

# CAPITAL

Commercial Real Estate Group

610-359-9700

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**AVAILABLE  
FOR LEASE**

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## GREAT RETAIL/OFFICE SPACE AVAILABLE FOR LEASE!



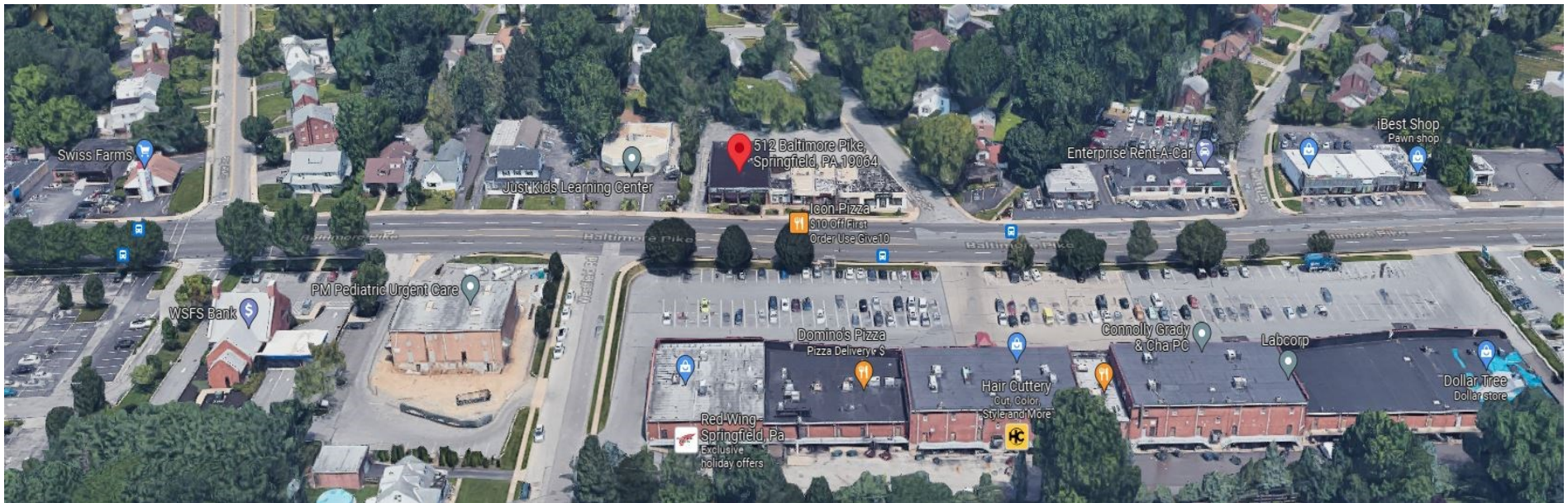
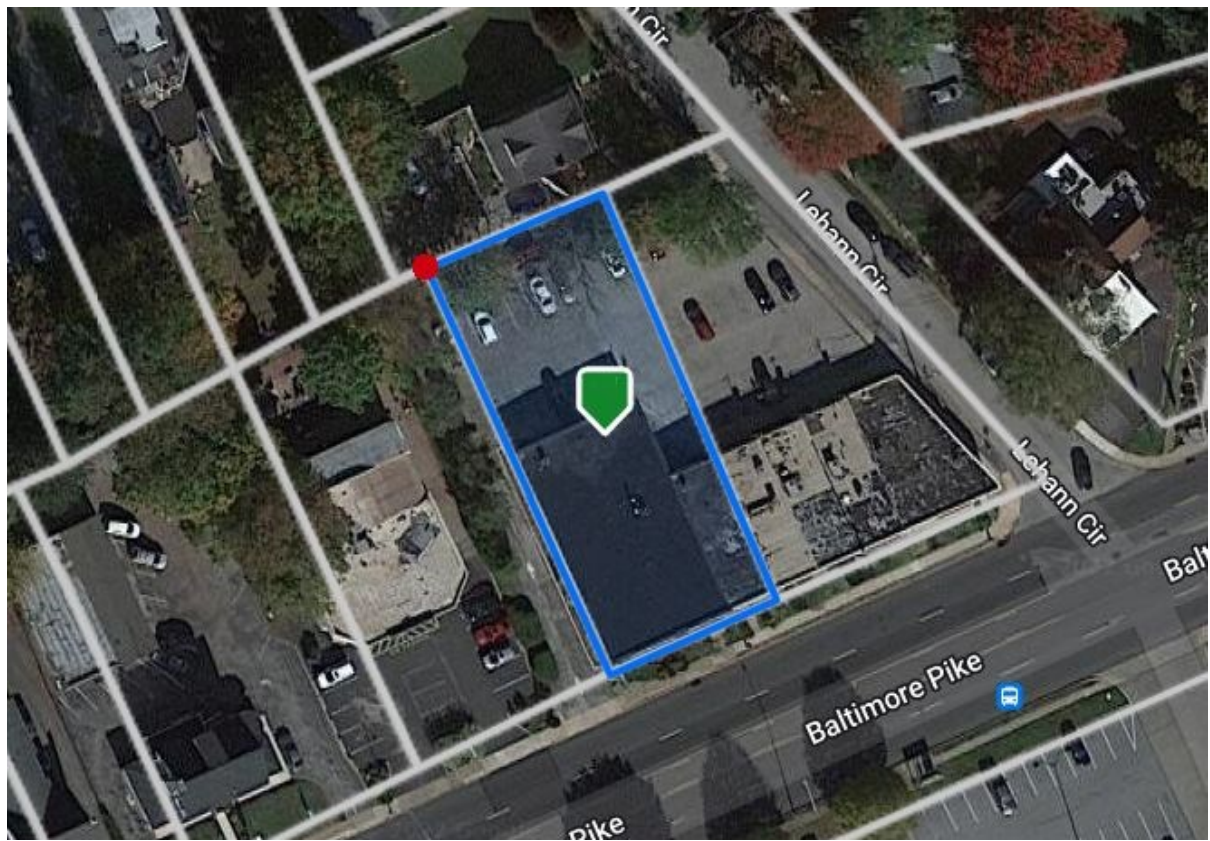
**LOCATION: 512 Baltimore Pike, Springfield, PA 19064**

### PROPERTY HIGHLIGHTS:

- ◆ RARE OPPORTUNITY ON THE GOLDEN MILE
- ◆ 5,000 SF OF RETAIL/OFFICE SPACE
- ◆ GREAT VISIBILITY WITH GOOD PARKING
- ◆ TOTAL LOT SIZE: 15,800 SF
- ◆ ZONING: E—BUSINESS DISTRICT
- ◆ DEMOGRAPHICS WITHIN 5 MI: POPULATION +/- 427,325; AHI +/- \$91,231; & +/- 25,873 COMBINED ADT
- ◆ NEIGHBORS INCLUDE: JUST KIDS LEARNING CENTER, STONY CREEK SHOPPING CENTER, Primo's Hoagies, WSFS BANKS, SWISS FARMS, PATIENT FIRST URGENT CARE, SPRINGFIELD VETERINARY HOSPITAL, & 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

512 Baltimore Pike, Springfield, PA 19064

Building Type: **General Retail**      Total Available: **0 SF**  
 Secondary: **Freestanding**      % Leased: **100%**  
 GLA: **6,800 SF**      Rent/SF/Yr: **-**  
 Year Built: **-**

Radius	1 Mile		3 Mile		5 Mile	
<b>Population</b>						
2027 Projection	17,579		162,482		430,310	
2022 Estimate	17,438		160,954		427,325	
2010 Census	17,523		160,558		427,439	
Growth 2022 - 2027	0.81%		0.95%		0.70%	
Growth 2010 - 2022	-0.49%		0.25%		-0.03%	
<b>2022 Population by Age</b>						
	<b>17,438</b>		<b>160,954</b>		<b>427,325</b>	
Age 0 - 4	984	5.64%	9,317	5.79%	25,552	5.98%
Age 5 - 9	1,046	6.00%	9,746	6.06%	26,480	6.20%
Age 10 - 14	1,071	6.14%	9,795	6.09%	26,821	6.28%
Age 15 - 19	1,106	6.34%	10,172	6.32%	28,163	6.59%
Age 20 - 24	1,052	6.03%	9,834	6.11%	27,614	6.46%
Age 25 - 29	1,010	5.79%	9,652	6.00%	27,651	6.47%
Age 30 - 34	1,074	6.16%	10,282	6.39%	28,753	6.73%
Age 35 - 39	1,146	6.57%	10,756	6.68%	28,626	6.70%
Age 40 - 44	1,134	6.50%	10,354	6.43%	26,921	6.30%
Age 45 - 49	1,063	6.10%	9,653	6.00%	25,101	5.87%
Age 50 - 54	1,078	6.18%	9,894	6.15%	25,722	6.02%
Age 55 - 59	1,158	6.64%	10,762	6.69%	27,684	6.48%
Age 60 - 64	1,196	6.86%	11,015	6.84%	28,057	6.57%
Age 65 - 69	1,075	6.16%	9,690	6.02%	24,516	5.74%
Age 70 - 74	842	4.83%	7,468	4.64%	18,824	4.41%
Age 75 - 79	585	3.35%	5,179	3.22%	12,964	3.03%
Age 80 - 84	379	2.17%	3,373	2.10%	8,329	1.95%
Age 85+	438	2.51%	4,011	2.49%	9,547	2.23%
Age 65+	3,319	19.03%	29,721	18.47%	74,180	17.36%
<b>Median Age</b>	<b>41.00</b>		<b>40.40</b>		<b>39.00</b>	
<b>Average Age</b>	<b>40.70</b>		<b>40.40</b>		<b>39.50</b>	





# Demographic Detail Report

512 Baltimore Pike, Springfield, PA 19064

Radius	1 Mile		3 Mile		5 Mile	
<b>2022 Population By Race</b>	<b>17,438</b>		<b>160,954</b>		<b>427,325</b>	
White	14,191	81.38%	124,726	77.49%	245,873	57.54%
Black	1,613	9.25%	23,521	14.61%	140,373	32.85%
Am. Indian & Alaskan	31	0.18%	332	0.21%	1,107	0.26%
Asian	1,285	7.37%	8,472	5.26%	28,902	6.76%
Hawaiian & Pacific Island	2	0.01%	61	0.04%	259	0.06%
Other	315	1.81%	3,842	2.39%	10,811	2.53%
<b>Population by Hispanic Origin</b>	<b>17,438</b>		<b>160,954</b>		<b>427,325</b>	
Non-Hispanic Origin	17,075	97.92%	155,969	96.90%	408,817	95.67%
Hispanic Origin	363	2.08%	4,986	3.10%	18,508	4.33%
<b>2022 Median Age, Male</b>	<b>39.80</b>		<b>39.00</b>		<b>37.30</b>	
<b>2022 Average Age, Male</b>	<b>39.60</b>		<b>39.10</b>		<b>38.10</b>	
<b>2022 Median Age, Female</b>	<b>42.20</b>		<b>41.80</b>		<b>40.50</b>	
<b>2022 Average Age, Female</b>	<b>41.80</b>		<b>41.60</b>		<b>40.70</b>	
<b>2022 Population by Occupation Classification</b>	<b>14,115</b>		<b>130,059</b>		<b>342,832</b>	
Civilian Employed	9,390	66.52%	83,967	64.56%	212,191	61.89%
Civilian Unemployed	518	3.67%	5,820	4.47%	18,385	5.36%
Civilian Non-Labor Force	4,207	29.81%	40,259	30.95%	112,232	32.74%
Armed Forces	0	0.00%	13	0.01%	24	0.01%
<b>Households by Marital Status</b>						
Married	3,699		30,656		70,521	
Married No Children	2,078		17,476		39,653	
Married w/Children	1,621		13,180		30,868	
<b>2022 Population by Education</b>	<b>12,916</b>		<b>118,445</b>		<b>310,462</b>	
Some High School, No Diploma	589	4.56%	6,134	5.18%	24,314	7.83%
High School Grad (Incl Equivalency)	3,368	26.08%	36,048	30.43%	95,222	30.67%
Some College, No Degree	3,067	23.75%	29,383	24.81%	75,297	24.25%
Associate Degree	738	5.71%	6,355	5.37%	17,767	5.72%
Bachelor Degree	3,169	24.54%	24,681	20.84%	59,142	19.05%
Advanced Degree	1,985	15.37%	15,844	13.38%	38,720	12.47%



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Radius	1 Mile		3 Mile		5 Mile	
<b>2022 Population by Occupation</b>	<b>18,334</b>		<b>164,785</b>		<b>426,837</b>	
Real Estate & Finance	633	3.45%	6,054	3.67%	14,639	3.43%
Professional & Management	5,576	30.41%	46,290	28.09%	109,374	25.62%
Public Administration	396	2.16%	3,273	1.99%	8,794	2.06%
Education & Health	2,799	15.27%	25,785	15.65%	65,998	15.46%
Services	1,300	7.09%	13,701	8.31%	42,275	9.90%
Information	217	1.18%	1,647	1.00%	3,985	0.93%
Sales	2,114	11.53%	18,726	11.36%	46,641	10.93%
Transportation	910	4.96%	8,363	5.08%	30,592	7.17%
Retail	902	4.92%	8,646	5.25%	21,792	5.11%
Wholesale	282	1.54%	1,861	1.13%	4,560	1.07%
Manufacturing	610	3.33%	6,210	3.77%	14,576	3.41%
Production	749	4.09%	8,130	4.93%	24,002	5.62%
Construction	859	4.69%	6,588	4.00%	13,736	3.22%
Utilities	495	2.70%	5,490	3.33%	14,542	3.41%
Agriculture & Mining	6	0.03%	115	0.07%	344	0.08%
Farming, Fishing, Forestry	1	0.01%	71	0.04%	169	0.04%
Other Services	485	2.65%	3,835	2.33%	10,818	2.53%
<b>2022 Worker Travel Time to Job</b>	<b>8,924</b>		<b>80,105</b>		<b>203,498</b>	
<30 Minutes	4,094	45.88%	37,862	47.27%	94,274	46.33%
30-60 Minutes	4,002	44.85%	34,471	43.03%	86,644	42.58%
60+ Minutes	828	9.28%	7,772	9.70%	22,580	11.10%
<b>2010 Households by HH Size</b>	<b>6,658</b>		<b>62,376</b>		<b>162,463</b>	
1-Person Households	1,566	23.52%	17,285	27.71%	45,250	27.85%
2-Person Households	2,137	32.10%	19,271	30.89%	47,844	29.45%
3-Person Households	1,165	17.50%	10,567	16.94%	28,051	17.27%
4-Person Households	1,093	16.42%	8,890	14.25%	22,893	14.09%
5-Person Households	477	7.16%	4,153	6.66%	11,173	6.88%
6-Person Households	166	2.49%	1,502	2.41%	4,418	2.72%
7 or more Person Households	54	0.81%	708	1.14%	2,834	1.74%
<b>2022 Average Household Size</b>	<b>2.60</b>		<b>2.50</b>		<b>2.60</b>	
<b>Households</b>						
2027 Projection	6,679		63,092		163,233	
2022 Estimate	6,627		62,506		162,145	
2010 Census	6,658		62,376		162,463	
Growth 2022 - 2027	0.78%		0.94%		0.67%	
Growth 2010 - 2022	-0.47%		0.21%		-0.20%	



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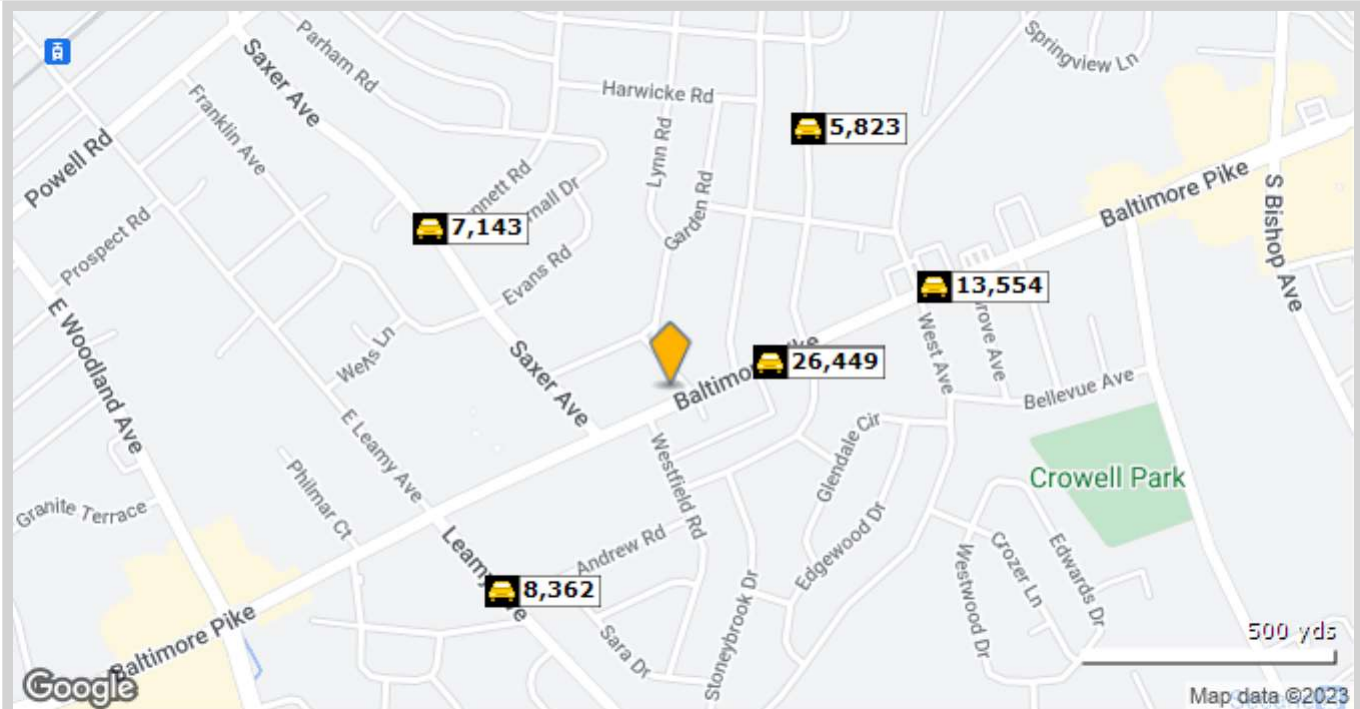
Radius	1 Mile	3 Mile	5 Mile
<b>2022 Households by HH Income</b>	<b>6,628</b>	<b>62,506</b>	<b>162,144</b>
<\$25,000	564 8.51%	8,379 13.41%	28,055 17.30%
\$25,000 - \$50,000	1,065 16.07%	11,861 18.98%	34,259 21.13%
\$50,000 - \$75,000	918 13.85%	9,648 15.44%	25,630 15.81%
\$75,000 - \$100,000	837 12.63%	8,141 13.02%	20,496 12.64%
\$100,000 - \$125,000	986 14.88%	8,327 13.32%	17,011 10.49%
\$125,000 - \$150,000	688 10.38%	4,616 7.38%	9,918 6.12%
\$150,000 - \$200,000	924 13.94%	5,903 9.44%	13,458 8.30%
\$200,000+	646 9.75%	5,631 9.01%	13,317 8.21%
<b>2022 Avg Household Income</b>	<b>\$112,800</b>	<b>\$99,660</b>	<b>\$91,231</b>
<b>2022 Med Household Income</b>	<b>\$97,908</b>	<b>\$79,192</b>	<b>\$68,227</b>
<b>2022 Occupied Housing</b>	<b>6,627</b>	<b>62,506</b>	<b>162,145</b>
Owner Occupied	5,097 76.91%	45,526 72.83%	111,327 68.66%
Renter Occupied	1,530 23.09%	16,980 27.17%	50,818 31.34%
<b>2010 Housing Units</b>	<b>6,799</b>	<b>65,585</b>	<b>173,210</b>
1 Unit	5,218 76.75%	49,118 74.89%	131,553 75.95%
2 - 4 Units	599 8.81%	7,401 11.28%	19,595 11.31%
5 - 19 Units	422 6.21%	4,567 6.96%	10,009 5.78%
20+ Units	560 8.24%	4,499 6.86%	12,053 6.96%
<b>2022 Housing Value</b>	<b>5,097</b>	<b>45,526</b>	<b>111,326</b>
<\$100,000	106 2.08%	4,018 8.83%	18,446 16.57%
\$100,000 - \$200,000	758 14.87%	16,893 37.11%	38,455 34.54%
\$200,000 - \$300,000	2,262 44.38%	12,965 28.48%	22,944 20.61%
\$300,000 - \$400,000	1,570 30.80%	7,019 15.42%	16,734 15.03%
\$400,000 - \$500,000	343 6.73%	2,290 5.03%	7,465 6.71%
\$500,000 - \$1,000,000	58 1.14%	1,934 4.25%	6,368 5.72%
\$1,000,000+	0 0.00%	407 0.89%	914 0.82%
<b>2022 Median Home Value</b>	<b>\$274,469</b>	<b>\$214,284</b>	<b>\$196,780</b>
<b>2022 Housing Units by Yr Built</b>	<b>6,803</b>	<b>65,644</b>	<b>173,441</b>
Built 2010+	21 0.31%	1,068 1.63%	2,681 1.55%
Built 2000 - 2010	118 1.73%	884 1.35%	2,516 1.45%
Built 1990 - 1999	182 2.68%	1,448 2.21%	3,729 2.15%
Built 1980 - 1989	404 5.94%	2,252 3.43%	6,342 3.66%
Built 1970 - 1979	537 7.89%	4,386 6.68%	13,280 7.66%
Built 1960 - 1969	854 12.55%	7,959 12.12%	20,721 11.95%
Built 1950 - 1959	2,563 37.67%	19,667 29.96%	43,911 25.32%
Built <1949	2,124 31.22%	27,980 42.62%	80,261 46.28%
<b>2022 Median Year Built</b>	<b>1954</b>	<b>1951</b>	<b>1950</b>



# Traffic Count Report

512 Baltimore Pike, Springfield, PA 19064

Building Type: **General Retail**  
 Secondary: **Freestanding**  
 GLA: **6,800 SF**  
 Year Built: -  
 Total Available: **0 SF**  
 % Leased: **100%**  
 Rent/SF/Yr: -



	Street	Cross Street	Cross Str Dist	Count Year	Avg Daily Volume	Volume Type	Miles from Subject Prop
1	Baltimore Pike	Andrew Rd	0.04 NE	2022	25,873	MPSI	.12
2	Baltimore Pike	Andrew Rd	0.04 NE	2018	30,684	MPSI	.12
3	Baltimore Pike	Andrew Rd	0.04 NE	2020	26,449	MPSI	.12
4	Leamy Ave	Andrew Rd	0.02 SE	2018	7,639	MPSI	.30
5	Leamy Ave	Andrew Rd	0.02 SE	2022	8,341	MPSI	.30
6	Leamy Ave	Andrew Rd	0.02 SE	2021	8,362	MPSI	.30
7	East Baltimore Pike	Baltimore Pike	0.02 W	2022	13,554	MPSI	.33
8	Saxer Ave	Bennett Rd	0.02 SE	2022	7,073	MPSI	.33
9	Saxer Avenue	Bennett Rd	0.02 SE	2020	7,143	MPSI	.33
10	S Norwinden Dr	Morton Rd	0.10 N	2018	5,823	MPSI	.34

