



**AVAILABLE  
FOR LEASE**

**\$15 SF  
Plus Utilities**

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## RETAIL/OFFICE SPACE FOR LEASE!



**LOCATION: 72 LANCASTER AVENUE - MALVERN PA 19355**

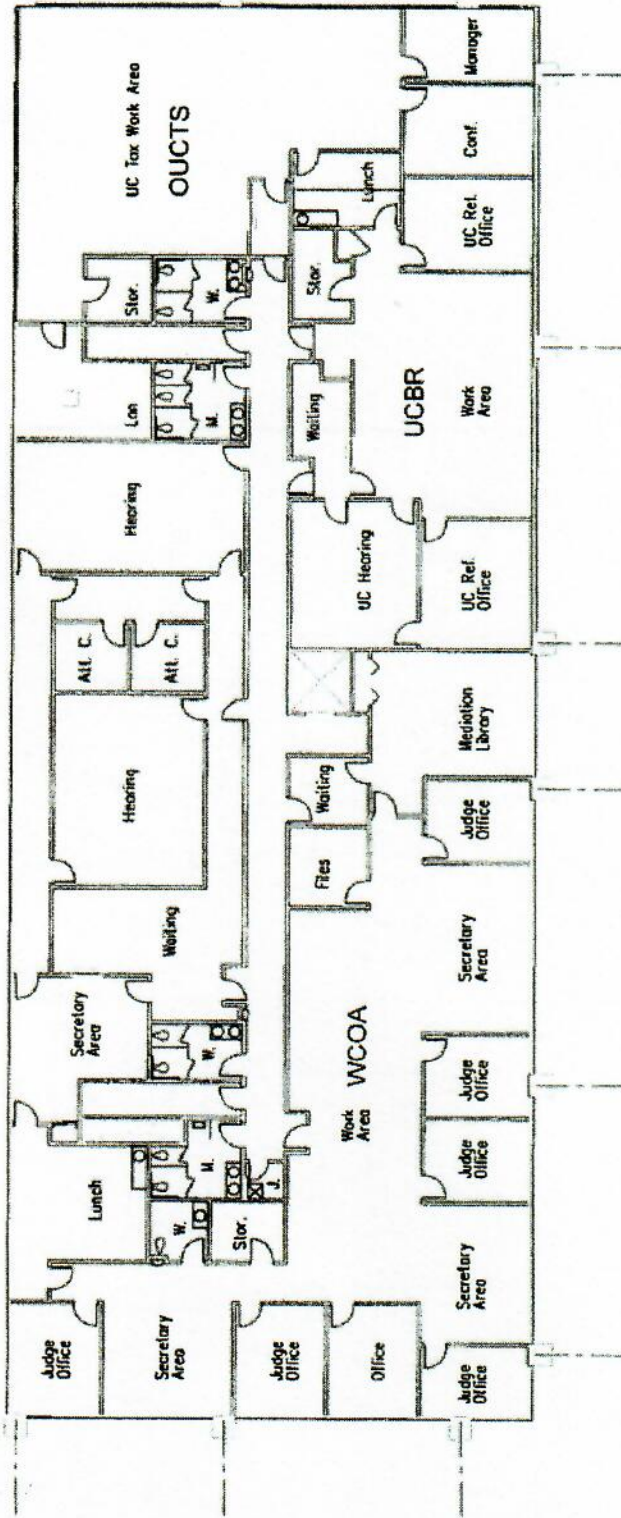
### PROPERTY HIGHLIGHTS:

- ◆ +/- 2,500 - 13,620 SQ.FT OF RETAIL/OFFICE SPACE
- ◆ ABUNDANT ON-SITE PARKING!
- ◆ SIGNAGE AVAILABLE ON HEAVILY TRAVELED LANCASTER AVENUE!
- ◆ AMPLE NATURAL LIGHT!
- ◆ ZONED FRONTAGE COMMERCIAL [FC]
- ◆ SITUATED AT THE INTERSECTION OF LANCASTER AVENUE AND PA ROUTE 401! - OVER 32,000 VPD!

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.

PARKING LOT  
BACK OF BUILDING

McDONALD'S



L & I LAYOUT - 2nd FLOOR - Malvern  
Existing.

70 LANCASTER AVENUE

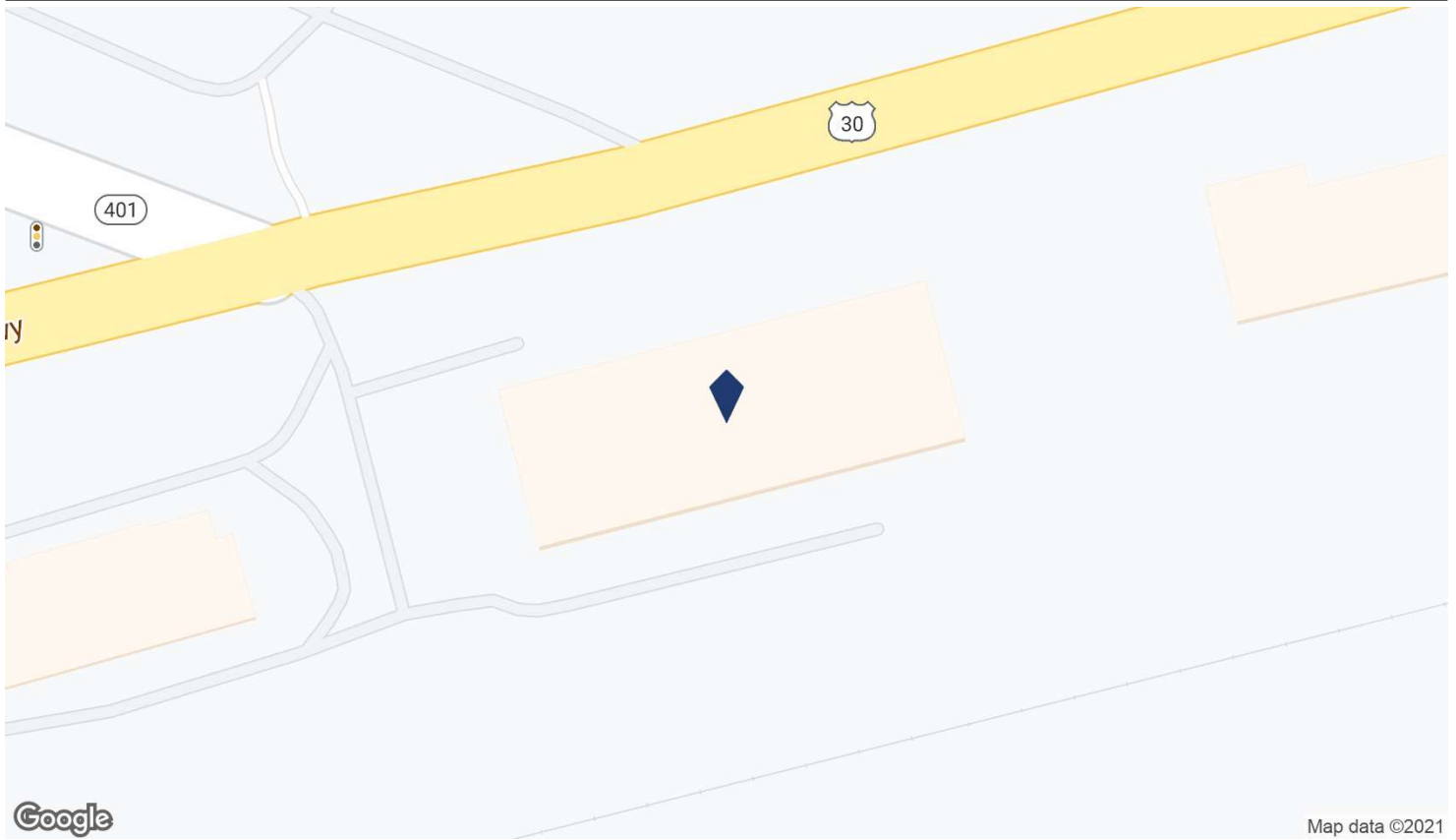
70 Lancaster Avenue



# Subject Property

72 Lancaster Ave - Century Plaza II

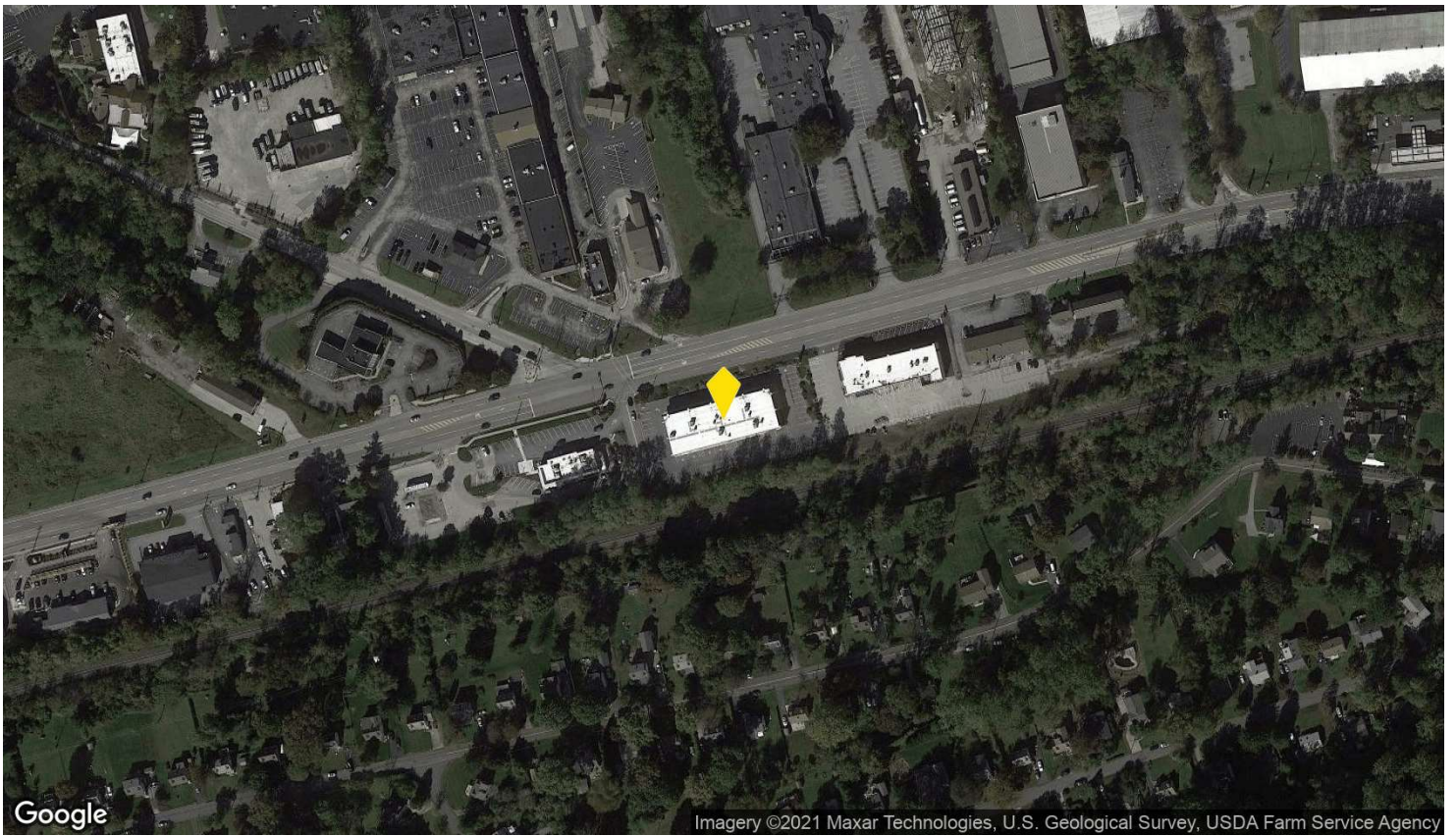
## SITE PLAN



# Subject Property

72 Lancaster Ave - Century Plaza II

## AERIAL VIEW



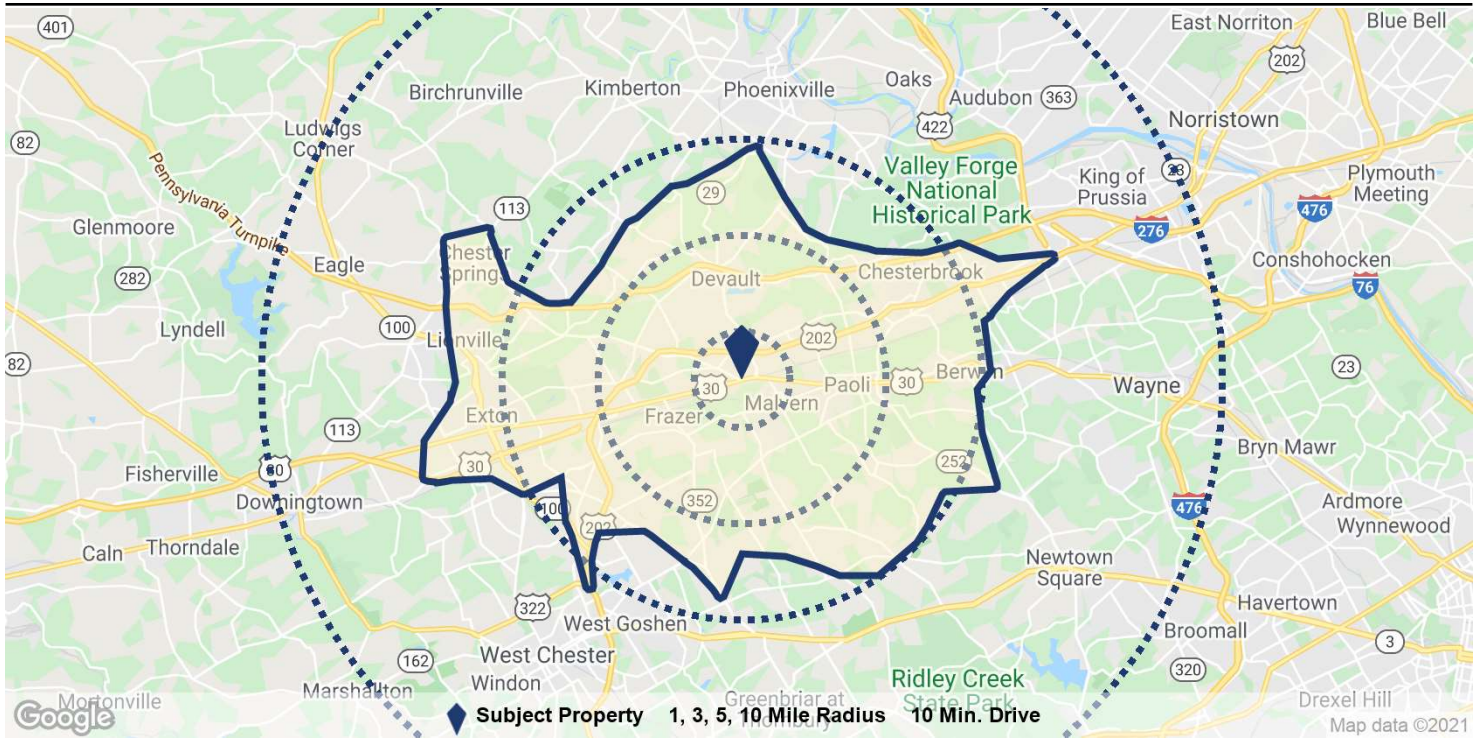
Google

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# Subject Property

72 Lancaster Ave - Century Plaza II

## DEMOGRAPHICS



Population	1 Mile	3 Miles	5 Miles	10 Miles	10 Min. Drive
Population	5,946	37,397	82,384	420,749	88,125
5 Yr Growth	3.4%	4.7%	2.7%	2.6%	4.3%
Median Age	43	43	44	41	44
5 Yr Forecast	43	43	44	42	44
White / Black / Hispanic	84% / 3% / 6%	83% / 3% / 5%	84% / 3% / 4%	83% / 5% / 4%	82% / 3% / 4%
5 Yr Forecast	83% / 3% / 6%	81% / 3% / 5%	83% / 3% / 4%	81% / 5% / 5%	80% / 3% / 4%
Employment	7,839	49,913	78,596	290,436	46,276
Buying Power	\$255.4M	\$1.7B	\$4B	\$18.1B	\$4.2B
5 Yr Growth	6.1%	7.3%	6.0%	5.2%	6.0%
College Graduates	59.3%	61.0%	62.5%	55.9%	68.3%
<b>Household</b>					
Households	2,380	14,173	31,646	161,150	34,532
5 Yr Growth	3.1%	4.7%	2.6%	2.7%	4.3%
Median Household Income	\$107,311	\$120,151	\$127,512	\$112,513	\$121,958
5 Yr Forecast	\$110,439	\$123,088	\$131,740	\$115,272	\$123,953
Average Household Income	\$136,209	\$151,379	\$158,307	\$143,961	\$154,695
5 Yr Forecast	\$139,512	\$153,949	\$161,698	\$146,997	\$156,875
% High Income (>\$75K)	67%	68%	71%	67%	70%
<b>Housing</b>					
Median Home Value	\$428,340	\$495,853	\$479,866	\$428,443	\$478,582
Median Year Built	1974	1979	1981	1977	1981
Owner / Renter Occupied	71% / 29%	75% / 25%	79% / 21%	72% / 28%	77% / 23%



## Demographics

# Century Plaza

Century Plaza II

72 Lancaster Ave

29,000 SF Retail Storefront Retail/Office

Malvern, Pennsylvania - Exton/Whitelands Submarket

PREPARED BY

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Justin Flowers  
Real Estate Advisor



# Income & Spending Demographics

72 Lancaster Ave - Century Plaza II

	1 Mile		3 Miles		5 Miles		10 Min. Drive	
<b>2021 Households by HH Income</b>	<b>2,377</b>		<b>14,174</b>		<b>31,648</b>		<b>34,532</b>	
<\$25,000	256	10.77%	1,080	7.62%	2,252	7.12%	2,458	7.12%
\$25,000 - \$50,000	219	9.21%	1,496	10.55%	2,966	9.37%	3,303	9.57%
\$50,000 - \$75,000	300	12.62%	1,962	13.84%	4,068	12.85%	4,593	13.30%
\$75,000 - \$100,000	336	14.14%	1,485	10.48%	3,157	9.98%	3,550	10.28%
\$100,000 - \$125,000	265	11.15%	1,320	9.31%	3,119	9.86%	3,827	11.08%
\$125,000 - \$150,000	192	8.08%	1,311	9.25%	2,607	8.24%	2,715	7.86%
\$150,000 - \$200,000	319	13.42%	1,628	11.49%	4,109	12.98%	4,385	12.70%
\$200,000+	490	20.61%	3,892	27.46%	9,370	29.61%	9,700	28.09%
<b>2021 Avg Household Income</b>	<b>\$136,209</b>		<b>\$151,379</b>		<b>\$158,307</b>		<b>\$154,695</b>	
<b>2021 Med Household Income</b>	<b>\$107,311</b>		<b>\$120,151</b>		<b>\$127,512</b>		<b>\$121,958</b>	

	1 Mile		3 Miles		5 Miles		10 Min. Drive	
<b>Total Specified Consumer Spending</b>	<b>\$96.2M</b>		<b>\$613.8M</b>		<b>\$1.4B</b>		<b>\$1.5B</b>	
<b>Total Apparel</b>	<b>\$4.6M</b>	<b>4.82%</b>	<b>\$29.1M</b>	<b>4.75%</b>	<b>\$66M</b>	<b>4.70%</b>	<b>\$70.7M</b>	<b>4.71%</b>
Women's Apparel	\$1.9M	1.94%	\$11.8M	1.92%	\$26.9M	1.91%	\$28.8M	1.92%
Men's Apparel	\$992.7K	1.03%	\$6.2M	1.01%	\$14.1M	1.00%	\$15.1M	1.00%
Girl's Apparel	\$319K	0.33%	\$2M	0.33%	\$4.5M	0.32%	\$4.8M	0.32%
Boy's Apparel	\$217.9K	0.23%	\$1.4M	0.22%	\$3.1M	0.22%	\$3.3M	0.22%
Infant Apparel	\$187.9K	0.20%	\$1.2M	0.19%	\$2.5M	0.18%	\$2.7M	0.18%
Footwear	\$1.1M	1.09%	\$6.6M	1.08%	\$15M	1.07%	\$16M	1.06%
<b>Total Entertainment &amp; Hobbies</b>	<b>\$13.3M</b>	<b>13.84%</b>	<b>\$84.3M</b>	<b>13.73%</b>	<b>\$193.4M</b>	<b>13.77%</b>	<b>\$206M</b>	<b>13.71%</b>
Entertainment	\$1.3M	1.37%	\$8.1M	1.32%	\$18.6M	1.32%	\$19.6M	1.31%
Audio & Visual Equipment/Service	\$3M	3.16%	\$18.7M	3.05%	\$42.5M	3.02%	\$45.7M	3.04%
Reading Materials	\$250.2K	0.26%	\$1.6M	0.26%	\$3.7M	0.26%	\$3.9M	0.26%
Pets, Toys, & Hobbies	\$2.5M	2.59%	\$15.5M	2.52%	\$35.7M	2.54%	\$38.2M	2.54%
Personal Items	\$6.2M	6.46%	\$40.4M	6.58%	\$93M	6.62%	\$98.5M	6.56%
<b>Total Food and Alcohol</b>	<b>\$25.4M</b>	<b>26.44%</b>	<b>\$158M</b>	<b>25.74%</b>	<b>\$359.4M</b>	<b>25.59%</b>	<b>\$386.5M</b>	<b>25.73%</b>
Food At Home	\$12.6M	13.12%	\$78M	12.71%	\$176.5M	12.57%	\$189.3M	12.61%
Food Away From Home	\$10.8M	11.28%	\$67.6M	11.01%	\$154.5M	11.00%	\$166.7M	11.10%
Alcoholic Beverages	\$2M	2.04%	\$12.4M	2.01%	\$28.4M	2.02%	\$30.5M	2.03%
<b>Total Household</b>	<b>\$17.2M</b>	<b>17.90%</b>	<b>\$112.1M</b>	<b>18.26%</b>	<b>\$257.6M</b>	<b>18.34%</b>	<b>\$274.6M</b>	<b>18.28%</b>
House Maintenance & Repair	\$3.4M	3.54%	\$21.8M	3.55%	\$51.1M	3.64%	\$54.1M	3.60%
Household Equip & Furnishings	\$6.2M	6.49%	\$40.1M	6.53%	\$91.7M	6.53%	\$97.9M	6.52%
Household Operations	\$5.1M	5.33%	\$33.8M	5.50%	\$76.9M	5.48%	\$82.1M	5.46%
Housing Costs	\$2.5M	2.55%	\$16.5M	2.68%	\$37.9M	2.70%	\$40.5M	2.70%



# Income & Spending Demographics

72 Lancaster Ave - Century Plaza II

	1 Mile		3 Miles		5 Miles		10 Min. Drive	
<b>Total Transportation/Maint.</b>	<b>\$23M</b>	<b>23.94%</b>	<b>\$148.2M</b>	<b>24.15%</b>	<b>\$338.5M</b>	<b>24.10%</b>	<b>\$361.8M</b>	<b>24.09%</b>
Vehicle Purchases	\$10.4M	10.82%	\$68.4M	11.15%	\$156.6M	11.15%	\$166.4M	11.08%
Gasoline	\$5.2M	5.43%	\$32.1M	5.23%	\$72.7M	5.17%	\$78.3M	5.21%
Vehicle Expenses	\$712.1K	0.74%	\$4.9M	0.80%	\$11.4M	0.81%	\$12.1M	0.80%
Transportation	\$3.7M	3.82%	\$24M	3.90%	\$54.8M	3.90%	\$58.8M	3.92%
Automotive Repair & Maintenance	\$3M	3.13%	\$18.8M	3.06%	\$43M	3.06%	\$46.2M	3.08%
<b>Total Health Care</b>	<b>\$4.7M</b>	<b>4.85%</b>	<b>\$29.6M</b>	<b>4.83%</b>	<b>\$68.1M</b>	<b>4.85%</b>	<b>\$72M</b>	<b>4.79%</b>
Medical Services	\$2.8M	2.94%	\$18.1M	2.94%	\$41.5M	2.95%	\$44M	2.93%
Prescription Drugs	\$1.3M	1.37%	\$8.3M	1.36%	\$19.1M	1.36%	\$20.1M	1.34%
Medical Supplies	\$518.5K	0.54%	\$3.3M	0.53%	\$7.5M	0.54%	\$8M	0.53%
<b>Total Education/Day Care</b>	<b>\$7.9M</b>	<b>8.21%</b>	<b>\$52.5M</b>	<b>8.55%</b>	<b>\$121.4M</b>	<b>8.64%</b>	<b>\$130.3M</b>	<b>8.68%</b>
Education	\$4.9M	5.12%	\$32.8M	5.35%	\$76.2M	5.43%	\$81.9M	5.45%
Fees & Admissions	\$3M	3.08%	\$19.6M	3.20%	\$45.2M	3.22%	\$48.4M	3.22%