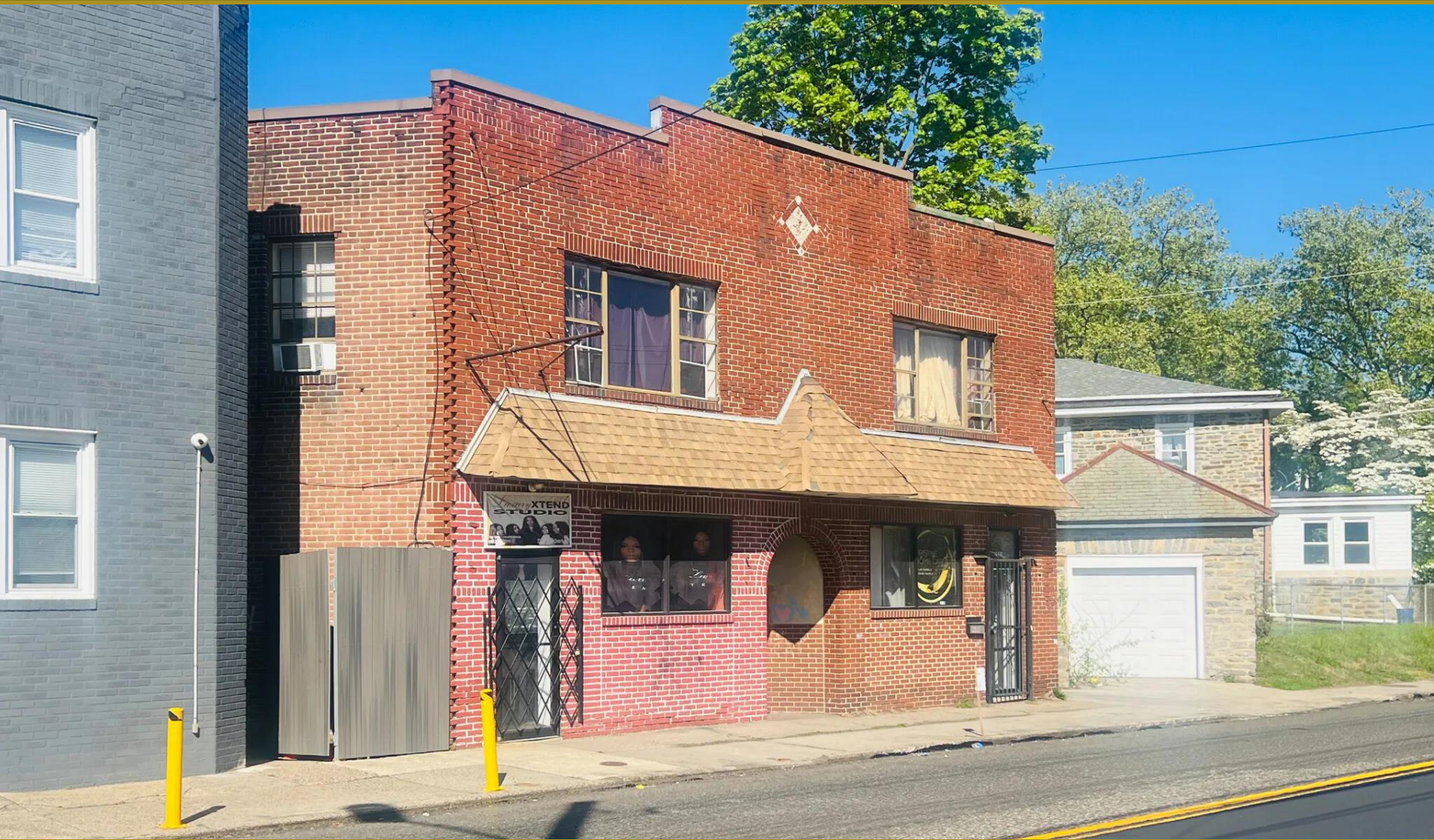


AVAILABLE **FOR LEASE**

2521 Edgmont Avenue
Chester, PA 19013



PARADIGM
COMMERCIAL ADVISORS

Justin Flowers
(610) 500-4862
jflowers@paradigmcainc.com

www.paradigmcainc.com

AVAILABLE FOR LEASE

2521 Edgmont Avenue
Chester, PA 19013

- +/- 1,050 SQ FT OF RETAIL/OFFICE SPACE AVAILABLE
- BASEMENT AVAILABLE FOR ADDITIONAL STORAGE
- GREAT EXPOSURE: SITUATED ON HEAVILY TRAVELLED PA ROUTE 352 - OVER 14,000 VEHICLES PER DAY!
- TERRIFIC DENSITY. 3-MILE POPULATION > 100,000
- ON-SITE AND STREET PARKING AVAILABLE
- CLOSE PROXIMITY TO I-95, US ROUTE 13, AND PA ROUTE 1



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The information above is from sources believed reliable, but no warranty is made as to its accuracy. Buyer/Lessee shall confirm all information.



Demographics

2521-2525 Edgmont Ave

4,800 SF Retail Storefront Retail/Residential

Brookhaven, Pennsylvania - Delaware County Submarket

PREPARED BY



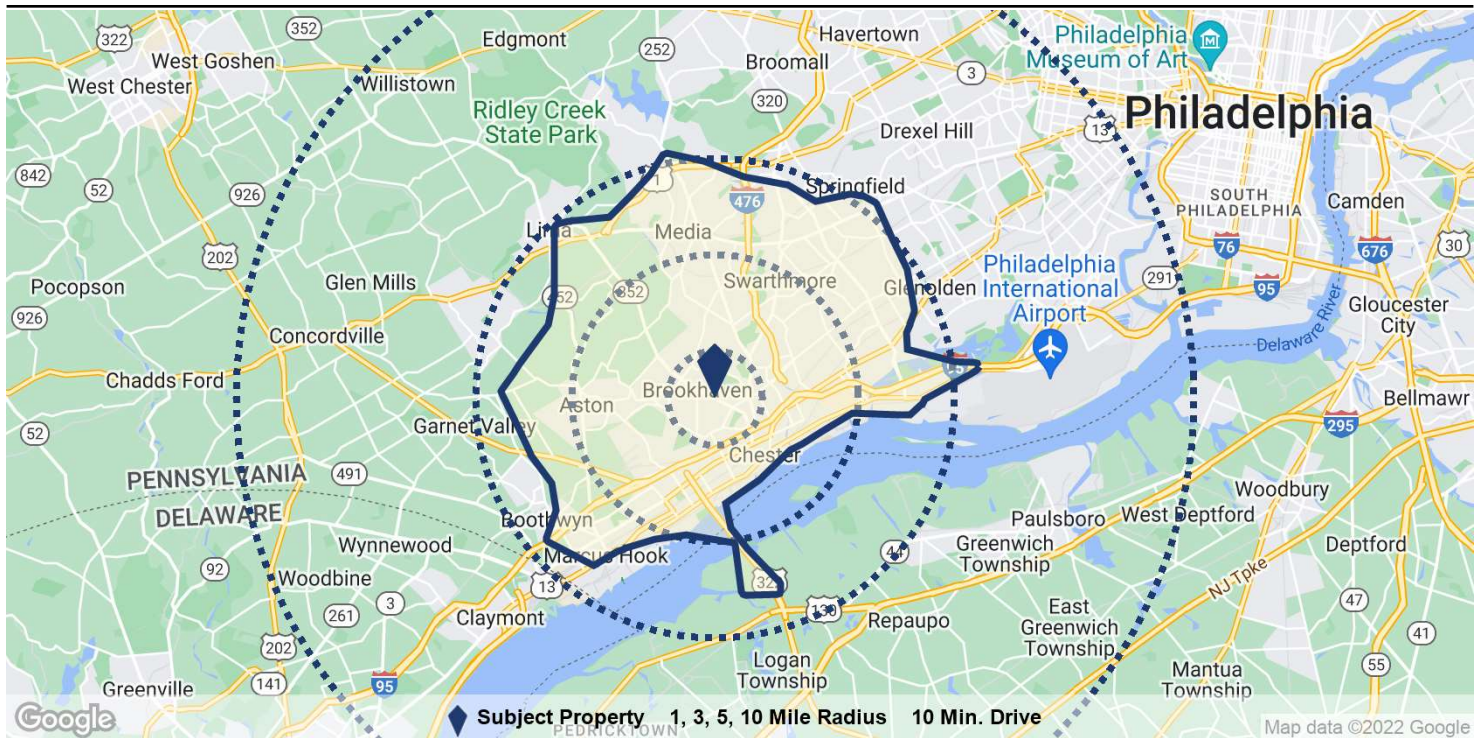
Justin Flowers
Real Estate Advisor



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%