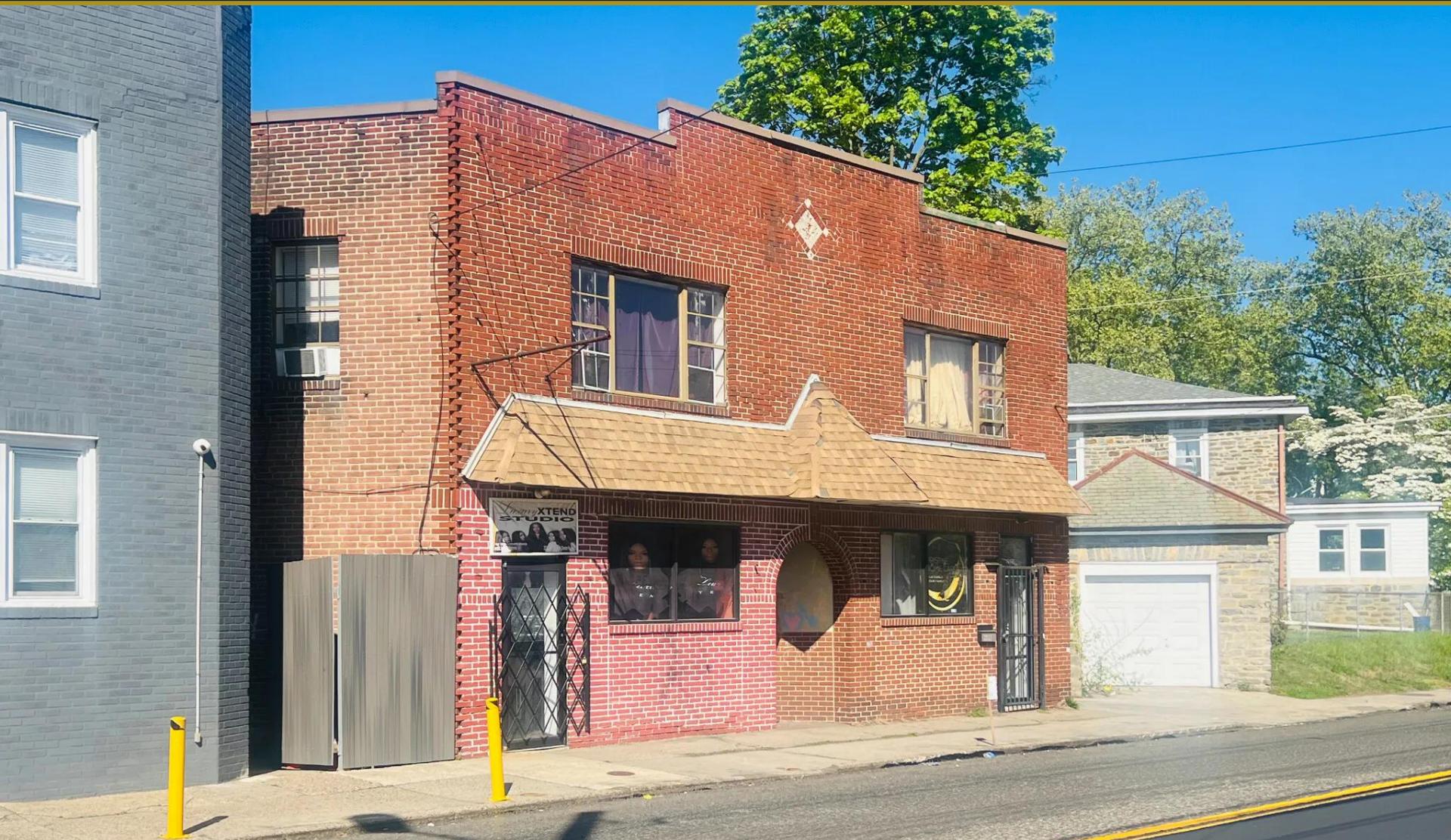


AVAILABLE FOR LEASE

2521 Edgmont Avenue
Chester, PA 19013



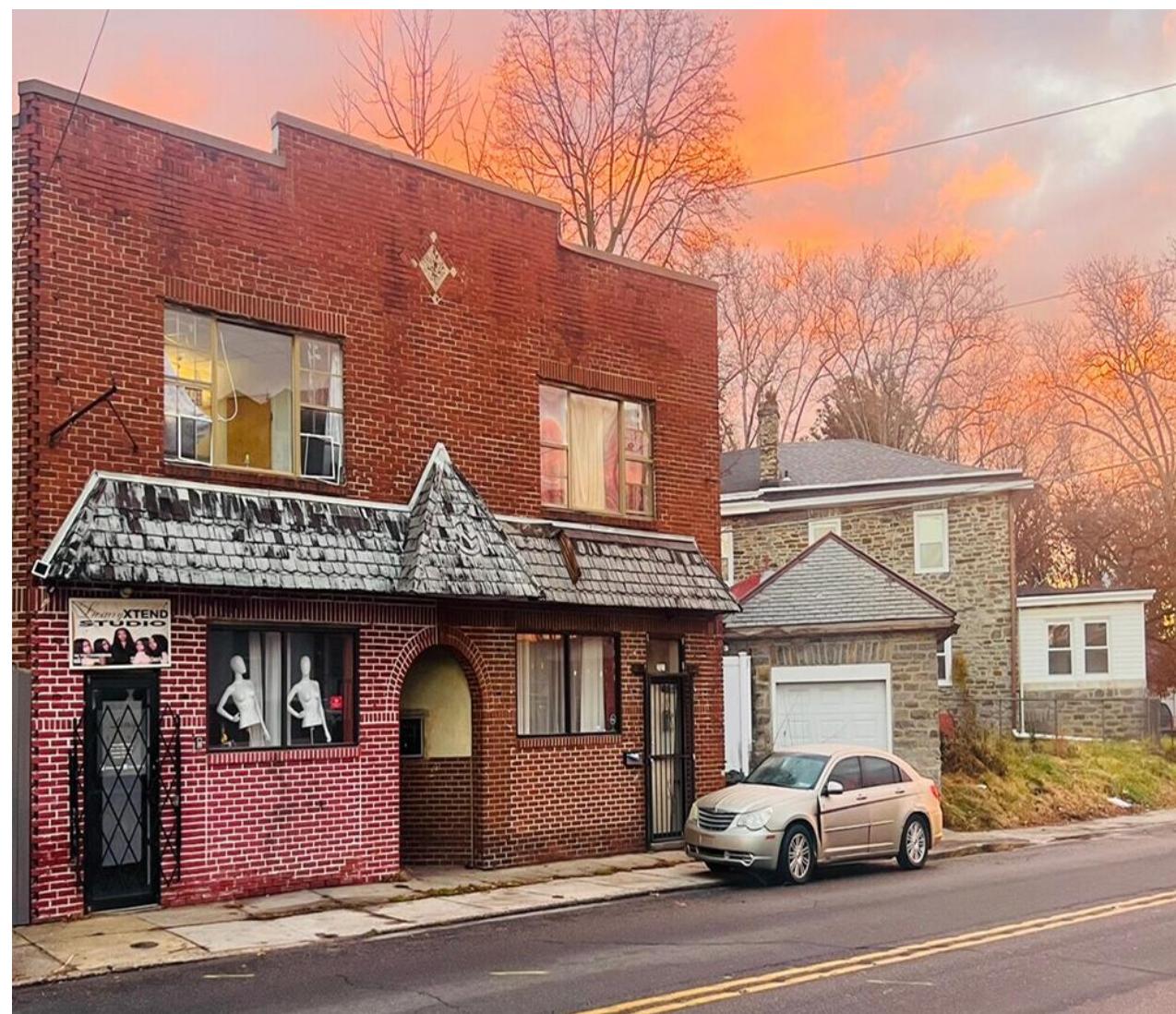
PARADIGM
COMMERCIAL ADVISORS

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 TRAVELED 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.

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Demographics

2521-2525 Edgmont Ave

4,800 SF Retail Storefront Retail/Residential
Brookhaven, Pennsylvania - Delaware County Submarket

PREPARED BY



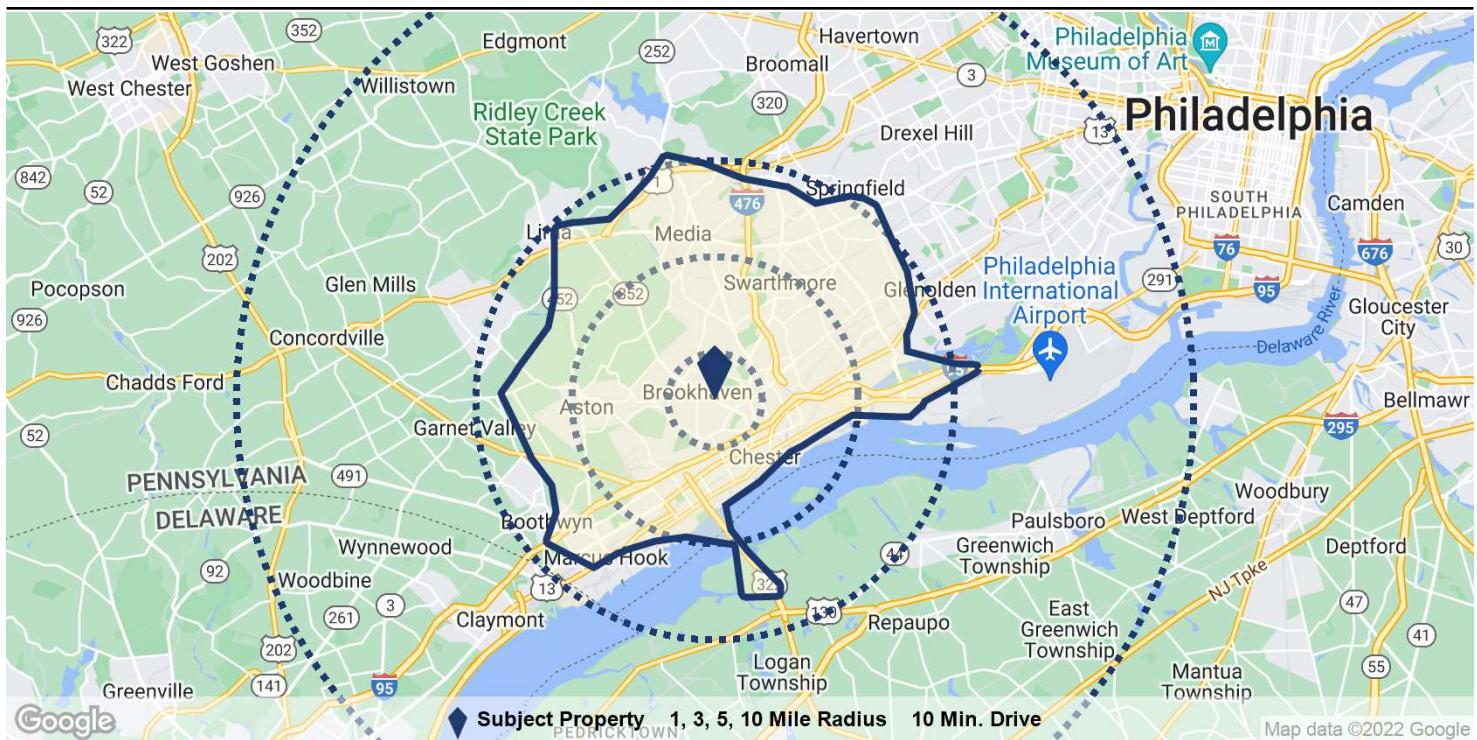
Justin Flowers
Real Estate Advisor



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

| 2022 Households by HH Income | 1 Mile | | 3 Miles | | 5 Miles | | 10 Min. Drive | |
|----------------------------------|-----------------|--------|-----------------|--------|-----------------|--------|-----------------|--------|
| | 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% |