



RETAIL/OFFICE SPACE FOR LEASE



LOCATION: 3744 West Chester Pike, Newtown Square, PA 19073

PROPERTY HIGHLIGHTS:

- ◆ LOCATED DIRECTLY ACROSS FROM THE NEW ELLIS PRESERVE TOWN CENTER ON BUSY WEST CHESTER PIKE
- ◆ HIGHLY DESIRABLE 5,200 SF OFFICE/RETAIL BUILDING
- ◆ MANY USE POSSIBILITIES
- ◆ EASY ACCESS TO PUBLIC TRANSPORTATION
- ◆ DEMOGRAPHICS WITHIN 5 MI: POPULATION +/- 156,219 & AHI +/- \$151,300
- ◆ +/- 37,000 COMBINED ADT
- ◆ NEIGHBORS INCLUDE: WHOLE FOODS, MAIN LINE HEALTH, ELLIS PRESERVE, CAVA, QDOBA, MOD PIZZA, FIRST WATCH, FIREPOINT, WAWA, TD BANK, ACME, & MORE!

**AVAILABLE
FOR LEASE
\$25/SF + NNN**

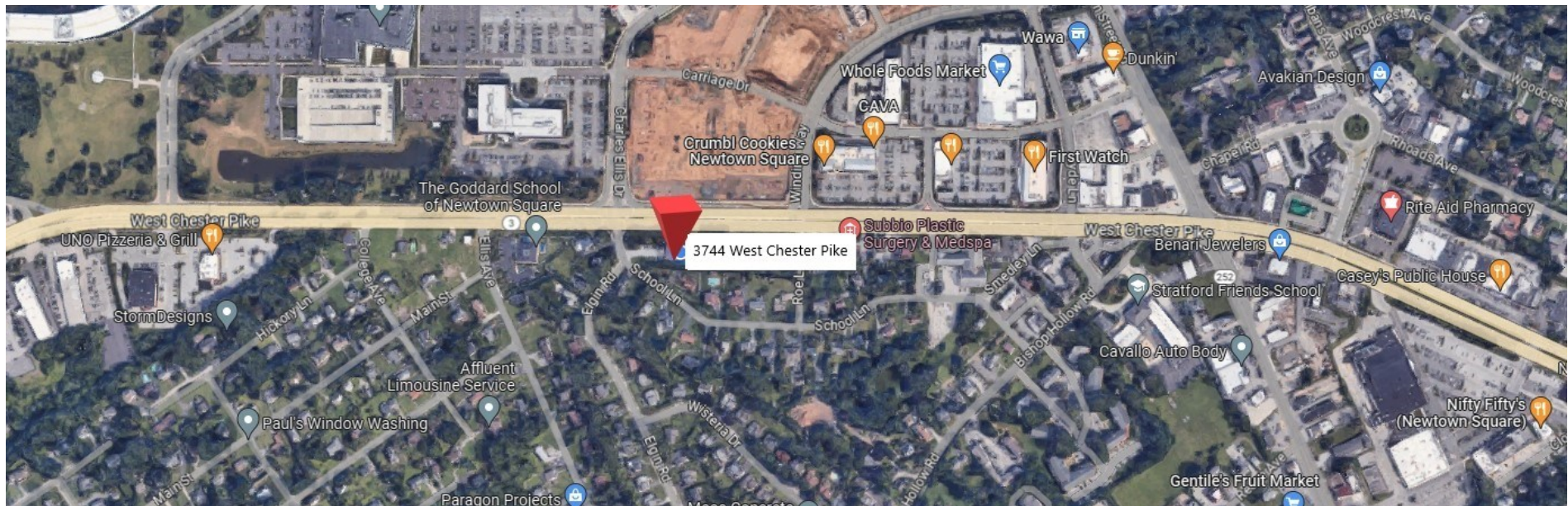
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Demographic Detail Report

3744 West Chester Pike, Newtown Square, PA 19073

Building Type: Total Available:
 Class: % Leased:
 RBA: Rent/SF/Yr:
 Typical Floor:

Radius	1 Mile		3 Mile		5 Mile	
Population						
2028 Projection	6,718		40,725		143,690	
2023 Estimate	6,425		39,537		140,083	
2010 Census	5,149		35,007		127,562	
Growth 2023 - 2028	4.56%		3.00%		2.57%	
Growth 2010 - 2023	24.78%		12.94%		9.82%	
2023 Population by Age						
	6,425		39,537		140,083	
Age 0 - 4	291	4.53%	1,809	4.58%	7,495	5.35%
Age 5 - 9	302	4.70%	1,856	4.69%	7,536	5.38%
Age 10 - 14	337	5.25%	2,107	5.33%	8,011	5.72%
Age 15 - 19	389	6.05%	2,501	6.33%	9,022	6.44%
Age 20 - 24	386	6.01%	2,499	6.32%	9,118	6.51%
Age 25 - 29	352	5.48%	2,232	5.65%	8,628	6.16%
Age 30 - 34	343	5.34%	2,088	5.28%	8,610	6.15%
Age 35 - 39	339	5.28%	1,967	4.98%	8,383	5.98%
Age 40 - 44	331	5.15%	1,902	4.81%	7,865	5.61%
Age 45 - 49	333	5.18%	1,976	5.00%	7,530	5.38%
Age 50 - 54	388	6.04%	2,373	6.00%	8,307	5.93%
Age 55 - 59	460	7.16%	2,851	7.21%	9,397	6.71%
Age 60 - 64	510	7.94%	3,167	8.01%	9,989	7.13%
Age 65 - 69	497	7.74%	3,028	7.66%	9,283	6.63%
Age 70 - 74	422	6.57%	2,548	6.44%	7,622	5.44%
Age 75 - 79	304	4.73%	1,838	4.65%	5,402	3.86%
Age 80 - 84	199	3.10%	1,224	3.10%	3,530	2.52%
Age 85+	244	3.80%	1,570	3.97%	4,355	3.11%
Age 65+	1,666	25.93%	10,208	25.82%	30,192	21.55%
Median Age	47.20		47.00		42.10	
Average Age	44.70		44.50		41.90	



Demographic Detail Report

3744 West Chester Pike, Newtown Square, PA 19073

Radius	1 Mile		3 Mile		5 Mile	
2023 Population By Race	6,425		39,537		140,083	
White	5,859	91.19%	34,933	88.36%	117,369	83.79%
Black	113	1.76%	764	1.93%	6,057	4.32%
Am. Indian & Alaskan	11	0.17%	45	0.11%	158	0.11%
Asian	365	5.68%	3,256	8.24%	14,074	10.05%
Hawaiian & Pacific Island	1	0.02%	12	0.03%	41	0.03%
Other	75	1.17%	527	1.33%	2,383	1.70%
Population by Hispanic Origin	6,425		39,537		140,083	
Non-Hispanic Origin	6,319	98.35%	38,783	98.09%	136,143	97.19%
Hispanic Origin	106	1.65%	754	1.91%	3,939	2.81%
2023 Median Age, Male	44.50		44.70		40.40	
2023 Average Age, Male	43.10		43.10		40.70	
2023 Median Age, Female	49.70		49.30		43.60	
2023 Average Age, Female	46.20		45.90		43.10	
2023 Population by Occupation Classification	5,415		33,263		115,239	
Civilian Employed	3,255	60.11%	20,190	60.70%	71,272	61.85%
Civilian Unemployed	57	1.05%	521	1.57%	2,455	2.13%
Civilian Non-Labor Force	2,103	38.84%	12,548	37.72%	41,463	35.98%
Armed Forces	0	0.00%	4	0.01%	49	0.04%
Households by Marital Status						
Married	1,466		9,264		29,746	
Married No Children	919		5,616		16,900	
Married w/Children	547		3,648		12,846	
2023 Population by Education	4,872		29,805		103,961	
Some High School, No Diploma	240	4.93%	1,273	4.27%	3,353	3.23%
High School Grad (Incl Equivalency)	867	17.80%	5,330	17.88%	15,589	15.00%
Some College, No Degree	949	19.48%	5,108	17.14%	17,117	16.46%
Associate Degree	153	3.14%	1,041	3.49%	5,060	4.87%
Bachelor Degree	1,364	28.00%	8,903	29.87%	31,673	30.47%
Advanced Degree	1,299	26.66%	8,150	27.34%	31,169	29.98%



Demographic Detail Report

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Radius	1 Mile		3 Mile		5 Mile	
2023 Population by Occupation	6,325		39,353		139,980	
Real Estate & Finance	461	7.29%	2,563	6.51%	8,772	6.27%
Professional & Management	2,398	37.91%	15,377	39.07%	55,895	39.93%
Public Administration	112	1.77%	506	1.29%	1,705	1.22%
Education & Health	930	14.70%	5,791	14.72%	20,648	14.75%
Services	353	5.58%	2,057	5.23%	8,228	5.88%
Information	43	0.68%	427	1.09%	1,791	1.28%
Sales	673	10.64%	3,829	9.73%	13,663	9.76%
Transportation	109	1.72%	1,064	2.70%	5,362	3.83%
Retail	244	3.86%	1,779	4.52%	5,556	3.97%
Wholesale	161	2.55%	472	1.20%	1,638	1.17%
Manufacturing	196	3.10%	1,434	3.64%	5,000	3.57%
Production	116	1.83%	1,089	2.77%	2,986	2.13%
Construction	144	2.28%	1,116	2.84%	3,011	2.15%
Utilities	91	1.44%	671	1.71%	1,993	1.42%
Agriculture & Mining	57	0.90%	122	0.31%	321	0.23%
Farming, Fishing, Forestry	52	0.82%	74	0.19%	156	0.11%
Other Services	185	2.92%	982	2.50%	3,255	2.33%
2023 Worker Travel Time to Job	3,057		18,772		65,827	
<30 Minutes	1,660	54.30%	9,960	53.06%	36,141	54.90%
30-60 Minutes	1,063	34.77%	7,081	37.72%	24,141	36.67%
60+ Minutes	334	10.93%	1,731	9.22%	5,545	8.42%
2010 Households by HH Size	2,020		13,190		47,673	
1-Person Households	533	26.39%	3,146	23.85%	12,949	27.16%
2-Person Households	691	34.21%	4,504	34.15%	15,795	33.13%
3-Person Households	316	15.64%	2,106	15.97%	7,375	15.47%
4-Person Households	277	13.71%	2,018	15.30%	7,018	14.72%
5-Person Households	136	6.73%	956	7.25%	3,158	6.62%
6-Person Households	48	2.38%	332	2.52%	1,023	2.15%
7 or more Person Households	19	0.94%	128	0.97%	355	0.74%
2023 Average Household Size	2.50		2.50		2.50	
Households						
2028 Projection	2,699		15,758		54,708	
2023 Estimate	2,574		15,241		53,185	
2010 Census	2,020		13,190		47,673	
Growth 2023 - 2028	4.86%		3.39%		2.86%	
Growth 2010 - 2023	27.43%		15.55%		11.56%	



Demographic Detail Report

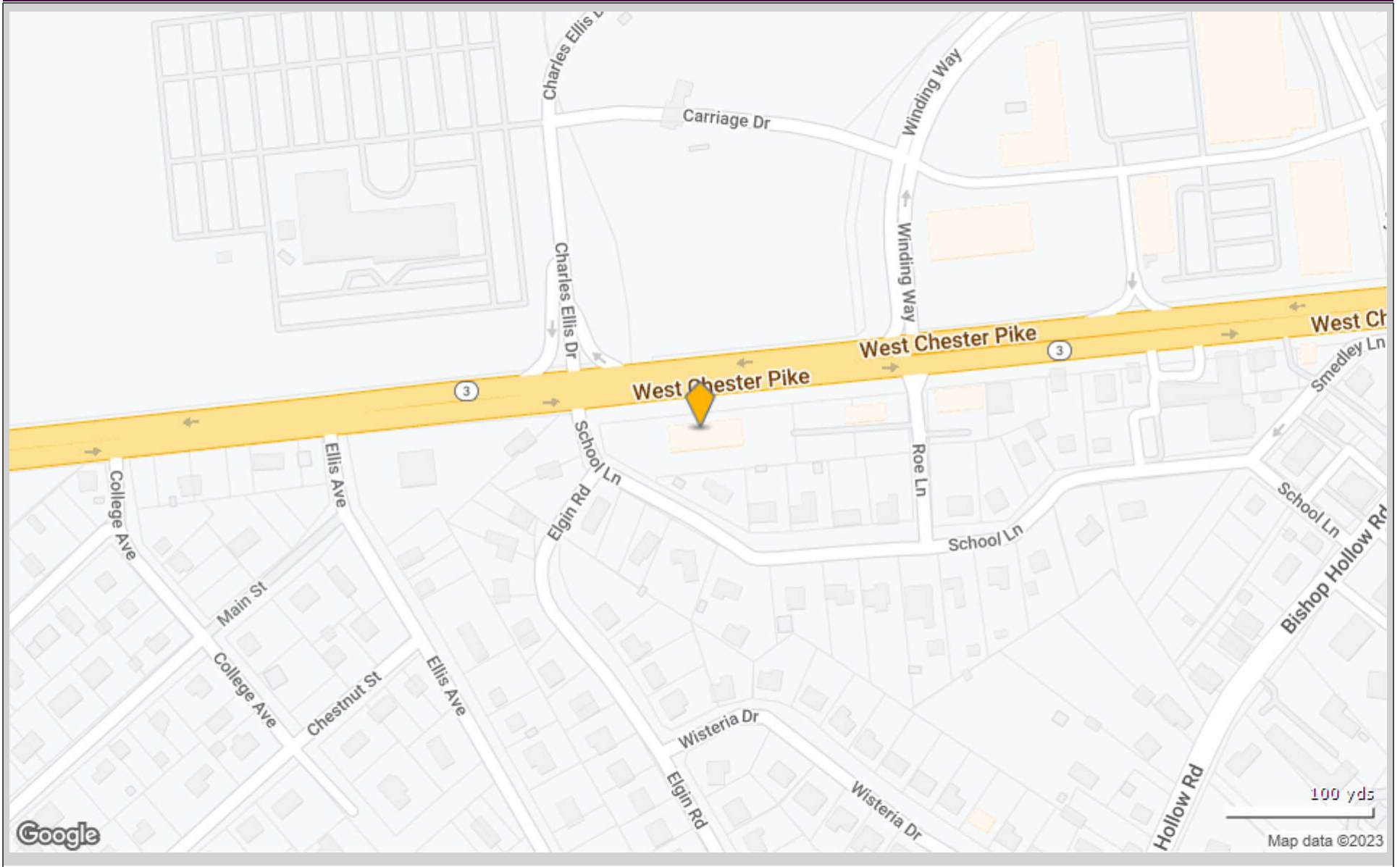
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Radius	1 Mile	3 Mile	5 Mile
2023 Households by HH Income	2,572	15,243	53,183
<\$25,000	236 9.18%	1,477 9.69%	4,879 9.17%
\$25,000 - \$50,000	285 11.08%	1,595 10.46%	6,524 12.27%
\$50,000 - \$75,000	298 11.59%	1,420 9.32%	5,205 9.79%
\$75,000 - \$100,000	228 8.86%	1,365 8.95%	5,062 9.52%
\$100,000 - \$125,000	105 4.08%	1,294 8.49%	5,667 10.66%
\$125,000 - \$150,000	229 8.90%	1,166 7.65%	4,296 8.08%
\$150,000 - \$200,000	384 14.93%	1,940 12.73%	6,223 11.70%
\$200,000+	807 31.38%	4,986 32.71%	15,327 28.82%
2023 Avg Household Income	\$160,443	\$162,595	\$153,114
2023 Med Household Income	\$139,628	\$135,088	\$121,710
2023 Occupied Housing	2,574	15,241	53,185
Owner Occupied	2,034 79.02%	12,587 82.59%	38,954 73.24%
Renter Occupied	540 20.98%	2,654 17.41%	14,231 26.76%
2010 Housing Units	2,744	15,990	55,930
1 Unit	2,212 80.61%	13,543 84.70%	42,575 76.12%
2 - 4 Units	181 6.60%	596 3.73%	2,963 5.30%
5 - 19 Units	105 3.83%	431 2.70%	3,978 7.11%
20+ Units	246 8.97%	1,420 8.88%	6,414 11.47%
2023 Housing Value	2,034	12,588	38,954
<\$100,000	12 0.59%	85 0.68%	425 1.09%
\$100,000 - \$200,000	57 2.80%	342 2.72%	1,040 2.67%
\$200,000 - \$300,000	131 6.44%	1,291 10.26%	3,893 9.99%
\$300,000 - \$400,000	498 24.48%	2,838 22.55%	9,241 23.72%
\$400,000 - \$500,000	327 16.08%	2,408 19.13%	7,117 18.27%
\$500,000 - \$1,000,000	881 43.31%	4,767 37.87%	13,599 34.91%
\$1,000,000+	128 6.29%	857 6.81%	3,639 9.34%
2023 Median Home Value	\$497,553	\$472,175	\$468,539
2023 Housing Units by Yr Built	2,744	15,990	56,018
Built 2010+	574 20.92%	2,143 13.40%	5,667 10.12%
Built 2000 - 2010	241 8.78%	901 5.63%	2,104 3.76%
Built 1990 - 1999	147 5.36%	1,210 7.57%	3,236 5.78%
Built 1980 - 1989	178 6.49%	1,505 9.41%	4,980 8.89%
Built 1970 - 1979	383 13.96%	2,042 12.77%	6,111 10.91%
Built 1960 - 1969	279 10.17%	2,323 14.53%	8,605 15.36%
Built 1950 - 1959	663 24.16%	3,866 24.18%	13,245 23.64%
Built <1949	279 10.17%	2,000 12.51%	12,070 21.55%
2023 Median Year Built	1973	1968	1962



Aerial / Map Report

3744 West Chester Pike - Newtown Square, PA 19073

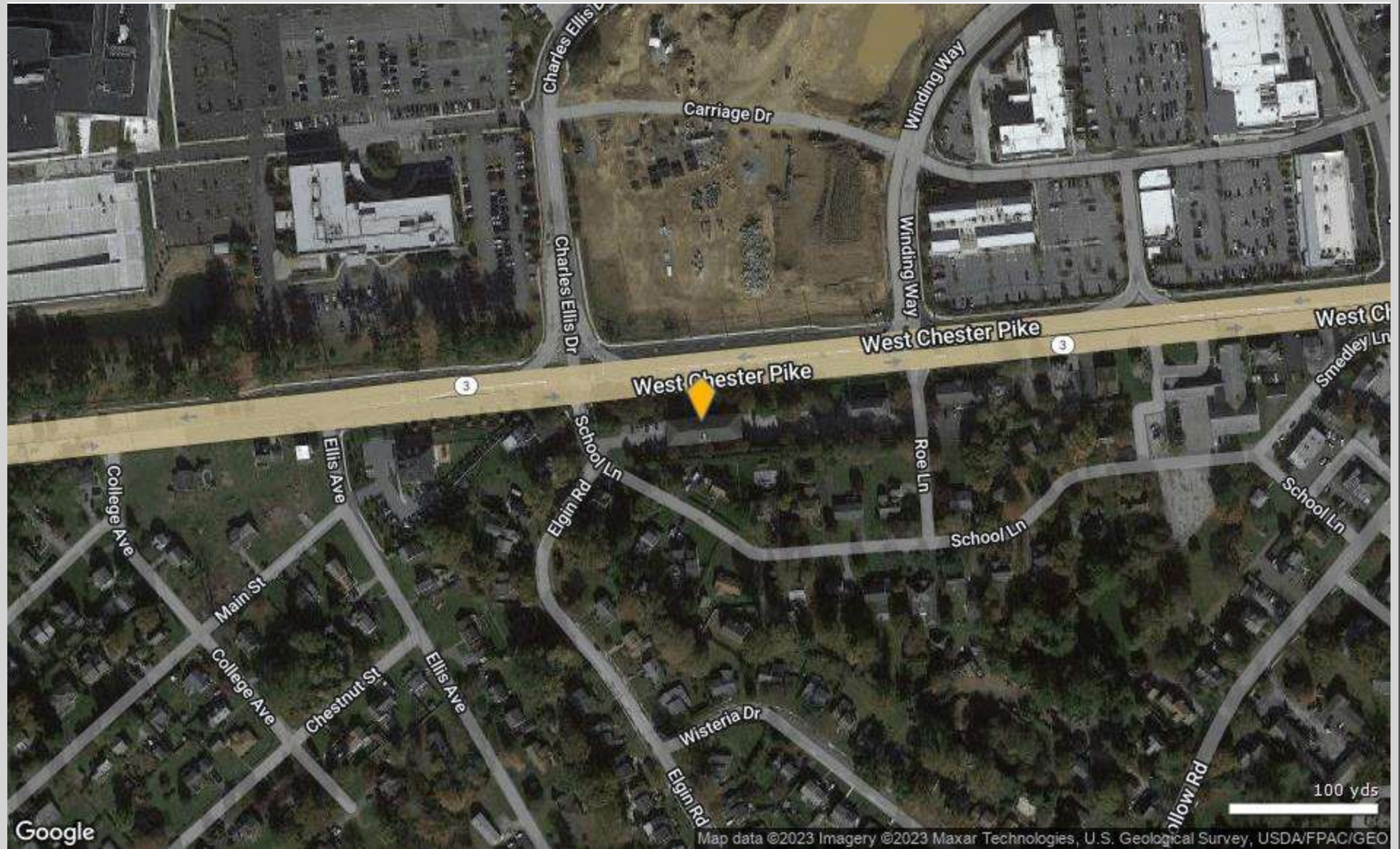


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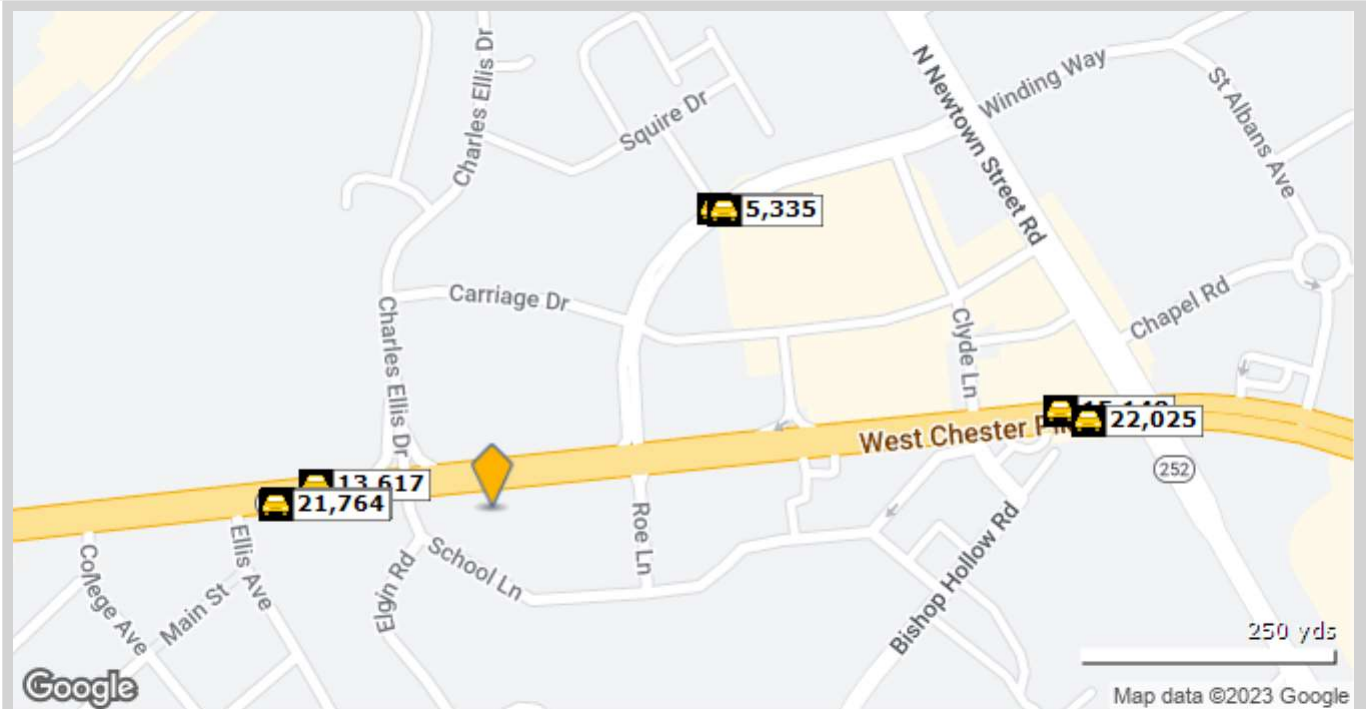
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Traffic Count Report

3744 West Chester Pike, Newtown Square, PA 19073

Building Type:
 Class:
 RBA:
 Typical Floor:
 Total Available:
 % Leased:
 Rent/SF/Yr:



	Street	Cross Street	Cross Str Dist	Count Year	Avg Daily Volume	Volume Type	Miles from Subject Prop
1	West Chester Pike	Ellis Ave	0.04 W	2020	13,726	MPSI	.10
2	West Chester Pike	Ellis Ave	0.04 W	2022	13,617	MPSI	.10
3	West Chester Pike	Ellis Ave	0.02 W	2020	20,162	MPSI	.12
4	W Chester Pike	Ellis Ave	0.02 W	2022	21,764	MPSI	.12
5	Winding Way	Clyde Ln	0.11 E	2022	1,432	MPSI	.21
6	Winding Way	Clyde Ln	0.10 E	2022	5,248	MPSI	.22
7	Winding Way	Clyde Ln	0.10 E	2021	5,335	MPSI	.22
8	West Chester Pike	Chapel Rd	0.04 NE	2020	15,270	MPSI	.33
9	West Chester Pike	Chapel Rd	0.04 NE	2022	15,148	MPSI	.33
10	W Chester Pike	N Newtown StRd	0.03 E	2022	22,025	MPSI	.34

