



AVAILABLE

FOR SALE

\$2,075,000

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ABSOLUTE NNN INVESTMENT!



LOCATION: 50-54 GARRETT ROAD - UPPER DARBY, PA 19082

PROPERTY HIGHLIGHTS:

- ◆ ABSOLUTE NNN INVESTMENT FOR SALE!
- ◆ [1] 5 YEAR OPTION REMAINING!
- ◆ 5 YEAR OPTION RECENTLY EXERCISED!
- ◆ 3 MILE POPULATION: OVER 342,000!
- ◆ LONG-TERM OPERATING HISTORY : TENANT HAS OCCUPIED PROPERTY FOR 15+ YEARS!
- ◆ CLOSE PROXIMITY TO I-76, PA ROUTE 3, AND THE 69TH STREET TERMINAL!

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.

Demographic Summary Report

50-54 Garrett Rd, Upper Darby, PA 19082



Radius	1 Mile		3 Mile		5 Mile	
Population						
2029 Projection	47,777		335,807		705,433	
2024 Estimate	48,690		342,733		716,811	
2020 Census	50,699		350,013		716,169	
Growth 2024 - 2029	-1.88%		-2.02%		-1.59%	
Growth 2020 - 2024	-3.96%		-2.08%		0.09%	
2024 Population by Hispanic Origin	4,497		17,963		38,251	
2024 Population	48,690		342,733		716,811	
White	6,337	13.01%	88,302	25.76%	276,970	38.64%
Black	27,695	56.88%	202,436	59.07%	322,605	45.01%
Am. Indian & Alaskan	135	0.28%	902	0.26%	1,820	0.25%
Asian	8,504	17.47%	21,561	6.29%	53,867	7.51%
Hawaiian & Pacific Island	1	0.00%	48	0.01%	132	0.02%
Other	6,018	12.36%	29,484	8.60%	61,417	8.57%
U.S. Armed Forces	4		134		382	
Households						
2029 Projection	17,211		130,045		286,087	
2024 Estimate	17,564		133,034		291,327	
2020 Census	18,371		137,066		293,410	
Growth 2024 - 2029	-2.01%		-2.25%		-1.80%	
Growth 2020 - 2024	-4.39%		-2.94%		-0.71%	
Owner Occupied	8,272	47.10%	70,231	52.79%	148,274	50.90%
Renter Occupied	9,292	52.90%	62,802	47.21%	143,054	49.10%
2024 Households by HH Income						
Income: <\$25,000	4,575	26.05%	35,495	26.68%	69,964	24.02%
Income: \$25,000 - \$50,000	4,446	25.31%	29,527	22.20%	56,267	19.31%
Income: \$50,000 - \$75,000	3,225	18.36%	21,256	15.98%	43,556	14.95%
Income: \$75,000 - \$100,000	1,953	11.12%	14,750	11.09%	32,325	11.10%
Income: \$100,000 - \$125,000	1,144	6.51%	10,186	7.66%	23,272	7.99%
Income: \$125,000 - \$150,000	654	3.72%	6,556	4.93%	16,591	5.69%
Income: \$150,000 - \$200,000	976	5.56%	7,052	5.30%	20,461	7.02%
Income: \$200,000+	592	3.37%	8,211	6.17%	28,890	9.92%
2024 Avg Household Income	\$66,372		\$74,822		\$88,811	
2024 Med Household Income	\$48,121		\$51,579		\$59,867	