

CAPITAL

Commercial Real Estate Group

610-359-9700

www.CapitalComRe.com

AVAILABLE FOR LEASE

Retail/Office Building in the Heart of Ardmore
Location: 6 W Lancaster Ave Ardmore, PA, 19003



PROPERTY HIGHLIGHTS:

- ✓ 2,000sf of Prime Retail Right on Lancaster Ave (\$27/SF NNN)
- ✓ The 1st Floor Retail/Office space consists of an open layout with a private office in the rear right corner as well as a small 2nd floor office in the rear left side.
- ✓ There is One Entry Point on Lancaster Ave and an Additional Entry Point on Cricket Ave
- ✓ Public Parking Behind Building on Coulter Ave
- ✓ Heavy Vehicle Traffic Throughout the Day & Within Walking Distance to Suburban Square as well as Shops & Eateries



LEASE PRICE: \$27.00/sf + NNN



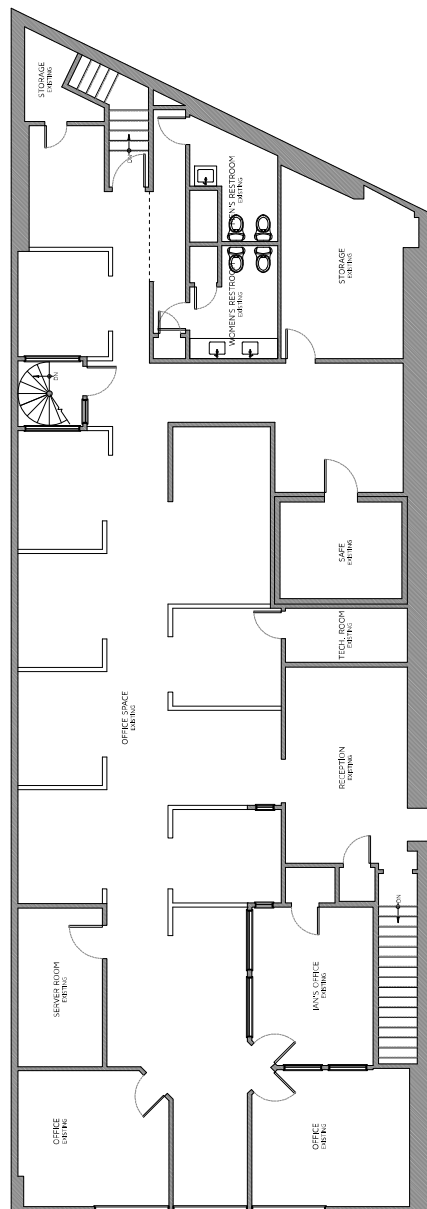
AGENT CONTACT

Christopher Armas
561-945-2346
Armas888@gmail.com

www.capitalcomre.com


3748 West Chester Pike Newtown Square, PA 19073 * Phone: 561-945-2346 * Fax: 610-359-9750

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.



Subject Property

6 W Lancaster Ave

6 W Lancaster Ave 
Ardmore, PA 19003 - Main Line



OWNER

Swain Ian & Linda
Purchased 1/5/2021
\$2,100,000 (-/Unit)

TRAFFIC COUNTS

Anderson Ave/Station Rd	7.8K
Anderson Ave/Coulter Ave	9.3K
Anderson Avenue/Station Rd	8.8K
Millcreek Rd/Bleddyn Rd	3.7K

LOCATION

Location Score:	Excellent Location (83)
Walk Score®:	Walker's Paradise (95)
Transit Score®:	Minimal Transit (0)

PROPERTY

Type:	Storefront	Tenancy:	1 Tenant
Center:	-	Construction:	Masonry
GLA:	12,864 SF	Land AC:	0.15 AC
Year Built/Renov	1960	Building FAR:	1.97
Floors:	2	Total Expenses:	-
Loading Docks:	-		
Parking	Ratio of 0.00/1000 SF		
Features:	24 Hour Access, Air Conditioning, Signage		
Frontage:	32' on E Lancaster Ave		

VACANCY

Current:	31.1%
Last Quarter:	31.1%
Year Ago:	0%
Peers:	12.4%
Submarket:	2.8%

NNN ASKING RENTS PER SF

Current:	\$27-32 (Est)
Last Quarter:	-
Year Ago:	\$30.00
Peers (Market Rent):	\$32.69
Submarket (Market Rent):	\$31.76

12 MO. LEASING SF ACTIVITY

Property:	2,000
Peers Total:	3,900
Peers Count:	17
Peers Avg:	229
Submarket:	78,140

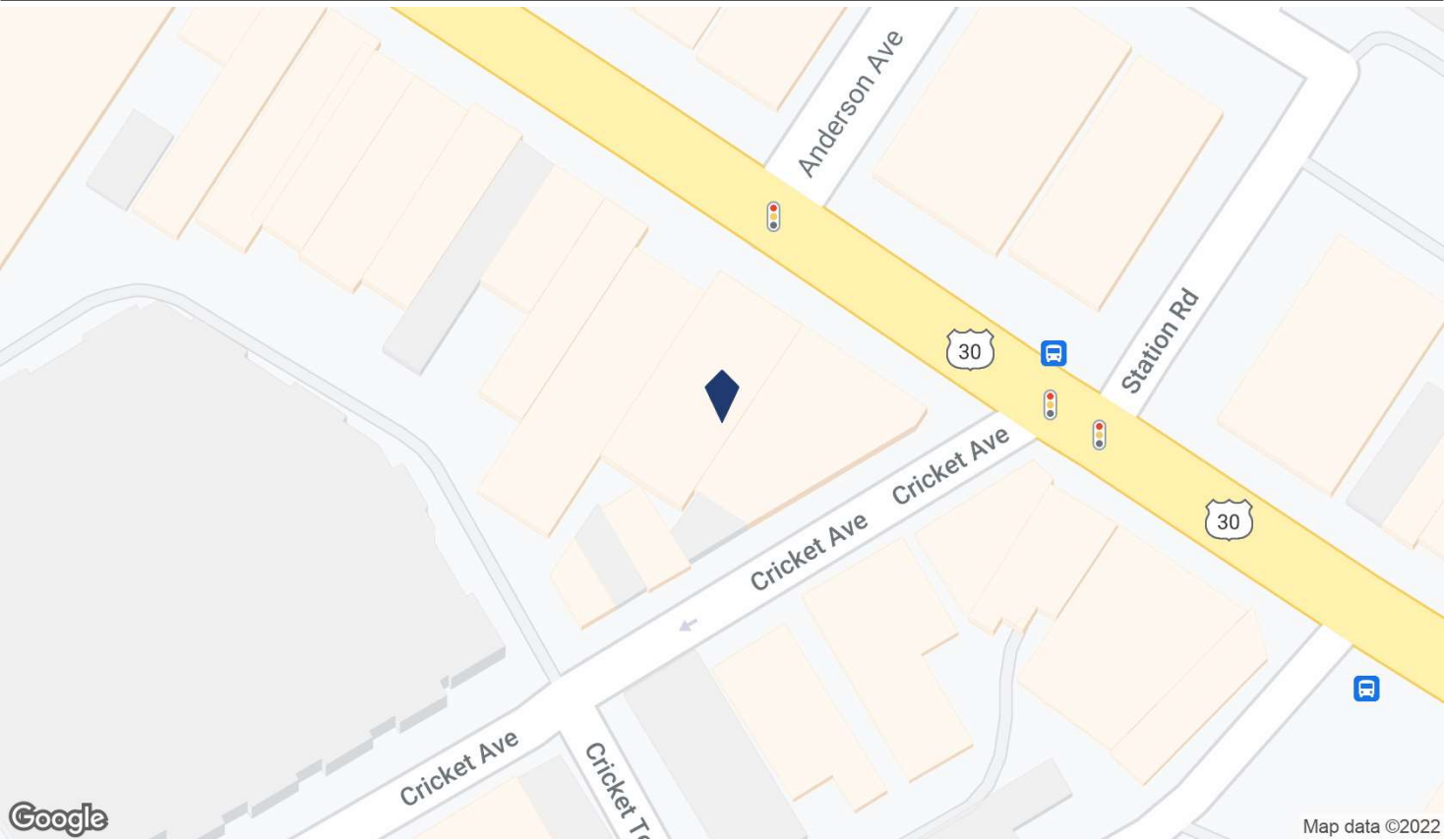
AVAILABLE SPACES

Floor	Suite	Space Type			Square Feet		Rent	On Market	Vacant
		Use	Type	Occupancy	SF Avail	Bldg Contig			
1st	-	Off/Ret	Direct	30 Days	2,000	4,000	Withheld	6 mo	-
2nd	-	Office	Sublet	Vacant	4,000	4,000	\$15.40/NNN	4 mo	4 mo
All Spaces					8,000	4,000	\$15.40/SF/YR		

Subject Property

6 W Lancaster Ave

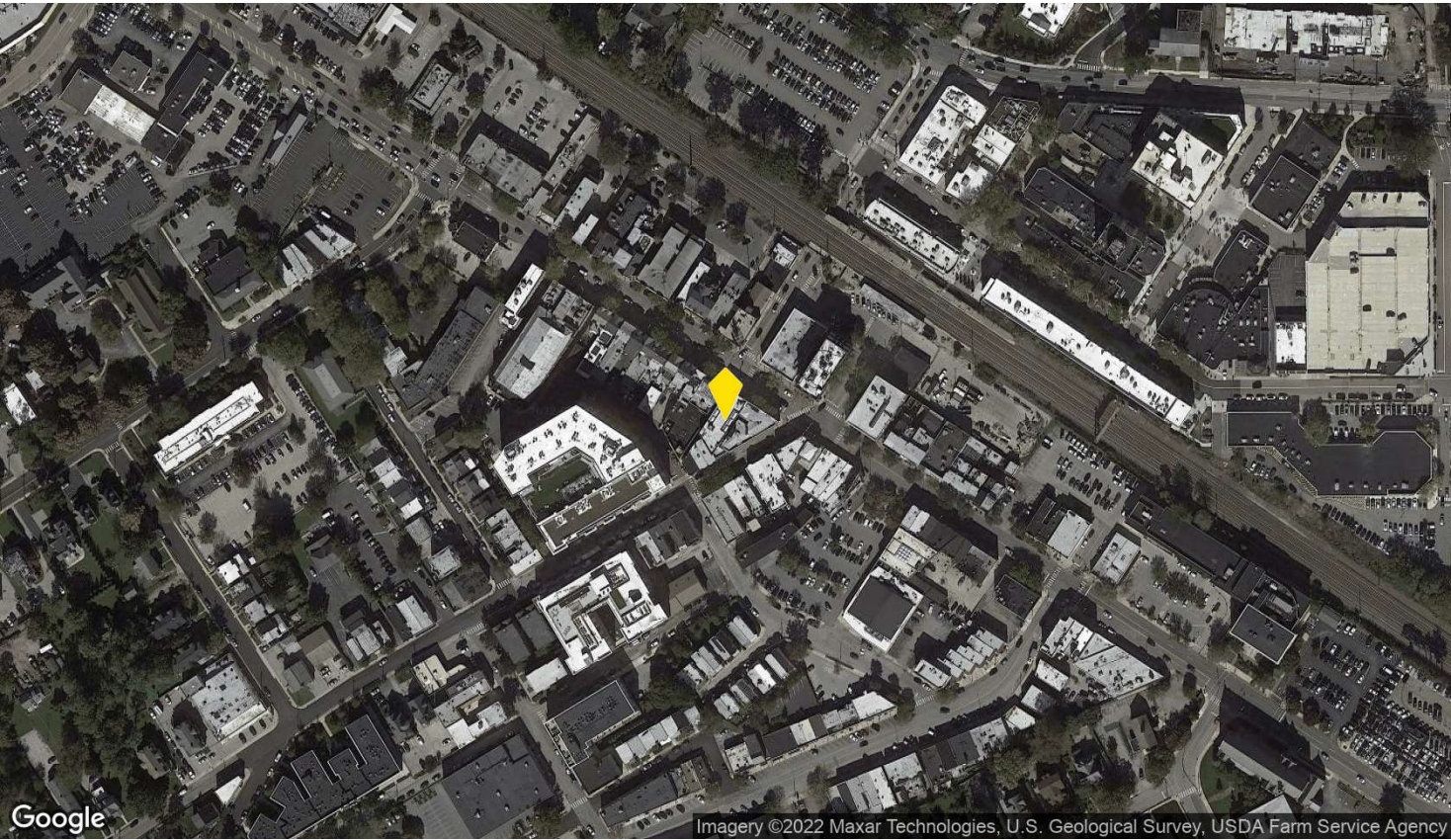
SITE PLAN



TENANTS

Tenant	Store Type	SF Occupied	Chain	Move Date	Exp Date
Smoke Scene	-	2,000	No	Jun 2021	May 2031

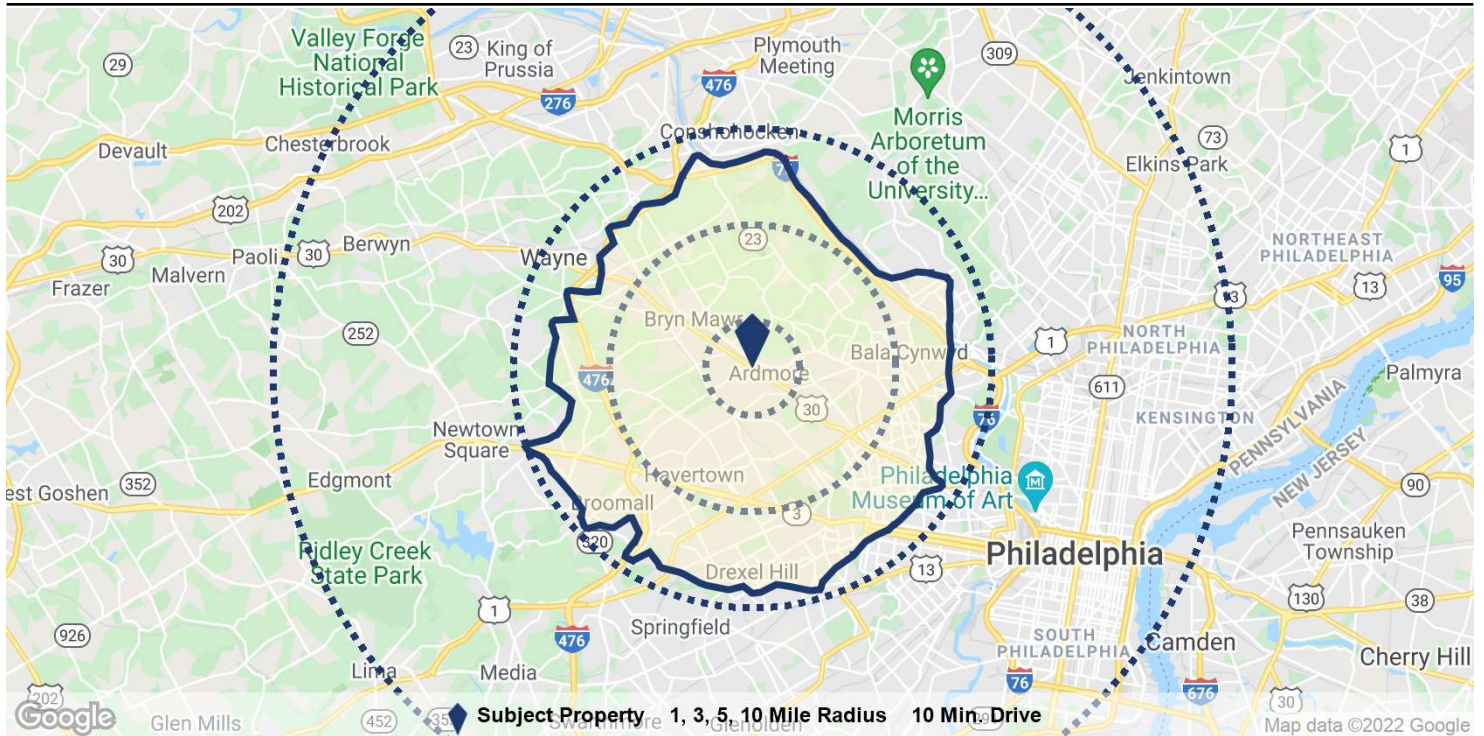
AERIAL VIEW



Subject Property

6 W Lancaster Ave

DEMOGRAPHICS

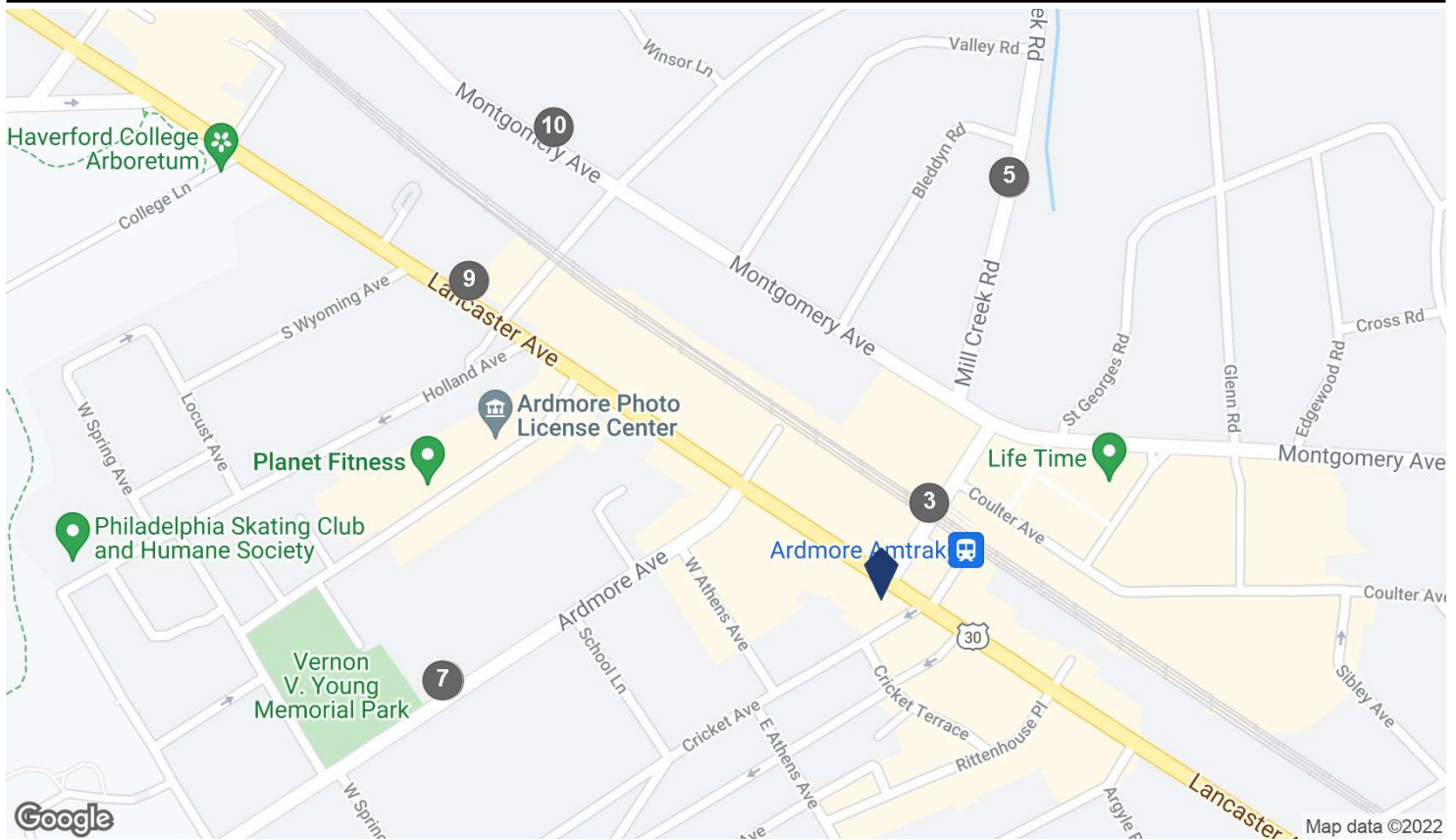


Population	1 Mile	3 Miles	5 Miles	10 Miles	10 Min. Drive
Population	17,464	126,606	429,030	1,894,467	316,635
5 Yr Growth	2.1%	1.5%	1.1%	1.4%	1.2%
Median Age	40	39	38	36	38
5 Yr Forecast	41	39	39	38	39
White / Black / Hispanic	79% / 12% / 5%	75% / 15% / 4%	55% / 36% / 4%	50% / 39% / 11%	57% / 33% / 4%
5 Yr Forecast	77% / 13% / 6%	74% / 15% / 4%	54% / 36% / 5%	50% / 39% / 12%	57% / 33% / 5%
Employment	10,620	49,819	146,916	922,773	149,063
Buying Power	\$782.7M	\$5.2B	\$11.9B	\$44.6B	\$9.2B
5 Yr Growth	4.8%	5.1%	4.4%	4.8%	4.6%
College Graduates	67.4%	58.9%	41.1%	35.0%	44.8%
Household					
Households	7,316	47,717	168,930	752,817	121,261
5 Yr Growth	2.2%	1.6%	1.1%	1.5%	1.2%
Median Household Income	\$106,985	\$109,709	\$70,198	\$59,277	\$75,749
5 Yr Forecast	\$109,770	\$113,563	\$72,520	\$61,247	\$78,278
Average Household Income	\$142,379	\$142,974	\$102,989	\$89,435	\$110,365
5 Yr Forecast	\$145,571	\$146,372	\$105,930	\$92,014	\$113,156
% High Income (>\$75K)	65%	64%	47%	41%	50%
Housing					
Median Home Value	\$416,638	\$393,035	\$270,907	\$241,070	\$284,280
Median Year Built	1948	1949	1948	1949	1948
Owner / Renter Occupied	65% / 35%	74% / 26%	64% / 36%	56% / 44%	67% / 33%

Subject Property

6 W Lancaster Ave

TRAFFIC COUNTS



COUNTS BY STREETS

Collection Street	Cross Street - Direction	Traffic Volume	Count Year	Dist from Subject
1 Anderson Ave	Station Rd - SW	7,832	2018	0.06 mi
2 Anderson Ave	Coulter Ave - NE	9,345	2015	0.06 mi
3 Anderson Avenue	Station Rd - SW	8,809	2020	0.06 mi
4 Millcreek Rd	Bleddyn Rd - N	3,738	2020	0.28 mi
5 Millcreek Rd	Bleddyn Rd - N	4,215	2018	0.28 mi
6 Ardmore Avenue	School Ln - NE	7,628	2020	0.30 mi
7 Ardmore Ave	School Ln - NE	8,424	2018	0.30 mi
8 Lancaster Avenue	S Wyoming Ave - NW	14,252	2020	0.34 mi
9 Lancaster Ave	S Wyoming Ave - NW	16,086	2018	0.34 mi
10 W Montgomery Ave	Woodside Rd - SE	17,469	2020	0.37 mi



Demographics

6 W Lancaster Ave

12,864 SF Retail Storefront

Ardmore, Pennsylvania - Main Line Submarket

PREPARED BY



Christopher Armas
Investment & Commercial Real Estate Agent



Income & Spending Demographics

6 W Lancaster Ave

	1 Mile		3 Miles		5 Miles		10 Min. Drive	
2021 Households by HH Income	7,316		47,716		168,930		121,261	
<\$25,000	785	10.73%	4,844	10.15%	32,463	19.22%	21,098	17.40%
\$25,000 - \$50,000	937	12.81%	6,338	13.28%	31,964	18.92%	22,363	18.44%
\$50,000 - \$75,000	847	11.58%	5,792	12.14%	24,455	14.48%	16,777	13.84%
\$75,000 - \$100,000	854	11.67%	5,214	10.93%	18,660	11.05%	13,089	10.79%
\$100,000 - \$125,000	841	11.50%	4,300	9.01%	13,949	8.26%	10,184	8.40%
\$125,000 - \$150,000	524	7.16%	3,443	7.22%	9,961	5.90%	7,596	6.26%
\$150,000 - \$200,000	612	8.37%	5,676	11.90%	14,098	8.35%	10,653	8.79%
\$200,000+	1,916	26.19%	12,109	25.38%	23,380	13.84%	19,500	16.08%
2021 Avg Household Income	\$142,379		\$142,974		\$102,989		\$110,365	
2021 Med Household Income	\$106,985		\$109,709		\$70,198		\$75,749	

	1 Mile		3 Miles		5 Miles		10 Min. Drive	
Total Specified Consumer Spending	\$284.7M		\$1.9B		\$5.4B		\$4.1B	
Total Apparel	\$13.7M	4.80%	\$94.3M	4.93%	\$288.8M	5.36%	\$215.5M	5.29%
Women's Apparel	\$5.6M	1.95%	\$38M	1.99%	\$114.5M	2.12%	\$85.5M	2.10%
Men's Apparel	\$2.9M	1.00%	\$19.6M	1.02%	\$58.6M	1.09%	\$43.9M	1.08%
Girl's Apparel	\$922.7K	0.32%	\$6.6M	0.35%	\$20.1M	0.37%	\$15.1M	0.37%
Boy's Apparel	\$646.7K	0.23%	\$4.6M	0.24%	\$14.4M	0.27%	\$10.8M	0.26%
Infant Apparel	\$601.8K	0.21%	\$4.1M	0.22%	\$13.7M	0.25%	\$10M	0.25%
Footwear	\$3.1M	1.08%	\$21.4M	1.12%	\$67.5M	1.25%	\$50.2M	1.23%

Total Entertainment & Hobbies	\$39.8M	13.99%	\$265.6M	13.89%	\$754.7M	14.00%	\$567.9M	13.94%
Entertainment	\$3.3M	1.17%	\$23.6M	1.24%	\$72.7M	1.35%	\$54M	1.33%
Audio & Visual Equipment/Service	\$9.2M	3.25%	\$61.3M	3.21%	\$193.9M	3.60%	\$142.4M	3.50%
Reading Materials	\$788.3K	0.28%	\$5.1M	0.26%	\$13.2M	0.25%	\$10.1M	0.25%
Pets, Toys, & Hobbies	\$7.4M	2.60%	\$49.4M	2.58%	\$134.7M	2.50%	\$101.8M	2.50%
Personal Items	\$19M	6.69%	\$126.2M	6.60%	\$340.2M	6.31%	\$259.6M	6.37%

Total Food and Alcohol	\$75.7M	26.58%	\$503M	26.32%	\$1.5B	27.47%	\$1.1B	27.20%
Food At Home	\$36.8M	12.94%	\$249.3M	13.04%	\$776.7M	14.41%	\$577.4M	14.18%
Food Away From Home	\$32.8M	11.52%	\$214.8M	11.24%	\$601.5M	11.16%	\$452.6M	11.11%
Alcoholic Beverages	\$6.1M	2.13%	\$38.9M	2.04%	\$102.5M	1.90%	\$77.7M	1.91%

Total Household	\$52M	18.27%	\$351.1M	18.37%	\$950.9M	17.64%	\$724.1M	17.78%
House Maintenance & Repair	\$9.6M	3.39%	\$70.3M	3.68%	\$203.2M	3.77%	\$154.9M	3.80%
Household Equip & Furnishings	\$18.6M	6.53%	\$124.9M	6.54%	\$349.8M	6.49%	\$264.1M	6.49%
Household Operations	\$16M	5.61%	\$105.5M	5.52%	\$278M	5.16%	\$211.3M	5.19%
Housing Costs	\$7.8M	2.74%	\$50.4M	2.64%	\$119.9M	2.22%	\$93.8M	2.30%

Income & Spending Demographics

6 W Lancaster Ave

	1 Mile		3 Miles		5 Miles		10 Min. Drive	
Total Transportation/Maint.	\$65.4M	22.97%	\$445M	23.28%	\$1.3B	23.65%	\$961.8M	23.62%
Vehicle Purchases	\$27.8M	9.76%	\$193.9M	10.14%	\$544.3M	10.10%	\$414.5M	10.18%
Gasoline	\$14.8M	5.19%	\$101.2M	5.29%	\$314.5M	5.83%	\$234M	5.75%
Vehicle Expenses	\$2.5M	0.88%	\$16.5M	0.86%	\$47.6M	0.88%	\$35.6M	0.87%
Transportation	\$11.6M	4.09%	\$75.1M	3.93%	\$201.1M	3.73%	\$152.1M	3.73%
Automotive Repair & Maintenance	\$8.7M	3.05%	\$58.3M	3.05%	\$167M	3.10%	\$125.6M	3.08%
Total Health Care	\$13.7M	4.81%	\$91.4M	4.78%	\$251M	4.66%	\$191.1M	4.69%
Medical Services	\$8.4M	2.94%	\$55.7M	2.91%	\$149M	2.76%	\$114M	2.80%
Prescription Drugs	\$3.8M	1.32%	\$25.4M	1.33%	\$72.4M	1.34%	\$54.8M	1.35%
Medical Supplies	\$1.6M	0.55%	\$10.3M	0.54%	\$29.7M	0.55%	\$22.4M	0.55%
Total Education/Day Care	\$24.4M	8.58%	\$161.2M	8.43%	\$389.5M	7.23%	\$304.5M	7.48%
Education	\$15.2M	5.32%	\$100.9M	5.28%	\$245.6M	4.56%	\$192.4M	4.72%
Fees & Admissions	\$9.3M	3.25%	\$60.2M	3.15%	\$143.9M	2.67%	\$112.1M	2.75%