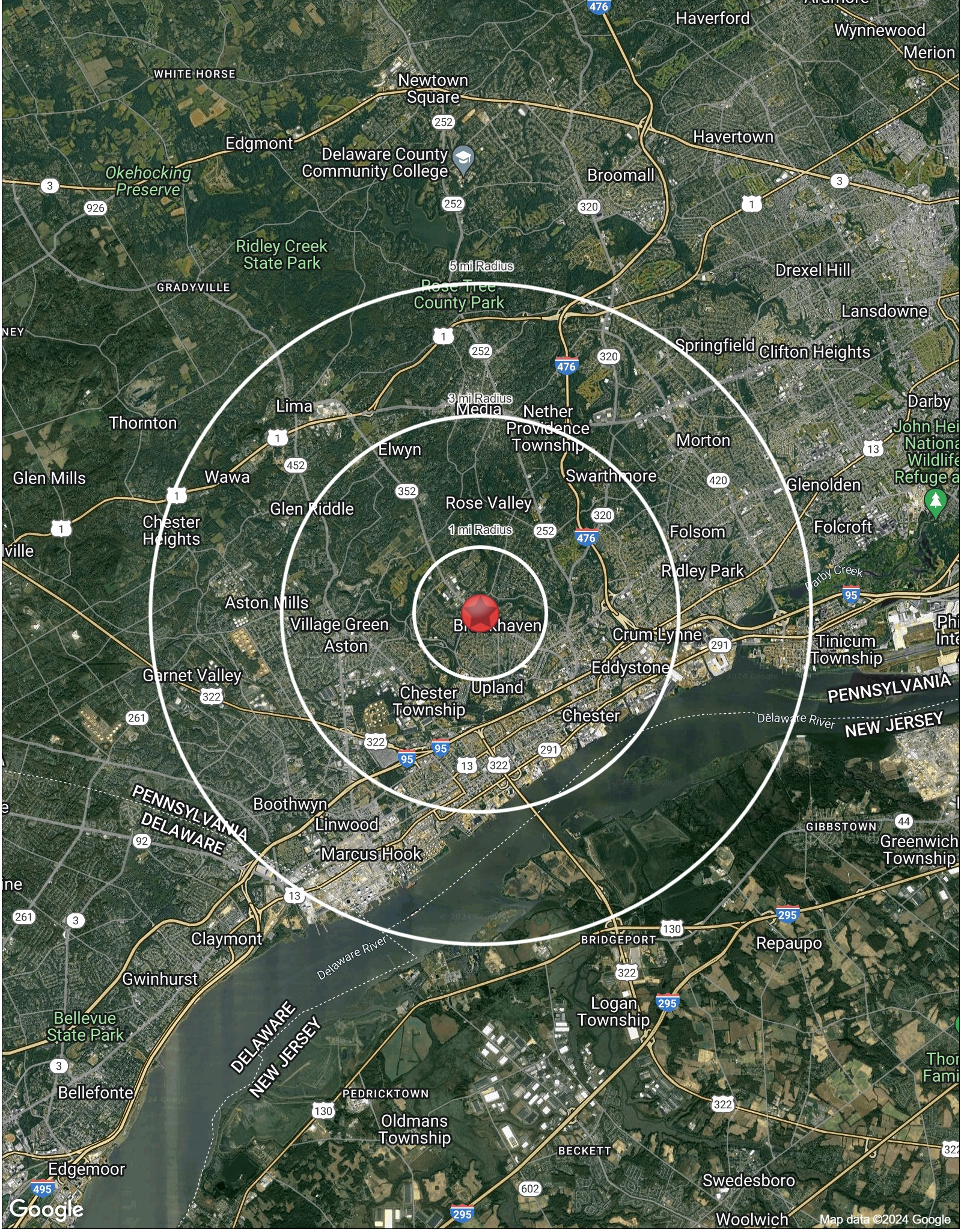- 3,500 SF 1-story Existing Building
- Commercial Zoning

Demographics	1 Mile	3 Miles	5 Miles
Average Income:	$129,582	$119,486	$128,044
Population:	17,408	108,260	220,286

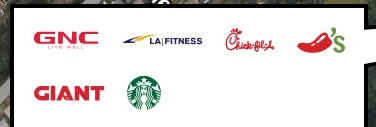**CONTACT INFORMATION:**

ICSC

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Redevelopment Site
Edgmont Ave & Edwards Dr
Brookhaven, PA
1.01 acres

GNC LA FITNESS Chick-fil-A Chili's
GIANT Starbucks

The Shoppes at Brookhaven
155,000 sf of retail
Opened 2017

Owned by

Retail Sites

REDEVELOPMENT
SITE
3900 Edgmont Ave
1.01 Acres
30 parking spaces
3,500 sf existing
building

AutoZone CVS pharmacy Pep Boys ROSS

Retail Sites LLC

Redevelopment Site
Edgmont Ave & Edwards Dr
Brookhaven, PA
1.01 acres

26,936

Barlow Ave

Ridge Blvd

Ridge Blvd

E Brookhaven Rd

E Bro

Williamson Ave

Radio Park Ln

18,794

Eaton Park

Dragon Force
Korean Martial Arts

Brookhaven KinderCare

Harvin Wy

Williamson Ave

W Maple Ave

Jai Singh Muay Thai

18,175

Harvin Wy

Burke Ave

Walgreens

352

120' Frontage

Radio Park Ln

Brookhaven Rd

Mt Vernon Ave

Burke Ave

Edwards Dr

168' Width

290' Depth

3900 Edgmont Ave
1.01 Acres
30 parking spaces
3,500 sf existing
building

Woodland Ave

Mt Vernon Ave

Edwards Dr

Commerce Ave

Meadowbrook Ln

352

Google

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Retail Sites LLC

CENTURY 21
All-Elite, Inc.

AMF AUTO

CAR

Retail Sites LLC

Expanded Profile

2010-2020 Census, 2023 Estimates with 2028 Projections
Calculated using Weighted Block Centroid from Block Groups

Retail Sites

Lat/Lon: 39.8717/-75.3871

3900 Edgmont Ave Brookhaven, PA 19015	1 mi radius		3 mi radius		5 mi radius	
Population						
Estimated Population (2023)	17,408		108,260		220,286	
Projected Population (2028)	16,896		109,785		223,414	
Census Population (2020)	17,515		106,662		217,709	
Census Population (2010)	17,282		106,191		213,405	
Projected Annual Growth (2023 to 2028)	-512	-0.6%	1,525	0.3%	3,128	0.3%
Historical Annual Growth (2020 to 2023)	-107	-0.2%	1,597	0.5%	2,577	0.4%
Historical Annual Growth (2010 to 2020)	233	0.4%	471	0.1%	4,304	0.7%
Estimated Population Density (2023)	5,544	psm	3,829	psm	2,806	psm
Trade Area Size	3.1	sq mi	28.3	sq mi	78.5	sq mi
Households						
Estimated Households (2023)	7,286		40,922		85,384	
Projected Households (2028)	6,967		40,983		85,779	
Census Households (2020)	7,332		40,077		83,444	
Census Households (2010)	7,238		39,478		81,010	
Estimated Households with Children (2023)	1,928	26.5%	12,204	29.8%	23,795	27.9%
Estimated Average Household Size (2023)	2.38		2.52		2.49	
Average Household Income						
Estimated Average Household Income (2023)	$129,582		$119,486		$128,044	
Projected Average Household Income (2028)	$148,871		$130,656		$139,401	
Estimated Average Family Income (2023)	$161,427		$148,976		$159,509	
Median Household Income						
Estimated Median Household Income (2023)	$93,386		$87,370		$96,014	
Projected Median Household Income (2028)	$94,408		$89,138		$97,757	
Estimated Median Family Income (2023)	$113,145		$111,756		$124,626	
Per Capita Income						
Estimated Per Capita Income (2023)	$54,270		$45,646		$49,965	
Projected Per Capita Income (2028)	$61,420		$49,248		$53,852	
Estimated Per Capita Income 5 Year Growth	$7,150	13.2%	$3,602	7.9%	$3,887	7.8%
Estimated Average Household Net Worth (2023)	$1,059,372		$1,052,187		$1,167,217	
Daytime Demos (2023)						
Total Businesses	378		2,953		7,623	
Total Employees	2,587		28,408		78,529	
Company Headquarter Businesses	16	4.2%	127	4.3%	328	4.3%
Company Headquarter Employees	149	5.8%	3,767	13.3%	11,417	14.5%
Employee Population per Business	6.8		9.6		10.3	
Residential Population per Business	46.0		36.7		28.9	

Retail Sites LLC

Lat/Lon: 39.8717/-75.3871

3900 Edgmont Ave Brookhaven, PA 19015	1 mi radius		3 mi radius		5 mi radius	
Race & Ethnicity						
White (2023)	12,195	70.1%	57,484	53.1%	145,136	65.9%
Black or African American (2023)	3,385	19.4%	36,875	34.1%	49,598	22.5%
American Indian or Alaska Native (2023)	28	0.2%	176	0.2%	297	0.1%
Asian (2023)	860	4.9%	7,062	6.5%	13,489	6.1%
Hawaiian or Pacific Islander (2023)	-	-	22	-	40	-
Other Race (2023)	236	1.4%	2,280	2.1%	3,215	1.5%
Two or More Races (2023)	703	4.0%	4,361	4.0%	8,512	3.9%
Not Hispanic or Latino Population (2023)	16,623	95.5%	101,972	94.2%	210,014	95.3%
Hispanic or Latino Population (2023)	785	4.5%	6,288	5.8%	10,272	4.7%
Not Hispanic or Latino Population (2028)	16,120	95.4%	103,354	94.1%	212,894	95.3%
Hispanic or Latino Population (2028)	775	4.6%	6,431	5.9%	10,520	4.7%
Not Hispanic or Latino Population (2020)	16,647	95.0%	99,610	93.4%	206,940	95.1%
Hispanic or Latino Population (2020)	868	5.0%	7,052	6.6%	10,769	4.9%
Not Hispanic or Latino Population (2010)	16,695	96.6%	101,262	95.4%	206,397	96.7%
Hispanic or Latino Population (2010)	588	3.4%	4,930	4.6%	7,008	3.3%
Projected Hispanic Annual Growth (2023 to 2028)	-10	-0.3%	143	0.5%	248	0.5%
Historic Hispanic Annual Growth (2010 to 2023)	197	2.6%	1,358	2.1%	3,264	3.6%
Age Distribution (2023)						
Age Under 5	962	5.5%	5,993	5.5%	11,237	5.1%
Age 5 to 9 Years	993	5.7%	6,233	5.8%	12,110	5.5%
Age 10 to 14 Years	1,023	5.9%	6,444	6.0%	12,736	5.8%
Age 15 to 19 Years	932	5.4%	8,013	7.4%	14,487	6.6%
Age 20 to 24 Years	954	5.5%	8,359	7.7%	15,126	6.9%
Age 25 to 29 Years	1,192	6.8%	6,662	6.2%	13,536	6.1%
Age 30 to 34 Years	1,234	7.1%	7,124	6.6%	14,825	6.7%
Age 35 to 39 Years	1,330	7.6%	7,143	6.6%	15,010	6.8%
Age 40 to 44 Years	1,162	6.7%	6,623	6.1%	14,051	6.4%
Age 45 to 49 Years	977	5.6%	5,897	5.4%	12,381	5.6%
Age 50 to 54 Years	1,107	6.4%	6,827	6.3%	14,153	6.4%
Age 55 to 59 Years	1,137	6.5%	7,031	6.5%	14,820	6.7%
Age 60 to 64 Years	1,235	7.1%	7,426	6.9%	15,715	7.1%
Age 65 to 74 Years	1,947	11.2%	11,321	10.5%	23,876	10.8%
Age 75 to 84 Years	907	5.2%	5,156	4.8%	11,238	5.1%
Age 85 Years or Over	318	1.8%	2,007	1.9%	4,984	2.3%
Median Age	39.6		38.1		39.7	
Gender Age Distribution (2023)						
Female Population	9,113	52.3%	56,536	52.2%	113,881	51.7%
Age 0 to 19 Years	1,935	21.2%	13,227	23.4%	24,772	21.8%
Age 20 to 64 Years	5,352	58.7%	32,481	57.5%	65,844	57.8%
Age 65 Years or Over	1,827	20.0%	10,829	19.2%	23,265	20.4%
Female Median Age	41.2		39.6		41.4	
Male Population	8,295	47.7%	51,724	47.8%	106,405	48.3%
Age 0 to 19 Years	1,974	23.8%	13,456	26.0%	25,799	24.2%
Age 20 to 64 Years	4,975	60.0%	30,611	59.2%	63,773	59.9%
Age 65 Years or Over	1,346	16.2%	7,656	14.8%	16,833	15.8%
Male Median Age	38.1		36.5		38.0	

Lat/Lon: 39.8717/-75.3871

3900 Edgmont Ave Brookhaven, PA 19015	1 mi radius		3 mi radius		5 mi radius	
Household Income Distribution (2023)						
HH Income $200,000 or More	943	12.9%	5,411	13.2%	12,871	15.1%
HH Income $150,000 to $199,999	802	11.0%	4,133	10.1%	10,318	12.1%
HH Income $100,000 to $149,999	1,370	18.8%	7,079	17.3%	15,380	18.0%
HH Income $75,000 to $99,999	1,235	17.0%	5,131	12.5%	10,906	12.8%
HH Income $50,000 to $74,999	1,024	14.1%	5,473	13.4%	11,027	12.9%
HH Income $35,000 to $49,999	611	8.4%	3,797	9.3%	7,732	9.1%
HH Income $25,000 to $34,999	453	6.2%	3,090	7.6%	5,853	6.9%
HH Income $15,000 to $24,999	300	4.1%	2,761	6.7%	4,615	5.4%
HH Income Under $15,000	549	7.5%	4,047	9.9%	6,682	7.8%
HH Income $35,000 or More	5,985	82.1%	31,024	75.8%	68,234	79.9%
HH Income $75,000 or More	4,349	59.7%	21,754	53.2%	49,475	57.9%
Housing (2023)						
Total Housing Units	7,660		44,127		91,168	
Housing Units Occupied	7,286	95.1%	40,922	92.7%	85,384	93.7%
Housing Units Owner-Occupied	5,018	68.9%	27,295	66.7%	57,545	67.4%
Housing Units, Renter-Occupied	2,268	31.1%	13,627	33.3%	27,839	32.6%
Housing Units, Vacant	374	5.1%	3,205	7.8%	5,784	6.8%
Marital Status (2023)						
Never Married	5,317	36.8%	39,708	44.3%	69,692	37.8%
Currently Married	6,108	42.3%	32,191	35.9%	78,660	42.7%
Separated	402	2.8%	3,733	4.2%	6,708	3.6%
Widowed	890	6.2%	5,048	5.6%	11,270	6.1%
Divorced	1,714	11.9%	8,909	9.9%	17,872	9.7%
Household Type (2023)						
Population Family	13,692	78.7%	84,386	77.9%	176,227	80.0%
Population Non-Family	3,670	21.1%	18,569	17.2%	36,357	16.5%
Population Group Quarters	46	0.3%	5,305	4.9%	7,702	3.5%
Family Households	4,338	59.5%	25,791	63.0%	54,740	64.1%
Non-Family Households	2,948	40.5%	15,132	37.0%	30,644	35.9%
Married Couple with Children	1,157	18.9%	6,123	19.0%	14,565	18.5%
Average Family Household Size	3.2		3.3		3.2	
Household Size (2023)						
1 Person Households	2,530	34.7%	13,055	31.9%	26,226	30.7%
2 Person Households	2,489	34.2%	12,751	31.2%	26,020	30.5%
3 Person Households	999	13.7%	6,171	15.1%	13,421	15.7%
4 Person Households	788	10.8%	5,006	12.2%	11,414	13.4%
5 Person Households	283	3.9%	2,430	5.9%	5,368	6.3%
6 or More Person Households	197	2.7%	1,509	3.7%	2,936	3.4%
Household Vehicles (2023)						
Households with 0 Vehicles Available	467	6.4%	5,032	12.3%	9,453	11.1%
Households with 1 Vehicles Available	3,265	44.8%	16,098	39.3%	31,541	36.9%
Households with 2 or More Vehicles Available	3,554	48.8%	19,792	48.4%	44,390	52.0%
Total Vehicles Available	11,615		62,863		138,183	
Average Vehicles Per Household	1.6		1.5		1.6	

Expanded Profile

2010-2020 Census, 2023 Estimates with 2028 Projections
Calculated using Weighted Block Centroid from Block Groups

Retail Sites LLC

Lat/Lon: 39.8717/-75.3871

3900 Edgmont Ave Brookhaven, PA 19015	1 mi radius		3 mi radius		5 mi radius	
Labor Force (2023)						
Estimated Labor Population Age 16 Years or Over	14,219		88,222		181,483	
Estimated Civilian Employed	9,873	69.4%	53,917	61.1%	116,325	64.1%
Estimated Civilian Unemployed	238	1.7%	2,372	2.7%	4,144	2.3%
Estimated in Armed Forces	-	-	32	-	82	-
Estimated Not in Labor Force	4,108	28.9%	31,900	36.2%	60,932	33.6%
Unemployment Rate	1.7%		2.7%		2.3%	
Occupation (2023)						
Occupation: Population Age 16 Years or Over	9,873		53,917		116,325	
Management, Business, Financial Operations	1,638	16.6%	9,009	16.7%	19,728	17.0%
Professional, Related	2,751	27.9%	14,784	27.4%	33,219	28.6%
Service	1,473	14.9%	9,229	17.1%	17,788	15.3%
Sales, Office	1,989	20.1%	10,839	20.1%	23,395	20.1%
Farming, Fishing, Forestry	14	0.1%	95	0.2%	222	0.2%
Construct, Extraction, Maintenance	773	7.8%	3,803	7.1%	9,061	7.8%
Production, Transport Material Moving	1,236	12.5%	6,159	11.4%	12,912	11.1%
White Collar Workers	6,378	64.6%	34,631	64.2%	76,342	65.6%
Blue Collar Workers	3,495	35.4%	19,286	35.8%	39,983	34.4%
Consumer Expenditure (2023)						
Total Household Expenditure	$614.74 M		$3.24 B		$7.16 B	
Total Non-Retail Expenditure	$325.77 M	53.0%	$1.72 B	53.1%	$3.8 B	53.1%
Total Retail Expenditure	$288.96 M	47.0%	$1.52 B	46.9%	$3.35 B	46.9%
Apparel	$21.93 M	3.6%	$116.15 M	3.6%	$257.3 M	3.6%
Contributions	$21.1 M	3.4%	$111.96 M	3.5%	$248.92 M	3.5%
Education	$19.99 M	3.3%	$108.06 M	3.3%	$241.95 M	3.4%
Entertainment	$35.44 M	5.8%	$187 M	5.8%	$414.42 M	5.8%
Food and Beverages	$89.5 M	14.6%	$471.58 M	14.5%	$1.04 B	14.5%
Furnishings and Equipment	$21.99 M	3.6%	$115.75 M	3.6%	$256.39 M	3.6%
Gifts	$15.98 M	2.6%	$85.05 M	2.6%	$189.18 M	2.6%
Health Care	$51.08 M	8.3%	$267.67 M	8.3%	$587.67 M	8.2%
Household Operations	$24.59 M	4.0%	$129.98 M	4.0%	$287.63 M	4.0%
Miscellaneous Expenses	$11.75 M	1.9%	$61.97 M	1.9%	$136.9 M	1.9%
Personal Care	$8.29 M	1.3%	$43.59 M	1.3%	$96.19 M	1.3%
Personal Insurance	$4.54 M	0.7%	$24.06 M	0.7%	$53.63 M	0.7%
Reading	$1.36 M	0.2%	$7.17 M	0.2%	$15.85 M	0.2%
Shelter	$129.01 M	21.0%	$682.71 M	21.1%	$1.51 B	21.0%
Tobacco	$3.37 M	0.5%	$17.67 M	0.5%	$38.1 M	0.5%
Transportation	$111.16 M	18.1%	$583 M	18.0%	$1.29 B	18.0%
Utilities	$43.65 M	7.1%	$229.46 M	7.1%	$502.11 M	7.0%
Educational Attainment (2023)						
Adult Population Age 25 Years or Over	12,544		73,218		154,589	
Elementary (Grade Level 0 to 8)	295	2.4%	1,922	2.6%	3,113	2.0%
Some High School (Grade Level 9 to 11)	374	3.0%	3,566	4.9%	6,394	4.1%
High School Graduate	3,653	29.1%	24,136	33.0%	47,945	31.0%
Some College	2,540	20.3%	11,825	16.2%	25,909	16.8%
Associate Degree Only	1,067	8.5%	5,802	7.9%	12,521	8.1%
Bachelor Degree Only	2,603	20.7%	14,804	20.2%	33,776	21.8%
Graduate Degree	2,012	16.0%	11,162	15.2%	24,930	16.1%

Expanded Profile

2010-2020 Census, 2023 Estimates with 2028 Projections
Calculated using Weighted Block Centroid from Block Groups

Retail Sites LLC

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3900 Edgmont Ave Brookhaven, PA 19015	1 mi radius		3 mi radius		5 mi radius	
Units In Structure (2023)						
1 Detached Unit	3,248	44.9%	16,885	42.8%	38,771	47.9%
1 Attached Unit	2,322	32.1%	14,804	37.5%	26,256	32.4%
2 to 4 Units	524	7.2%	2,875	7.3%	6,786	8.4%
5 to 9 Units	260	3.6%	1,088	2.8%	2,194	2.7%
10 to 19 Units	410	5.7%	1,298	3.3%	2,845	3.5%
20 to 49 Units	208	2.9%	1,278	3.2%	2,749	3.4%
50 or More Units	294	4.1%	2,475	6.3%	5,358	6.6%
Mobile Home or Trailer	9	0.1%	178	0.5%	360	0.4%
Other Structure	11	0.2%	41	0.1%	65	-
Homes Built By Year (2023)						
Homes Built 2010 or later	175	2.4%	1,053	2.7%	2,578	3.2%
Homes Built 2000 to 2009	274	3.8%	1,458	3.7%	3,145	3.9%
Homes Built 1990 to 1999	300	4.1%	2,076	5.3%	5,467	6.7%
Homes Built 1980 to 1989	952	13.2%	3,154	8.0%	7,004	8.6%
Homes Built 1970 to 1979	1,222	16.9%	4,646	11.8%	9,510	11.7%
Homes Built 1960 to 1969	1,166	16.1%	5,983	15.2%	11,670	14.4%
Homes Built 1950 to 1959	1,652	22.8%	9,460	24.0%	20,272	25.0%
Homes Built Before 1949	1,545	21.3%	13,092	33.2%	25,739	31.8%
Home Values (2023)						
Home Values $1,000,000 or More	86	1.7%	392	1.4%	757	1.3%
Home Values $500,000 to $999,999	394	7.9%	3,598	13.2%	7,810	13.6%
Home Values $400,000 to $499,999	266	5.3%	2,483	9.1%	5,335	9.3%
Home Values $300,000 to $399,999	593	11.8%	3,788	13.9%	9,865	17.1%
Home Values $200,000 to $299,999	1,704	33.9%	6,088	22.3%	14,867	25.8%
Home Values $150,000 to $199,999	849	16.9%	3,536	13.0%	7,680	13.3%
Home Values $100,000 to $149,999	596	11.9%	2,658	9.7%	4,557	7.9%
Home Values $70,000 to $99,999	179	3.6%	1,570	5.8%	2,253	3.9%
Home Values $50,000 to $69,999	125	2.5%	1,169	4.3%	1,554	2.7%
Home Values $25,000 to $49,999	71	1.4%	938	3.4%	1,219	2.1%
Home Values Under $25,000	156	3.1%	1,076	3.9%	1,648	2.9%
Owner-Occupied Median Home Value	$220,813		$239,629		$267,383	
Renter-Occupied Median Rent	$1,057		$1,042		$1,066	
Transportation To Work (2023)						
Drive to Work Alone	6,724	68.1%	33,404	62.0%	72,731	62.5%
Drive to Work in Carpool	541	5.5%	3,562	6.6%	7,549	6.5%
Travel to Work by Public Transportation	358	3.6%	2,343	4.3%	4,662	4.0%
Drive to Work on Motorcycle	14	0.1%	26	-	57	-
Walk or Bicycle to Work	232	2.3%	1,517	2.8%	2,994	2.6%
Other Means	134	1.4%	821	1.5%	1,671	1.4%
Work at Home	1,870	18.9%	12,244	22.7%	26,661	22.9%
Travel Time (2023)						
Travel to Work in 14 Minutes or Less	1,967	19.9%	11,732	21.8%	24,778	21.3%
Travel to Work in 15 to 29 Minutes	2,928	29.7%	14,939	27.7%	30,556	26.3%
Travel to Work in 30 to 59 Minutes	2,665	27.0%	12,517	23.2%	28,823	24.8%
Travel to Work in 60 Minutes or More	443	4.5%	2,485	4.6%	5,506	4.7%
Average Minutes Travel to Work	23.2		22.0		22.7	