



GREAT RETAIL/OFFICE SPACE

**AVAILABLE
FOR LEASE**

\$25.00 NNN



LOCATION: 512 Baltimore Pike, Ste A, Springfield, PA 19064

PROPERTY HIGHLIGHTS:

- ◆ Rare Opportunity on the Golden Mile
- ◆ 2,500 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 +/- 425,686; AHI +/- \$96,156; & +/- 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.

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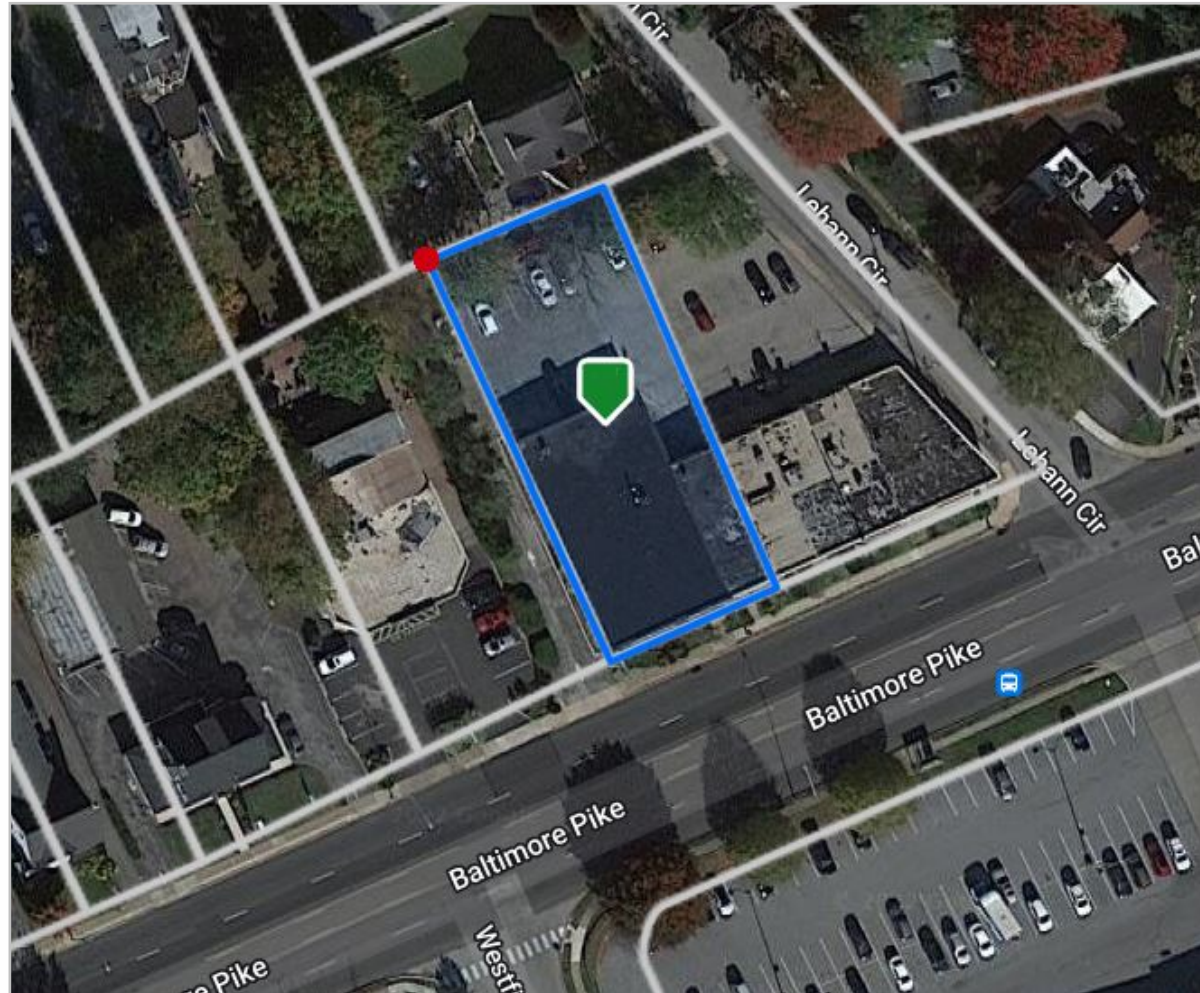


**AVAILABLE
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Rare Opportunity on the Golden Mile



Link: [512 Baltimore Pike on Google Maps](#)

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Demographic Detail Report

512 Baltimore Pike, Springfield, PA 19064

Building Type: **General Retail** Total Available: **5,000 SF**
 Secondary: **Storefront Retail/Office** % Leased: **3.55%**
 GLA: **5,184 SF** Rent/SF/Yr: **\$25.00**
 Year Built: **1950**



Radius	1 Mile		3 Mile		5 Mile	
Population						
2029 Projection	17,846		157,657		419,935	
2024 Estimate	18,010		159,629		425,686	
2020 Census	18,226		164,284		435,987	
Growth 2024 - 2029	-0.91%		-1.24%		-1.35%	
Growth 2020 - 2024	-1.19%		-2.83%		-2.36%	
2024 Population by Age	18,010		159,629		425,686	
Age 0 - 4	1,098	6.10%	9,156	5.74%	25,290	5.94%
Age 5 - 9	1,075	5.97%	8,782	5.50%	24,845	5.84%
Age 10 - 14	1,172	6.51%	9,903	6.20%	28,111	6.60%
Age 15 - 19	1,123	6.24%	10,105	6.33%	28,509	6.70%
Age 20 - 24	1,001	5.56%	9,769	6.12%	26,730	6.28%
Age 25 - 29	975	5.41%	9,450	5.92%	25,597	6.01%
Age 30 - 34	1,204	6.69%	10,662	6.68%	28,537	6.70%
Age 35 - 39	1,332	7.40%	11,297	7.08%	29,611	6.96%
Age 40 - 44	1,299	7.21%	11,148	6.98%	29,124	6.84%
Age 45 - 49	1,132	6.29%	9,788	6.13%	25,790	6.06%
Age 50 - 54	1,062	5.90%	9,509	5.96%	25,313	5.95%
Age 55 - 59	1,144	6.35%	10,606	6.64%	27,445	6.45%
Age 60 - 64	1,126	6.25%	10,542	6.60%	27,069	6.36%
Age 65 - 69	1,062	5.90%	9,563	5.99%	24,569	5.77%
Age 70 - 74	902	5.01%	7,724	4.84%	19,702	4.63%
Age 75 - 79	629	3.49%	5,445	3.41%	13,781	3.24%
Age 80 - 84	332	1.84%	2,945	1.84%	7,582	1.78%
Age 85+	342	1.90%	3,236	2.03%	8,081	1.90%
Age 65+	3,267	18.14%	28,913	18.11%	73,715	17.32%
Median Age	40.10		40.30		39.30	
Average Age	40.00		40.30		39.50	

Demographic Detail Report

512 Baltimore Pike, Springfield, PA 19064									
Radius	1 Mile		3 Mile		5 Mile				
2024 Population By Race	18,010		159,629		425,686				
White	14,168	78.67%	112,289	70.34%	225,121	52.88%			
Black	1,575	8.75%	26,887	16.84%	137,271	32.25%			
Am. Indian & Alaskan	5	0.03%	95	0.06%	513	0.12%			
Asian	1,260	7.00%	7,845	4.91%	26,639	6.26%			
Hawaiian & Pacific Island	0	0.00%	0	0.00%	6	0.00%			
Other	1,002	5.56%	12,513	7.84%	36,135	8.49%			
Population by Hispanic Origin	18,010		159,629		425,686				
Non-Hispanic Origin	17,593	97.68%	153,559	96.20%	405,161	95.18%			
Hispanic Origin	417	2.32%	6,070	3.80%	20,525	4.82%			
2024 Median Age, Male	39.30		39.10		37.90				
2024 Average Age, Male	39.10		39.20		38.30				
2024 Median Age, Female	40.90		41.50		40.60				
2024 Average Age, Female	40.80		41.30		40.60				
2024 Population by Occupation Classification	14,439		129,767		341,726				
Civilian Employed	9,726	67.36%	86,391	66.57%	223,338	65.36%			
Civilian Unemployed	203	1.41%	3,120	2.40%	9,195	2.69%			
Civilian Non-Labor Force	4,510	31.23%	40,056	30.87%	108,903	31.87%			
Armed Forces	0	0.00%	200	0.15%	290	0.08%			
Households by Marital Status									
Married	3,681		28,407		66,495				
Married No Children	2,084		17,156		39,339				
Married w/Children	1,597		11,251		27,156				
2024 Population by Education	13,344		118,046		309,437				
Some High School, No Diploma	657	4.92%	6,171	5.23%	22,590	7.30%			
High School Grad (Incl Equivalency)	3,258	24.42%	32,979	27.94%	89,684	28.98%			
Some College, No Degree	3,125	23.42%	31,357	26.56%	78,520	25.38%			
Associate Degree	802	6.01%	6,133	5.20%	17,237	5.57%			
Bachelor Degree	3,420	25.63%	25,178	21.33%	61,618	19.91%			
Advanced Degree	2,082	15.60%	16,228	13.75%	39,788	12.86%			

Demographic Detail Report

512 Baltimore Pike, Springfield, PA 19064						
Radius	1 Mile		3 Mile		5 Mile	
2024 Population by Occupation	18,574		167,477		444,685	
Real Estate & Finance	811	4.37%	6,696	4.00%	16,232	3.65%
Professional & Management	5,884	31.68%	47,753	28.51%	118,470	26.64%
Public Administration	345	1.86%	3,535	2.11%	9,584	2.16%
Education & Health	2,783	14.98%	25,399	15.17%	68,200	15.34%
Services	1,525	8.21%	14,151	8.45%	42,890	9.65%
Information	204	1.10%	1,784	1.07%	4,444	1.00%
Sales	1,942	10.46%	18,648	11.13%	47,494	10.68%
Transportation	599	3.22%	6,384	3.81%	26,690	6.00%
Retail	844	4.54%	8,283	4.95%	22,519	5.06%
Wholesale	268	1.44%	1,936	1.16%	5,160	1.16%
Manufacturing	695	3.74%	6,717	4.01%	15,013	3.38%
Production	762	4.10%	8,576	5.12%	24,808	5.58%
Construction	777	4.18%	7,088	4.23%	14,968	3.37%
Utilities	508	2.74%	5,933	3.54%	15,830	3.56%
Agriculture & Mining	17	0.09%	301	0.18%	662	0.15%
Farming, Fishing, Forestry	3	0.02%	164	0.10%	373	0.08%
Other Services	607	3.27%	4,129	2.47%	11,348	2.55%
2024 Worker Travel Time to Job	8,687		78,356		203,688	
<30 Minutes	4,485	51.63%	39,534	50.45%	99,303	48.75%
30-60 Minutes	3,423	39.40%	31,551	40.27%	82,776	40.64%
60+ Minutes	779	8.97%	7,271	9.28%	21,609	10.61%
2020 Households by HH Size	6,779		63,375		165,439	
1-Person Households	1,547	22.82%	17,339	27.36%	46,065	27.84%
2-Person Households	2,144	31.63%	19,437	30.67%	48,646	29.40%
3-Person Households	1,224	18.06%	10,772	17.00%	28,403	17.17%
4-Person Households	1,131	16.68%	9,181	14.49%	23,805	14.39%
5-Person Households	456	6.73%	4,232	6.68%	11,352	6.86%
6-Person Households	184	2.71%	1,536	2.42%	4,413	2.67%
7 or more Person Households	93	1.37%	878	1.39%	2,755	1.67%
2024 Average Household Size	2.60		2.50		2.60	
Households						
2029 Projection	6,654		60,562		158,690	
2024 Estimate	6,712		61,364		160,976	
2020 Census	6,779		63,375		165,437	
Growth 2024 - 2029	-0.86%		-1.31%		-1.42%	
Growth 2020 - 2024	-0.99%		-3.17%		-2.70%	

Demographic Detail Report

512 Baltimore Pike, Springfield, PA 19064					
Radius	1 Mile		3 Mile		5 Mile
2024 Households by HH Income	6,712		61,364		160,975
<\$25,000	515	7.67%	8,094	13.19%	26,831 16.67%
\$25,000 - \$50,000	1,014	15.11%	10,653	17.36%	31,729 19.71%
\$50,000 - \$75,000	957	14.26%	10,003	16.30%	26,633 16.54%
\$75,000 - \$100,000	840	12.51%	7,684	12.52%	19,231 11.95%
\$100,000 - \$125,000	810	12.07%	6,782	11.05%	15,546 9.66%
\$125,000 - \$150,000	752	11.20%	5,240	8.54%	12,099 7.52%
\$150,000 - \$200,000	1,025	15.27%	5,854	9.54%	12,967 8.06%
\$200,000+	799	11.90%	7,054	11.50%	15,939 9.90%
2024 Avg Household Income	\$119,020		\$105,815		\$96,156
2024 Med Household Income	\$100,926		\$81,286		\$70,352
2024 Occupied Housing	6,712		61,363		160,976
Owner Occupied	5,059	75.37%	43,631	71.10%	105,101 65.29%
Renter Occupied	1,653	24.63%	17,732	28.90%	55,875 34.71%
2020 Housing Units	7,114		66,098		175,609
1 Unit	5,535	77.80%	49,654	75.12%	132,944 75.70%
2 - 4 Units	643	9.04%	6,846	10.36%	19,167 10.91%
5 - 19 Units	422	5.93%	4,501	6.81%	10,369 5.90%
20+ Units	514	7.23%	5,097	7.71%	13,129 7.48%
2024 Housing Value	5,059		43,632		105,102
<\$100,000	71	1.40%	3,053	7.00%	13,289 12.64%
\$100,000 - \$200,000	512	10.12%	13,238	30.34%	31,697 30.16%
\$200,000 - \$300,000	1,795	35.48%	12,572	28.81%	22,672 21.57%
\$300,000 - \$400,000	1,910	37.75%	7,644	17.52%	16,469 15.67%
\$400,000 - \$500,000	599	11.84%	3,466	7.94%	9,049 8.61%
\$500,000 - \$1,000,000	144	2.85%	3,312	7.59%	10,739 10.22%
\$1,000,000+	28	0.55%	347	0.80%	1,187 1.13%
2024 Median Home Value	\$307,932		\$243,946		\$233,367
2024 Housing Units by Yr Built	7,129		66,171		175,906
Built 2010+	266	3.73%	1,953	2.95%	5,973 3.40%
Built 2000 - 2010	156	2.19%	1,185	1.79%	3,454 1.96%
Built 1990 - 1999	340	4.77%	2,561	3.87%	5,702 3.24%
Built 1980 - 1989	331	4.64%	2,756	4.16%	7,893 4.49%
Built 1970 - 1979	729	10.23%	4,541	6.86%	13,576 7.72%
Built 1960 - 1969	737	10.34%	8,081	12.21%	21,847 12.42%
Built 1950 - 1959	2,698	37.85%	20,417	30.85%	44,841 25.49%
Built <1949	1,872	26.26%	24,677	37.29%	72,620 41.28%
2024 Median Year Built	1955		1953		1952

