



**AVAILABLE  
FOR LEASE**

**\$20 SF**

**Plus Utilities**

**Contact:**

**Justin Flowers**

Cell: 610-500-4862

Email: [jflowers@capitalcomre.com](mailto:jflowers@capitalcomre.com)

## RETAIL/OFFICE SPACE FOR LEASE!



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

### PROPERTY HIGHLIGHTS:

- ◆ +/- 3,000 SF OF RETAIL/OFFICE SPACE
- ◆ CORNER UNIT - ABUNDANT NATURAL LIGHT!
- ◆ SIGNAGE AVAILABLE ON HEAVILY TRAVELED LANCASTER AVENUE!
- ◆ AMPLE ON-SITE PARKING!
- ◆ 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.



## 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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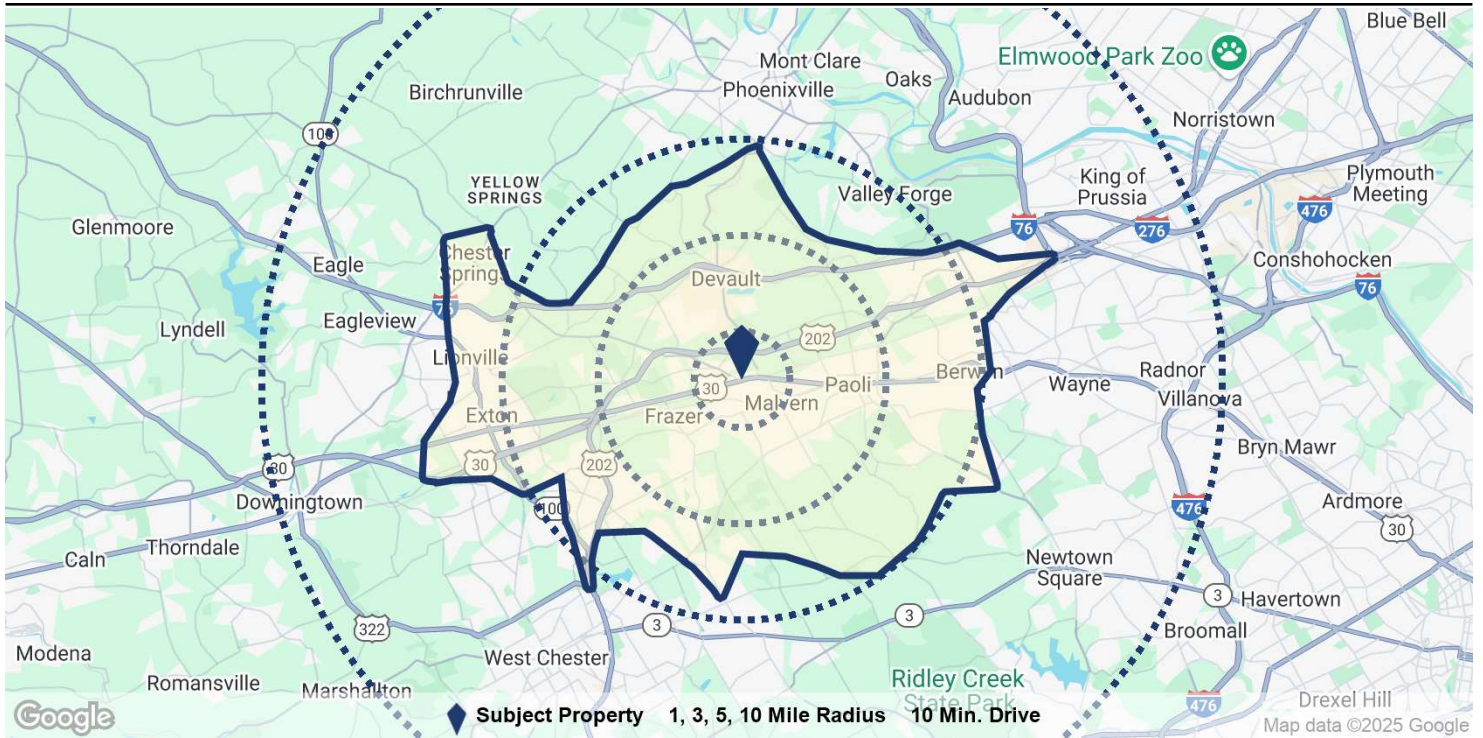
Justin Flowers  
Real Estate Advisor



# Subject Property

72 Lancaster Ave - Century Plaza II

## DEMOGRAPHICS



Population	1 Mile	3 Miles	5 Miles	10 Miles	10 Min. Drive
Population	6,665	37,241	86,383	435,864	97,906
5 Yr Growth	6.2%	5.3%	4.6%	3.5%	10.2%
Median Age	42	43	44	41	44
5 Yr Forecast	43	44	45	42	44
White / Black / Hispanic	79% / 3% / 4%	75% / 3% / 4%	78% / 2% / 4%	78% / 4% / 4%	75% / 2% / 4%
5 Yr Forecast	79% / 3% / 4%	75% / 3% / 4%	78% / 2% / 4%	78% / 4% / 5%	75% / 2% / 4%
Employment	9,239	50,675	83,829	317,892	53,781
Buying Power	\$322.1M	\$1.8B	\$4.5B	\$20B	\$5.1B
5 Yr Growth	5.6%	4.4%	2.9%	3.0%	9.7%
College Graduates	64.7%	65.6%	66.3%	59.0%	68.6%
<b>Household</b>					
Households	2,799	14,219	32,768	168,217	37,647
5 Yr Growth	6.4%	5.5%	4.7%	3.7%	10.3%
Median Household Income	\$115,072	\$125,732	\$137,480	\$118,600	\$135,489
5 Yr Forecast	\$114,268	\$124,478	\$135,031	\$117,760	\$134,785
Average Household Income	\$150,158	\$157,424	\$164,696	\$149,200	\$163,876
5 Yr Forecast	\$149,301	\$156,216	\$162,616	\$148,036	\$163,412
% High Income (>\$75K)	73%	73%	75%	70%	76%
<b>Housing</b>					
Median Home Value	\$495,228	\$581,113	\$571,004	\$479,830	\$554,839
Median Year Built	1977	1980	1981	1979	1982
Owner / Renter Occupied	63% / 37%	73% / 27%	78% / 22%	69% / 31%	73% / 27%



# Income & Spending Demographics

72 Lancaster Ave - Century Plaza II

	1 Mile		3 Miles		5 Miles		10 Min. Drive	
<b>2024 Households by HH Income</b>	<b>2,801</b>		<b>14,220</b>		<b>32,769</b>		<b>37,647</b>	
<\$25,000	283	10.10%	1,240	8.72%	2,540	7.75%	2,708	7.19%
\$25,000 - \$50,000	180	6.43%	1,055	7.42%	2,378	7.26%	2,497	6.63%
\$50,000 - \$75,000	301	10.75%	1,514	10.65%	3,280	10.01%	3,718	9.88%
\$75,000 - \$100,000	408	14.57%	1,427	10.04%	3,095	9.44%	4,005	10.64%
\$100,000 - \$125,000	379	13.53%	1,836	12.91%	3,511	10.71%	4,424	11.75%
\$125,000 - \$150,000	116	4.14%	1,298	9.13%	3,166	9.66%	3,507	9.32%
\$150,000 - \$200,000	411	14.67%	1,777	12.50%	4,643	14.17%	5,426	14.41%
\$200,000+	723	25.81%	4,073	28.64%	10,156	30.99%	11,362	30.18%
<b>2024 Avg Household Income</b>	<b>\$150,158</b>		<b>\$157,424</b>		<b>\$164,696</b>		<b>\$163,876</b>	
<b>2024 Med Household Income</b>	<b>\$115,072</b>		<b>\$125,732</b>		<b>\$137,480</b>		<b>\$135,489</b>	

	1 Mile		3 Miles		5 Miles		10 Min. Drive	
<b>Total Specified Consumer Spending</b>	<b>\$112.5M</b>		<b>\$609.1M</b>		<b>\$1.5B</b>		<b>\$1.6B</b>	
<b>Total Apparel</b>	<b>\$5.4M</b>	<b>4.80%</b>	<b>\$29.2M</b>	<b>4.80%</b>	<b>\$69.6M</b>	<b>4.78%</b>	<b>\$79.1M</b>	<b>4.82%</b>
Women's Apparel	\$2.2M	1.94%	\$11.7M	1.93%	\$28.1M	1.93%	\$32M	1.95%
Men's Apparel	\$1.2M	1.04%	\$6.3M	1.04%	\$15M	1.03%	\$16.9M	1.03%
Girl's Apparel	\$351.9K	0.31%	\$2M	0.33%	\$4.7M	0.33%	\$5.4M	0.33%
Boy's Apparel	\$251.1K	0.22%	\$1.4M	0.23%	\$3.3M	0.23%	\$3.7M	0.23%
Infant Apparel	\$225K	0.20%	\$1.2M	0.19%	\$2.6M	0.18%	\$3.1M	0.19%
Footwear	\$1.2M	1.08%	\$6.6M	1.09%	\$15.8M	1.09%	\$18M	1.10%

<b>Total Entertainment &amp; Hobbies</b>	<b>\$15.8M</b>	<b>14.04%</b>	<b>\$83.7M</b>	<b>13.74%</b>	<b>\$200.4M</b>	<b>13.77%</b>	<b>\$224M</b>	<b>13.66%</b>
Entertainment	\$1.5M	1.35%	\$7.7M	1.26%	\$18.9M	1.30%	\$20.6M	1.26%
Audio & Visual Equipment/Service	\$3.6M	3.18%	\$18.5M	3.04%	\$43.7M	3.00%	\$49.6M	3.03%
Reading Materials	\$296.6K	0.26%	\$1.6M	0.26%	\$3.8M	0.26%	\$4.2M	0.26%
Pets, Toys, & Hobbies	\$2.9M	2.62%	\$15.5M	2.55%	\$37.2M	2.55%	\$41.8M	2.55%
Personal Items	\$7.4M	6.62%	\$40.4M	6.63%	\$96.8M	6.65%	\$107.7M	6.57%

<b>Total Food and Alcohol</b>	<b>\$30M</b>	<b>26.71%</b>	<b>\$158.8M</b>	<b>26.07%</b>	<b>\$374.8M</b>	<b>25.75%</b>	<b>\$426.9M</b>	<b>26.03%</b>
Food At Home	\$14.7M	13.09%	\$78.6M	12.90%	\$185.1M	12.71%	\$209.9M	12.80%
Food Away From Home	\$12.9M	11.51%	\$67.9M	11.14%	\$160.5M	11.02%	\$183.6M	11.20%
Alcoholic Beverages	\$2.4M	2.11%	\$12.3M	2.02%	\$29.3M	2.01%	\$33.4M	2.04%

<b>Total Household</b>	<b>\$20.2M</b>	<b>17.93%</b>	<b>\$111.9M</b>	<b>18.37%</b>	<b>\$267.9M</b>	<b>18.40%</b>	<b>\$298.3M</b>	<b>18.19%</b>
House Maintenance & Repair	\$3.7M	3.30%	\$21.9M	3.60%	\$53.5M	3.68%	\$57.7M	3.52%
Household Equip & Furnishings	\$7.4M	6.58%	\$39.8M	6.53%	\$95.1M	6.53%	\$106.7M	6.51%
Household Operations	\$6.1M	5.44%	\$33.8M	5.55%	\$80.1M	5.50%	\$90M	5.49%
Housing Costs	\$2.9M	2.61%	\$16.4M	2.69%	\$39.2M	2.70%	\$43.8M	2.67%



# Income & Spending Demographics

72 Lancaster Ave - Century Plaza II

	1 Mile		3 Miles		5 Miles		10 Min. Drive	
<b>Total Transportation/Maint.</b>	<b>\$26.2M</b>	<b>23.27%</b>	<b>\$143.9M</b>	<b>23.63%</b>	<b>\$347M</b>	<b>23.84%</b>	<b>\$390.9M</b>	<b>23.84%</b>
Vehicle Purchases	\$11.5M	10.21%	\$65M	10.66%	\$159.7M	10.97%	\$178.5M	10.88%
Gasoline	\$6M	5.30%	\$31.8M	5.21%	\$75.2M	5.17%	\$85.4M	5.21%
Vehicle Expenses	\$923.9K	0.82%	\$5.1M	0.84%	\$12.1M	0.83%	\$13.3M	0.81%
Transportation	\$4.4M	3.87%	\$23.6M	3.88%	\$55.7M	3.83%	\$63.6M	3.88%
Automotive Repair & Maintenance	\$3.5M	3.07%	\$18.5M	3.04%	\$44.3M	3.04%	\$50.2M	3.06%
<b>Total Health Care</b>	<b>\$5.5M</b>	<b>4.85%</b>	<b>\$29.6M</b>	<b>4.87%</b>	<b>\$70.8M</b>	<b>4.86%</b>	<b>\$79.3M</b>	<b>4.83%</b>
Medical Services	\$3.3M	2.95%	\$18.1M	2.97%	\$43.2M	2.97%	\$48.6M	2.96%
Prescription Drugs	\$1.5M	1.36%	\$8.3M	1.36%	\$19.8M	1.36%	\$21.9M	1.34%
Medical Supplies	\$605.2K	0.54%	\$3.3M	0.54%	\$7.8M	0.53%	\$8.8M	0.53%
<b>Total Education/Day Care</b>	<b>\$9.4M</b>	<b>8.39%</b>	<b>\$51.9M</b>	<b>8.53%</b>	<b>\$125.2M</b>	<b>8.60%</b>	<b>\$141.4M</b>	<b>8.62%</b>
Education	\$5.9M	5.28%	\$32.6M	5.36%	\$79M	5.42%	\$89.5M	5.46%
Fees & Admissions	\$3.5M	3.11%	\$19.3M	3.17%	\$46.2M	3.18%	\$51.9M	3.17%