

CAPITAL

Commercial Real Estate Group

610-359-9700

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AVAILABLE

For Sale

\$3,200,000

For Lease

Negotiable

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SALE OR LEASE

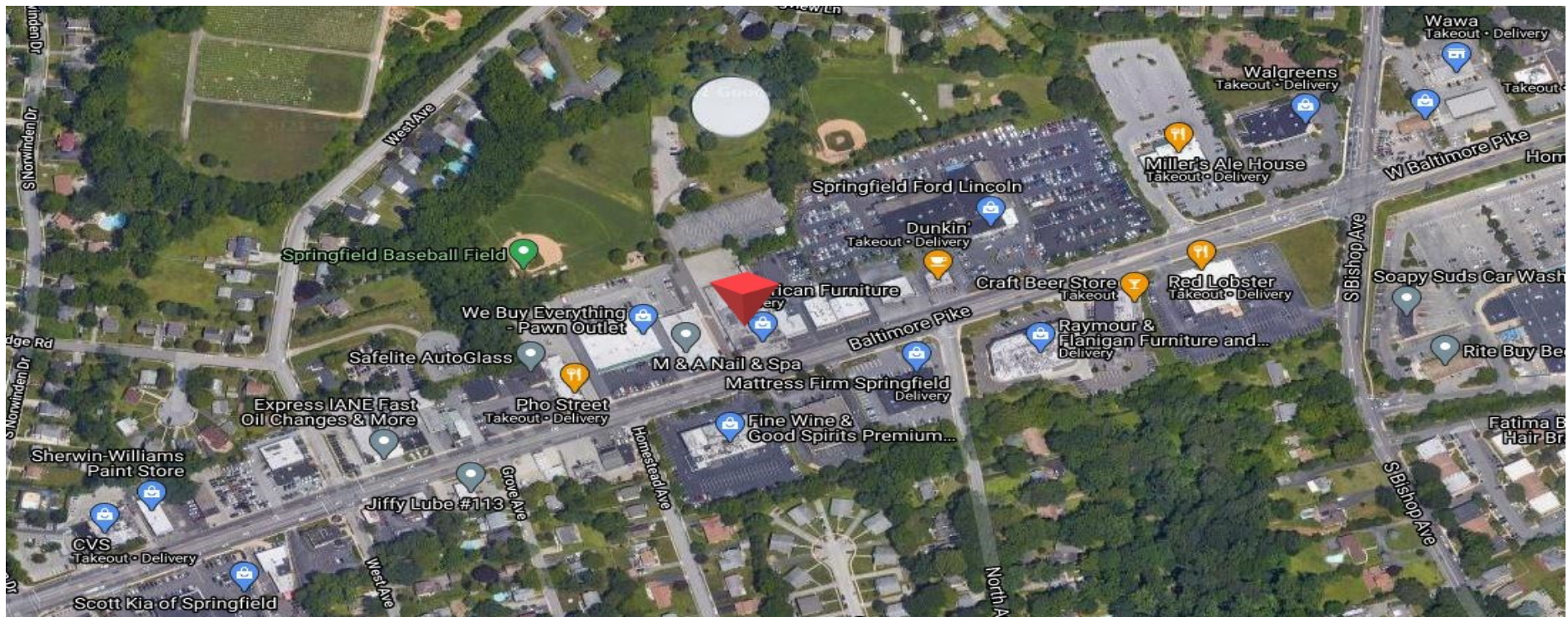


LOCATION: 134 Baltimore Pike, Springfield, PA 19064

PROPERTY HIGHLIGHTS:

- ◆ LOT SIZE: 1+ ACRES; BUILDING SIZE: APPROX. 20,610 SF
- ◆ **VERY** HIGH VISIBILITY ON BALTIMORE PIKE
- ◆ +/- 30,000 COMBINED ADT
- ◆ ZONING: COMMERCIAL (RETAIL)
- ◆ DEMOGRAPHICS WITHIN 5 MI: POPULATION +/-473,657 & AHI +/- \$87,301
- ◆ NEIGHBORS INCLUDE: CUTLER'S PLAZA, LEGION TRANSFORMATION CENTER, MATTRESS FIRM, MILLER'S ALE HOUSE, SPRINGFIELD BASEBALL FIELD, DUNKIN', SPRINGFIELD FORD LINCOLN AND MORE!

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. Some properties may be in cooperation with another broker.



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Demographic Detail Report

134 Baltimore Pike, Springfield, PA 19064

Building Type: **General Retail** Total Available: **0 SF**
 Secondary: **Freestanding** % Leased: **100%**
 GLA: **20,610 SF** Rent/SF/Yr: **-**
 Year Built: **1970**



Radius	1 Mile	3 Mile	5 Mile
Population			
2027 Projection	21,446	178,133	476,404
2022 Estimate	21,251	176,403	473,755
2010 Census	21,238	175,683	473,284
Growth 2022 - 2027	0.92%	0.98%	0.56%
Growth 2010 - 2022	0.06%	0.41%	0.10%
2022 Population by Age			
	21,251	176,403	473,755
Age 0 - 4	1,246 5.86%	10,412 5.90%	28,568 6.03%
Age 5 - 9	1,319 6.21%	10,924 6.19%	29,355 6.20%
Age 10 - 14	1,325 6.24%	10,970 6.22%	29,739 6.28%
Age 15 - 19	1,340 6.31%	11,335 6.43%	31,284 6.60%
Age 20 - 24	1,261 5.93%	10,911 6.19%	31,029 6.55%
Age 25 - 29	1,235 5.81%	10,698 6.06%	31,808 6.71%
Age 30 - 34	1,363 6.41%	11,417 6.47%	32,795 6.92%
Age 35 - 39	1,481 6.97%	11,980 6.79%	31,696 6.69%
Age 40 - 44	1,446 6.80%	11,533 6.54%	29,362 6.20%
Age 45 - 49	1,313 6.18%	10,664 6.05%	27,437 5.79%
Age 50 - 54	1,293 6.08%	10,781 6.11%	28,249 5.96%
Age 55 - 59	1,371 6.45%	11,575 6.56%	30,405 6.42%
Age 60 - 64	1,407 6.62%	11,749 6.66%	30,783 6.50%
Age 65 - 69	1,252 5.89%	10,287 5.83%	26,858 5.67%
Age 70 - 74	972 4.57%	7,904 4.48%	20,626 4.35%
Age 75 - 79	673 3.17%	5,472 3.10%	14,198 3.00%
Age 80 - 84	435 2.05%	3,556 2.02%	9,135 1.93%
Age 85+	518 2.44%	4,235 2.40%	10,430 2.20%
Age 65+	3,850 18.12%	31,454 17.83%	81,247 17.15%
Median Age	40.20	39.80	38.50
Average Age	40.10	39.90	39.30



Demographic Detail Report

134 Baltimore Pike, Springfield, PA 19064

Radius	1 Mile		3 Mile		5 Mile	
2022 Population By Race	21,251		176,403		473,755	
White	17,257	81.21%	126,337	71.62%	245,929	51.91%
Black	1,989	9.36%	36,050	20.44%	183,845	38.81%
Am. Indian & Alaskan	55	0.26%	392	0.22%	1,275	0.27%
Asian	1,512	7.11%	9,062	5.14%	30,588	6.46%
Hawaiian & Pacific Island	2	0.01%	67	0.04%	271	0.06%
Other	436	2.05%	4,495	2.55%	11,848	2.50%
Population by Hispanic Origin	21,251		176,403		473,755	
Non-Hispanic Origin	20,802	97.89%	170,587	96.70%	454,404	95.92%
Hispanic Origin	449	2.11%	5,816	3.30%	19,351	4.08%
2022 Median Age, Male	39.00		38.30		36.70	
2022 Average Age, Male	39.00		38.60		37.80	
2022 Median Age, Female	41.30		41.20		40.20	
2022 Average Age, Female	41.20		41.10		40.60	
2022 Population by Occupation Classification	17,091		141,825		379,831	
Civilian Employed	11,190	65.47%	91,198	64.30%	229,322	60.37%
Civilian Unemployed	665	3.89%	6,762	4.77%	21,451	5.65%
Civilian Non-Labor Force	5,236	30.64%	43,852	30.92%	129,026	33.97%
Armed Forces	0	0.00%	13	0.01%	32	0.01%
Households by Marital Status						
Married	4,253		32,062		74,133	
Married No Children	2,394		18,144		41,710	
Married w/Children	1,859		13,918		32,423	
2022 Population by Education	15,507		129,062		342,988	
Some High School, No Diploma	883	5.69%	7,207	5.58%	29,094	8.48%
High School Grad (Incl Equivalency)	4,663	30.07%	39,974	30.97%	106,660	31.10%
Some College, No Degree	3,912	25.23%	32,646	25.29%	84,736	24.71%
Associate Degree	746	4.81%	7,210	5.59%	19,207	5.60%
Bachelor Degree	3,387	21.84%	25,920	20.08%	62,108	18.11%
Advanced Degree	1,916	12.36%	16,105	12.48%	41,183	12.01%



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Radius	1 Mile	3 Mile	5 Mile
2022 Population by Occupation	22,177	180,057	467,494
Real Estate & Finance	752 3.39%	6,296 3.50%	15,837 3.39%
Professional & Management	6,381 28.77%	48,899 27.16%	115,998 24.81%
Public Administration	507 2.29%	3,697 2.05%	9,706 2.08%
Education & Health	3,465 15.62%	28,521 15.84%	72,406 15.49%
Services	1,775 8.00%	15,956 8.86%	47,956 10.26%
Information	269 1.21%	1,854 1.03%	4,081 0.87%
Sales	2,529 11.40%	20,372 11.31%	50,420 10.79%
Transportation	1,266 5.71%	10,075 5.60%	38,694 8.28%
Retail	1,088 4.91%	9,402 5.22%	23,175 4.96%
Wholesale	241 1.09%	1,935 1.07%	4,769 1.02%
Manufacturing	700 3.16%	6,491 3.60%	15,257 3.26%
Production	912 4.11%	9,187 5.10%	26,394 5.65%
Construction	977 4.41%	6,947 3.86%	14,162 3.03%
Utilities	757 3.41%	6,073 3.37%	15,964 3.41%
Agriculture & Mining	3 0.01%	110 0.06%	375 0.08%
Farming, Fishing, Forestry	1 0.00%	57 0.03%	187 0.04%
Other Services	554 2.50%	4,185 2.32%	12,113 2.59%
2022 Worker Travel Time to Job	10,652	87,128	220,245
<30 Minutes	4,990 46.85%	40,033 45.95%	99,521 45.19%
30-60 Minutes	4,664 43.79%	38,237 43.89%	94,975 43.12%
60+ Minutes	998 9.37%	8,858 10.17%	25,749 11.69%
2010 Households by HH Size	8,265	68,061	179,565
1-Person Households	2,118 25.63%	19,172 28.17%	50,170 27.94%
2-Person Households	2,611 31.59%	20,649 30.34%	52,271 29.11%
3-Person Households	1,453 17.58%	11,544 16.96%	31,250 17.40%
4-Person Households	1,260 15.25%	9,575 14.07%	25,127 13.99%
5-Person Households	575 6.96%	4,540 6.67%	12,426 6.92%
6-Person Households	184 2.23%	1,716 2.52%	5,032 2.80%
7 or more Person Households	64 0.77%	865 1.27%	3,289 1.83%
2022 Average Household Size	2.60	2.50	2.60
Households			
2027 Projection	8,355	68,976	180,215
2022 Estimate	8,278	68,311	179,290
2010 Census	8,265	68,060	179,565
Growth 2022 - 2027	0.93%	0.97%	0.52%
Growth 2010 - 2022	0.16%	0.37%	-0.15%



Demographic Detail Report

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Radius	1 Mile	3 Mile	5 Mile
2022 Households by HH Income	8,277	68,312	179,288
<\$25,000	845 10.21%	9,656 14.14%	34,441 19.21%
\$25,000 - \$50,000	1,679 20.29%	13,730 20.10%	39,242 21.89%
\$50,000 - \$75,000	1,214 14.67%	10,964 16.05%	28,189 15.72%
\$75,000 - \$100,000	1,211 14.63%	9,141 13.38%	22,113 12.33%
\$100,000 - \$125,000	1,150 13.89%	8,665 12.68%	17,706 9.88%
\$125,000 - \$150,000	656 7.93%	4,605 6.74%	10,131 5.65%
\$150,000 - \$200,000	917 11.08%	6,029 8.83%	13,937 7.77%
\$200,000+	605 7.31%	5,522 8.08%	13,529 7.55%
2022 Avg Household Income	\$99,774	\$95,256	\$87,058
2022 Med Household Income	\$83,268	\$74,553	\$63,757
2022 Occupied Housing	8,279	68,312	179,290
Owner Occupied	6,007 72.56%	48,672 71.25%	121,980 68.04%
Renter Occupied	2,272 27.44%	19,640 28.75%	57,310 31.96%
2010 Housing Units	8,512	72,092	192,763
1 Unit	6,157 72.33%	53,092 73.64%	148,053 76.81%
2 - 4 Units	760 8.93%	8,980 12.46%	22,283 11.56%
5 - 19 Units	718 8.44%	4,656 6.46%	10,177 5.28%
20+ Units	877 10.30%	5,364 7.44%	12,250 6.35%
2022 Housing Value	6,006	48,672	121,980
<\$100,000	293 4.88%	5,440 11.18%	24,675 20.23%
\$100,000 - \$200,000	1,891 31.49%	19,440 39.94%	41,399 33.94%
\$200,000 - \$300,000	2,051 34.15%	13,153 27.02%	23,241 19.05%
\$300,000 - \$400,000	1,461 24.33%	6,656 13.68%	17,317 14.20%
\$400,000 - \$500,000	217 3.61%	2,035 4.18%	7,727 6.33%
\$500,000 - \$1,000,000	28 0.47%	1,545 3.17%	6,596 5.41%
\$1,000,000+	65 1.08%	403 0.83%	1,025 0.84%
2022 Median Home Value	\$239,931	\$197,201	\$187,719
2022 Housing Units by Yr Built	8,510	72,148	193,076
Built 2010+	45 0.53%	1,200 1.66%	2,637 1.37%
Built 2000 - 2010	98 1.15%	985 1.37%	2,676 1.39%
Built 1990 - 1999	272 3.20%	1,421 1.97%	3,932 2.04%
Built 1980 - 1989	482 5.66%	2,233 3.10%	6,207 3.21%
Built 1970 - 1979	693 8.14%	4,617 6.40%	13,190 6.83%
Built 1960 - 1969	1,065 12.51%	8,677 12.03%	21,682 11.23%
Built 1950 - 1959	3,095 36.37%	20,799 28.83%	46,515 24.09%
Built <1949	2,760 32.43%	32,216 44.65%	96,237 49.84%
2022 Median Year Built	1954	1951	1949

