



**AVAILABLE
FOR LEASE!**

**\$1,300 PER MONTH
MG**

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FOR LEASE ON PA ROUTE 352!



LOCATION: 2525 EDMONT AVENUE - BROOKHAVEN, PA 19015

PROPERTY HIGHLIGHTS:

- ◆ +/- 1,125 SQUARE FEET OF RETAIL/OFFICE SPACE!
- ◆ TERRIFIC DENSITY: 3 MILE POPULATION ~ 100K!
- ◆ GREAT EXPOSURE: SITUATED ON HEAVILY TRAVELED PA ROUTE 352
- ◆ SUBJECT TO OVER 14,000 VPD!
- ◆ 3 MILE AVG HH INCOME: OVER \$85,000!
- ◆ CLOSE PROXIMITY TO I-95, US ROUTE 13, AND PA ROUTE 1!

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.



Demographics

2521-2525 Edgmont Ave

4,800 SF Retail Storefront Retail/Residential

Brookhaven, Pennsylvania - Delaware County Submarket

PREPARED BY



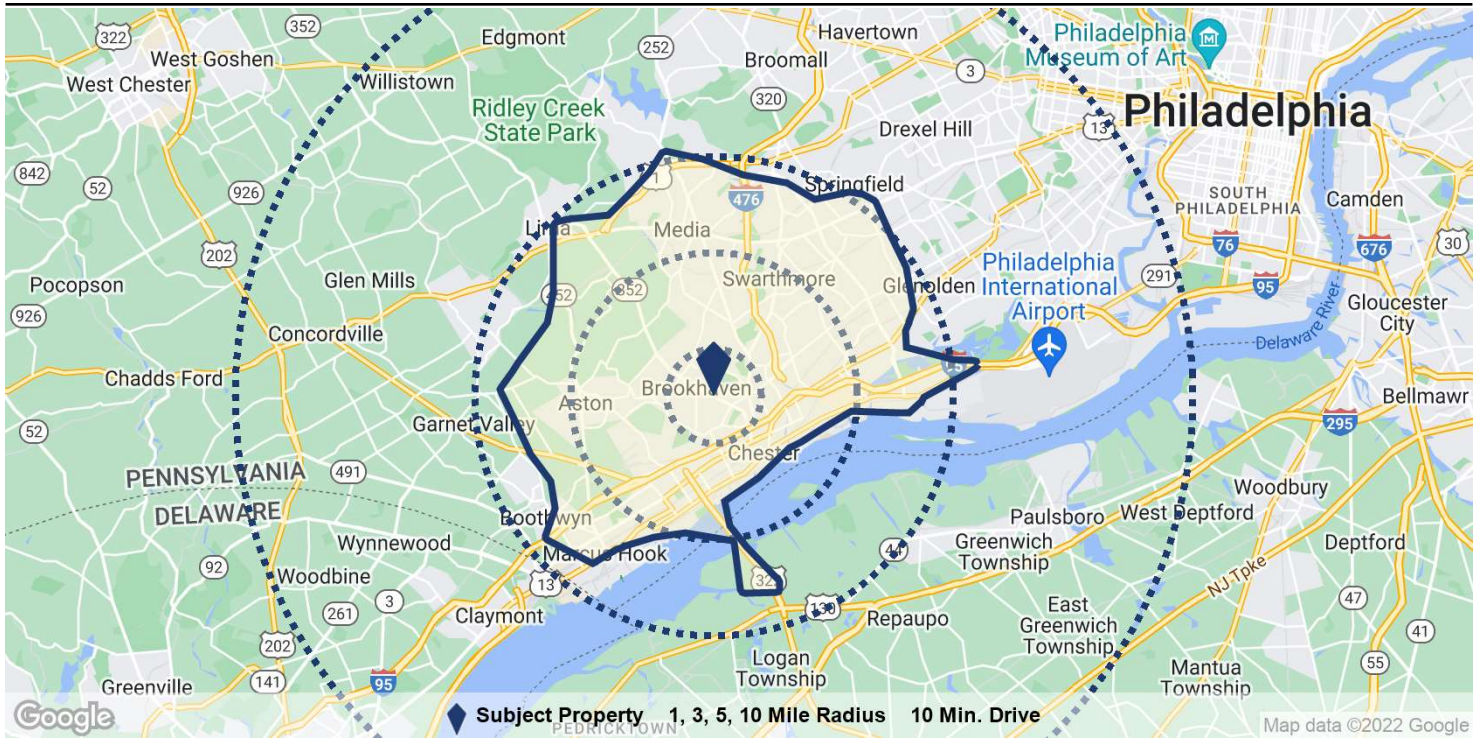
Justin Flowers
Real Estate Advisor



Subject Property

2521-2525 Edgmont Ave

DEMOGRAPHICS



Population	1 Mile	3 Miles	5 Miles	10 Miles	10 Min. Drive
Population	21,257	100,900	220,530	769,246	195,298
5 Yr Growth	-0.3%	1.0%	1.1%	0.9%	1.1%
Median Age	37	38	40	40	40
5 Yr Forecast	38	39	41	40	41
White / Black / Hispanic	49% / 45% / 8%	57% / 37% / 7%	72% / 22% / 5%	58% / 33% / 4%	70% / 24% / 5%
5 Yr Forecast	48% / 46% / 9%	55% / 38% / 8%	70% / 23% / 5%	57% / 34% / 5%	70% / 24% / 5%
Employment	4,637	31,873	81,945	284,164	98,835
Buying Power	\$478.5M	\$2.3B	\$6.2B	\$20.5B	\$5.6B
5 Yr Growth	2.4%	2.5%	2.6%	2.6%	3.2%
College Graduates	21.8%	26.2%	29.7%	31.9%	35.1%
Household					
Households	8,081	37,461	84,138	291,130	74,794
5 Yr Growth	-0.2%	1.1%	1.1%	0.9%	1.1%
Median Household Income	\$59,210	\$62,541	\$73,810	\$70,473	\$74,827
5 Yr Forecast	\$60,754	\$63,401	\$74,914	\$71,667	\$76,398
Average Household Income	\$75,691	\$85,439	\$95,573	\$96,254	\$96,969
5 Yr Forecast	\$77,218	\$86,507	\$96,910	\$97,854	\$98,528
% High Income (>\$75K)	39%	42%	49%	47%	50%
Housing					
Median Home Value	\$161,111	\$198,406	\$225,550	\$232,663	\$228,150
Median Year Built	1953	1955	1955	1954	1955
Owner / Renter Occupied	61% / 39%	65% / 35%	69% / 31%	70% / 30%	68% / 32%



Income & Spending Demographics

2521-2525 Edgmont Ave

	1 Mile		3 Miles		5 Miles		10 Min. Drive	
2022 Households by HH Income	8,081		37,461		84,139		74,794	
<\$25,000	1,662	20.57%	7,861	20.98%	13,622	16.19%	12,268	16.40%
\$25,000 - \$50,000	1,836	22.72%	8,136	21.72%	16,443	19.54%	14,222	19.01%
\$50,000 - \$75,000	1,394	17.25%	5,545	14.80%	12,616	14.99%	10,983	14.68%
\$75,000 - \$100,000	1,088	13.46%	4,414	11.78%	10,825	12.87%	9,368	12.53%
\$100,000 - \$125,000	827	10.23%	3,733	9.97%	9,886	11.75%	8,859	11.84%
\$125,000 - \$150,000	554	6.86%	2,375	6.34%	5,910	7.02%	5,362	7.17%
\$150,000 - \$200,000	389	4.81%	2,649	7.07%	7,560	8.99%	6,934	9.27%
\$200,000+	331	4.10%	2,748	7.34%	7,277	8.65%	6,797	9.09%
2022 Avg Household Income	\$75,691		\$85,439		\$95,573		\$96,969	
2022 Med Household Income	\$59,210		\$62,541		\$73,810		\$74,827	

	1 Mile		3 Miles		5 Miles		10 Min. Drive	
Total Specified Consumer Spending	\$220M		\$1.1B		\$2.7B		\$2.4B	
Total Apparel	\$12.8M	5.81%	\$62.3M	5.64%	\$143.9M	5.33%	\$128M	5.35%
Women's Apparel	\$4.9M	2.23%	\$24.1M	2.18%	\$56.4M	2.09%	\$50.1M	2.09%
Men's Apparel	\$2.5M	1.13%	\$12.4M	1.12%	\$29.4M	1.09%	\$26.2M	1.09%
Girl's Apparel	\$960.8K	0.44%	\$4.6M	0.42%	\$10.2M	0.38%	\$9.1M	0.38%
Boy's Apparel	\$731.1K	0.33%	\$3.4M	0.31%	\$7.5M	0.28%	\$6.7M	0.28%
Infant Apparel	\$662.2K	0.30%	\$3.1M	0.28%	\$6.8M	0.25%	\$6M	0.25%
Footwear	\$3M	1.38%	\$14.8M	1.34%	\$33.6M	1.24%	\$30M	1.25%

Total Entertainment & Hobbies	\$31.1M	14.13%	\$156.3M	14.15%	\$383.3M	14.20%	\$339.6M	14.20%
Entertainment	\$3.2M	1.45%	\$15.3M	1.39%	\$38.9M	1.44%	\$34.4M	1.44%
Audio & Visual Equipment/Service	\$8.8M	3.98%	\$41.9M	3.79%	\$98M	3.63%	\$87M	3.64%
Reading Materials	\$481.4K	0.22%	\$2.6M	0.23%	\$6.6M	0.25%	\$5.9M	0.25%
Pets, Toys, & Hobbies	\$5.5M	2.50%	\$28.3M	2.56%	\$72.1M	2.67%	\$63.7M	2.67%
Personal Items	\$13.2M	5.98%	\$68.3M	6.18%	\$167.6M	6.21%	\$148.6M	6.21%

Total Food and Alcohol	\$63.5M	28.84%	\$312.3M	28.27%	\$752.9M	27.89%	\$667.6M	27.92%
Food At Home	\$35.1M	15.96%	\$170.9M	15.47%	\$400.7M	14.84%	\$355.1M	14.85%
Food Away From Home	\$24.5M	11.15%	\$121.7M	11.01%	\$301.4M	11.17%	\$267.4M	11.18%
Alcoholic Beverages	\$3.8M	1.73%	\$19.8M	1.79%	\$50.9M	1.88%	\$45.2M	1.89%

Total Household	\$35.9M	16.33%	\$184.5M	16.70%	\$450.4M	16.69%	\$399.9M	16.73%
House Maintenance & Repair	\$8.6M	3.89%	\$43.3M	3.92%	\$104.1M	3.85%	\$91.6M	3.83%
Household Equip & Furnishings	\$13.8M	6.27%	\$69.8M	6.32%	\$170.1M	6.30%	\$151.1M	6.32%
Household Operations	\$10M	4.53%	\$51.5M	4.67%	\$125.7M	4.66%	\$111.8M	4.67%
Housing Costs	\$3.6M	1.63%	\$19.8M	1.79%	\$50.6M	1.87%	\$45.4M	1.90%



Income & Spending Demographics

2521-2525 Edgmont Ave

	1 Mile		3 Miles		5 Miles		10 Min. Drive	
Total Transportation/Maint.	\$54.2M	24.63%	\$268.3M	24.29%	\$662.9M	24.56%	\$585.8M	24.50%
Vehicle Purchases	\$24.1M	10.93%	\$119.9M	10.85%	\$305.7M	11.33%	\$268.7M	11.24%
Gasoline	\$14.7M	6.68%	\$69.9M	6.32%	\$166.2M	6.16%	\$147.2M	6.15%
Vehicle Expenses	\$1.5M	0.68%	\$8M	0.72%	\$18.7M	0.69%	\$16.8M	0.70%
Transportation	\$6.7M	3.04%	\$35M	3.17%	\$85.8M	3.18%	\$76.5M	3.20%
Automotive Repair & Maintenance	\$7.2M	3.29%	\$35.5M	3.21%	\$86.6M	3.21%	\$76.6M	3.20%
Total Health Care	\$10.1M	4.61%	\$52.7M	4.77%	\$132.3M	4.90%	\$115.7M	4.84%
Medical Services	\$5.9M	2.66%	\$30.5M	2.76%	\$77M	2.85%	\$67.2M	2.81%
Prescription Drugs	\$3.1M	1.40%	\$16.1M	1.45%	\$40.3M	1.49%	\$35.3M	1.48%
Medical Supplies	\$1.2M	0.55%	\$6.2M	0.56%	\$15M	0.56%	\$13.2M	0.55%
Total Education/Day Care	\$12.4M	5.64%	\$68.2M	6.17%	\$173.4M	6.42%	\$154.6M	6.47%
Education	\$7.8M	3.56%	\$43.1M	3.91%	\$108.9M	4.03%	\$97.1M	4.06%
Fees & Admissions	\$4.6M	2.08%	\$25M	2.27%	\$64.5M	2.39%	\$57.5M	2.40%