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Each Office Is Independently Owned and Operated

McCann
COMMERCIAL



RETAIL PROPERTY FOR SALE

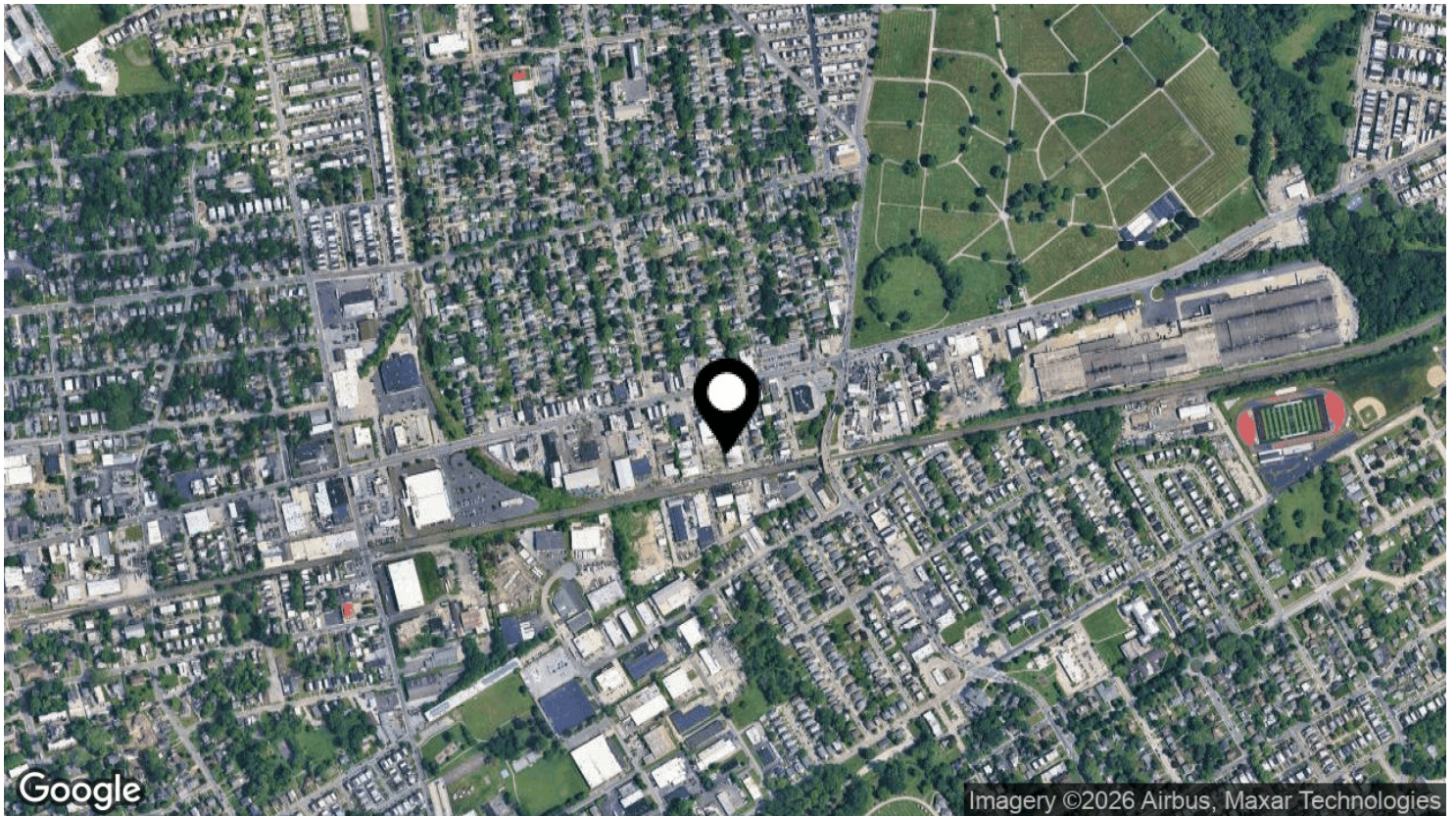
10 - 28 S 3RD STREET LANSDOWNE

Lansdowne, PA 19050

PROPERTY SUMMARY

10 - 28 S 3rd Street | Lansdowne

RETAIL PROPERTY FOR SALE



PROPERTY DESCRIPTION

This industrial flex property features a versatile layout with high ceilings, three garage doors, and Phase III power to support a variety of operations. The space includes dedicated office areas with heating and air conditioning, along with a warehouse equipped with ceiling-mounted gas heaters. The site also offers a fully fenced gravel lot and spans multiple parcels, providing flexibility for expansion, storage, or outdoor operations. Ideal for an owner-user, the property also presents an opportunity to accommodate tenants for additional income.

LOCATION DESCRIPTION

Explore the bustling neighborhood of Lansdowne, PA, where the property is located. Begin your journey by turning onto 3rd St from Baltimore Pike, and immerse yourself in the vibrant atmosphere of this commercial hub. With its diverse array of dining, shopping, and entertainment options, Lansdowne is a prime destination for retail and street retail investors. The area boasts a charming mix of local boutiques, cozy cafes, and trendy eateries, creating an inviting atmosphere for both residents and visitors. Nearby points of interest include the renowned Lansdowne Theater, offering a rich cultural experience, as well as beautiful green spaces like Hoffman Park for relaxation and outdoor activities. Lansdowne presents an exciting opportunity for retail investment in a thriving community.

OFFERING SUMMARY

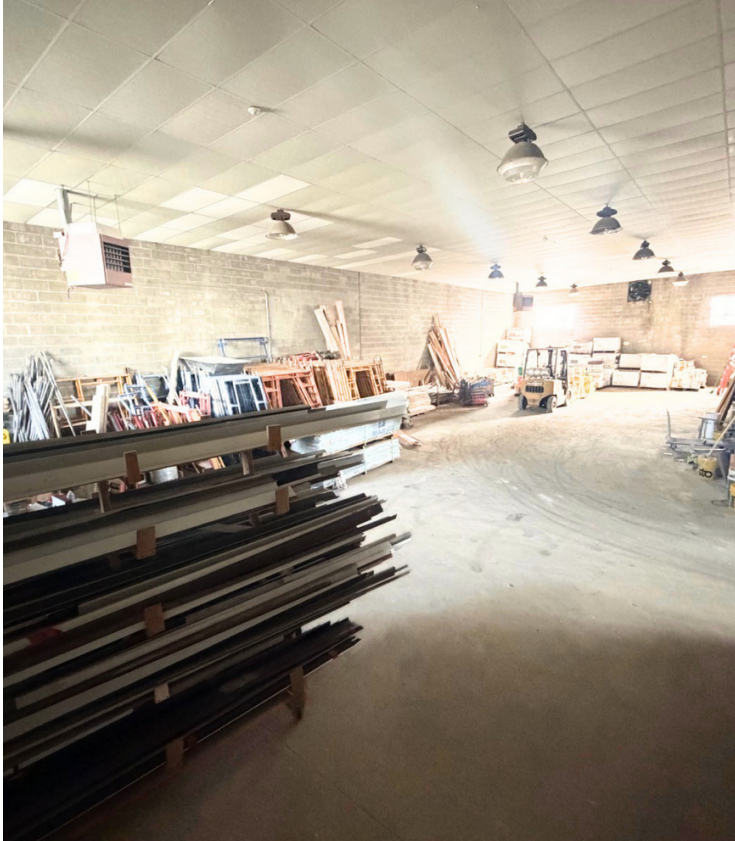
Sale Price:	\$1,499,000
Number of Units:	3
Lot Size:	24,500 SF
Building Size:	12,000 SF

DEMOGRAPHICS	0.25 MILES	0.5 MILES	1 MILE
Total Households	707	2,567	13,094
Total Population	1,855	6,582	32,868
Average HH Income	\$71,847	\$72,334	\$70,630

PHOTOS

10 - 28 S 3rd Street | Lansdowne

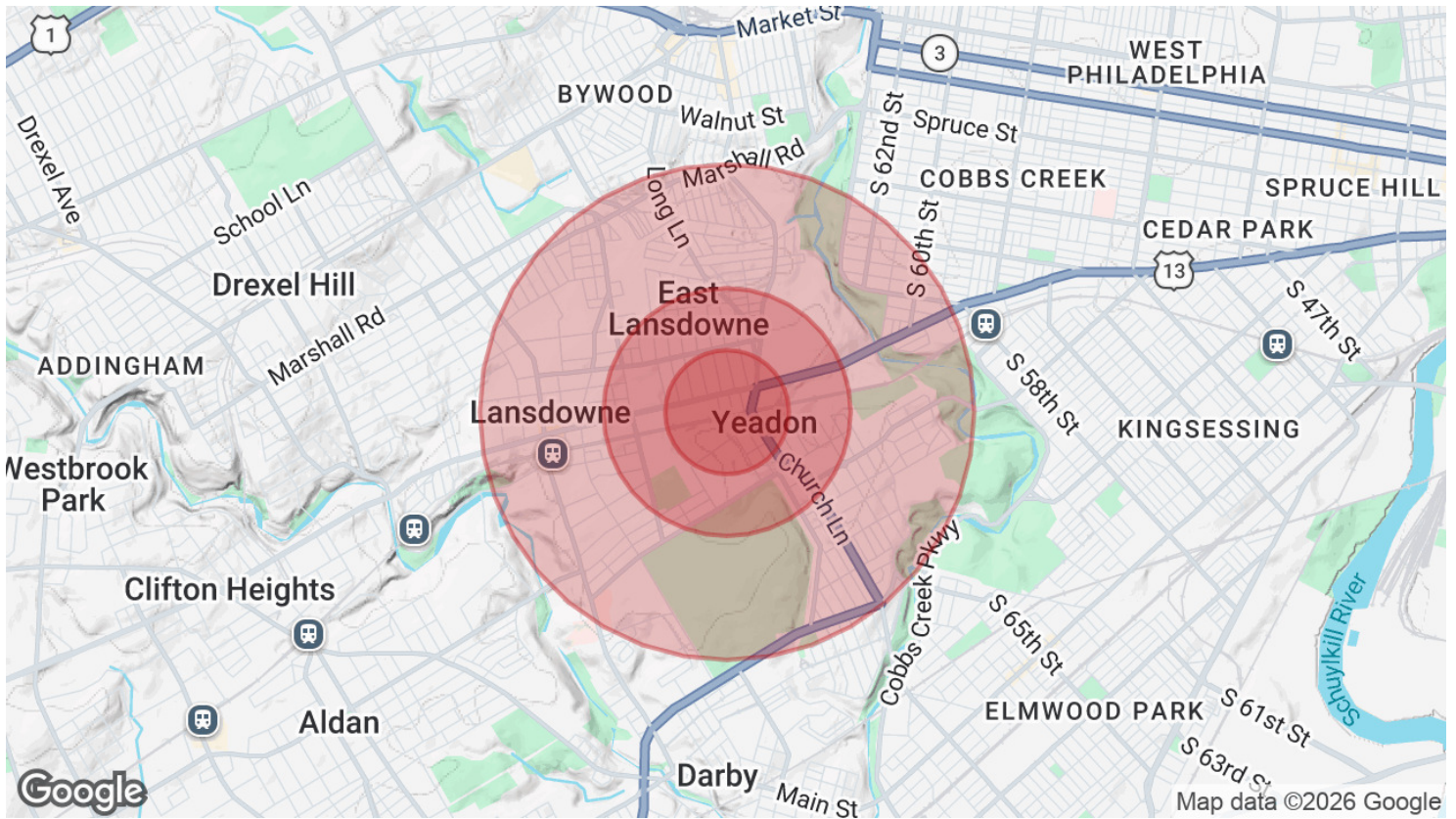
RETAIL PROPERTY FOR SALE



DEMOGRAPHICS MAP & REPORT

10 - 28 S 3rd Street | Lansdowne

RETAIL PROPERTY FOR SALE



POPULATION

	0.25 MILES	0.5 MILES	1 MILE
Total Population	1,855	6,582	32,868
Average Age	39.1	39.7	38.2
Average Age (Male)	38.5	38.3	36.1
Average Age (Female)	38.4	40.2	39.3

HOUSEHOLDS & INCOME

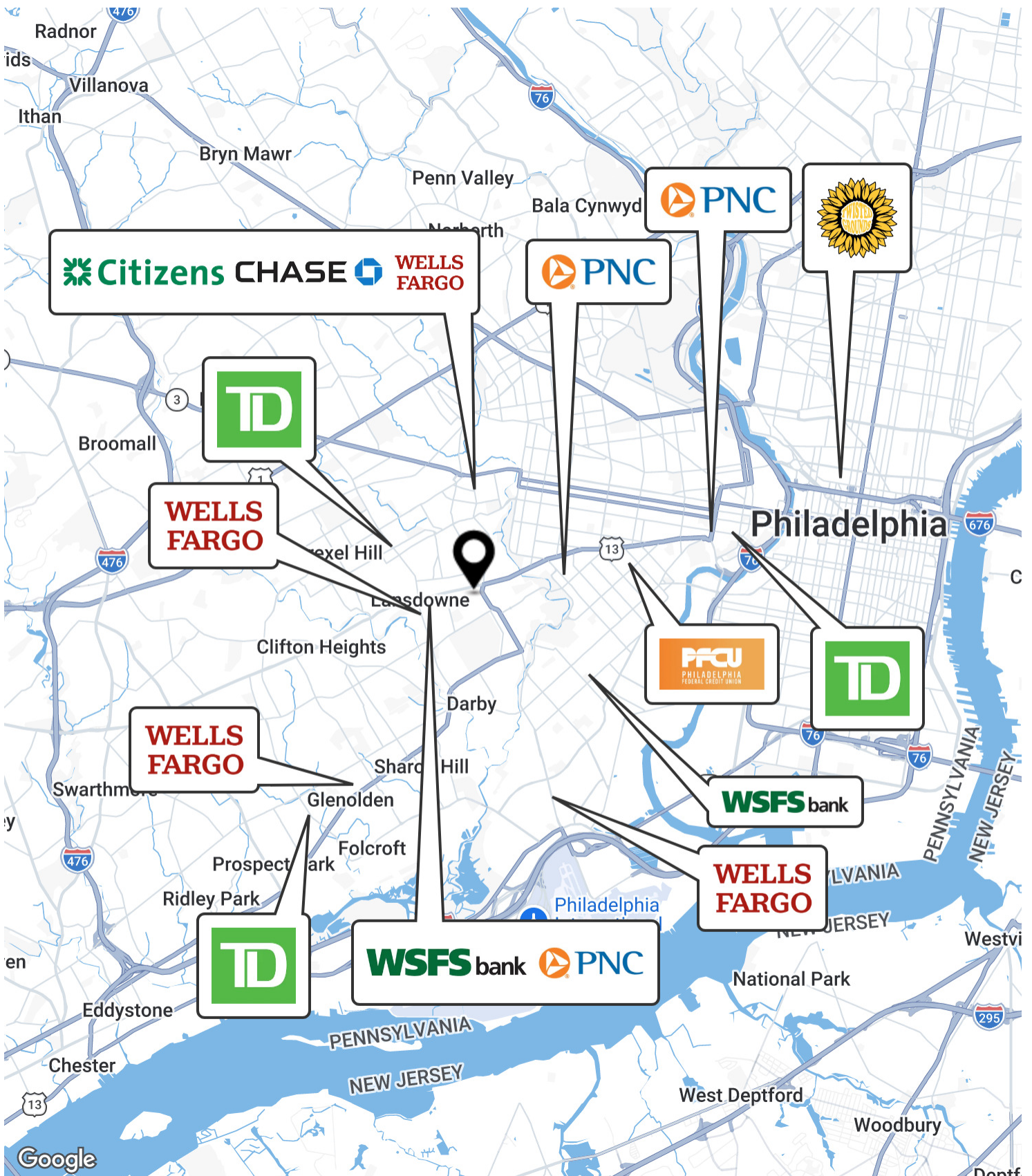
	0.25 MILES	0.5 MILES	1 MILE
Total Households	707	2,567	13,094
# of Persons per HH	2.6	2.6	2.5
Average HH Income	\$71,847	\$72,334	\$70,630
Average House Value	\$171,121	\$172,123	\$170,773

2023 American Community Survey (ACS)

RETAILER MAP

10 - 28 S 3rd Street | Lansdowne

RETAIL PROPERTY FOR SALE



TEAM DEAL

10 - 28 S 3rd Street | Lansdowne

RETAIL PROPERTY FOR SALE



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