

2,074SF AND 16,000SF ANCHOR SPACE | FOR LEASE

Overbrook Plaza | 56th Street & Lancaster Avenue | Philadelphia, PA 19131 | Philadelphia County

LEGEND

PROPERTIES INC.

COMMERCIAL REAL ESTATE

**Anchor Space
16,000 SF**
(Can be subdivided)



JOIN **FAMILY DOLLAR** **DOLLAR TREE** **POPEYES**

**2,074 SF &
16,000 SF
Retail Space**

**IMMEDIATE
Availability**

**UPON
REQUEST
Rental Rate**

PROPERTY INFORMATION

- 2,074 sf and 16,000 sf Prime Retail Space Available for Lease
- Ample Off-Street parking
- High visibility from heavily-traveled Lancaster Ave.
- Densely populated urban trade area
- Easy access by public transportation, or I-76
- Two blocks from Overbrook High School with approximately 2,000 students and 2 minutes from Saint Joseph's University with approximately 8,500 students
- Ideal for Grocery, Gym, Wireless Store, Nail Salon, School, Medical

Demographics	1 Mile	2 Miles	3 Miles
Population	50,584	153,080	344,917
Average HH Income	\$71,842	\$78,676	\$92,237
Total Businesses	1,400	5,076	11,506
Number of Employees	10,475	39,076	105,548
Traffic Counts	Lancaster Ave.: 13,986 VPD		

*Data Source: Sites USA REGIS™ 2023

FOR MORE INFORMATION PLEASE CONTACT: **DAVID DEPETRIS** 610-941-4034 x107 DDEPETRIS@LPRE.COM 856-912-1165 CELL **D'Andre Newell** 610-941-4034 x122 DNEWELL@LPRE.COM 267-235-1669 CELL

LEGEND PROPERTIES | 100 W 3rd Ave., Suite 200 | Conshohocken, PA 19428 | 610-941-4034 | LPRE.COM

Information contained herein has been obtained from owner of the property or from sources deemed reliable. We have no reason to doubt it's accuracy but make no warranty or representation. All information is submitted subject to errors, omissions, changes, withdrawal without notice and any special listing conditions of the owner. 081826



SCAN FOR
WEB SITE
LPRE.COM

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RETAIL AERIAL

IDEAL FOR:

APPAREL

SNEAKERS/SHOES

FURNITURE

MEDICAL CENTERS

OPTICAL

AUTO PARTS

GAME STORE

SCHOOL/TRAINING

PIZZA/TAKE OUT

RESTAURANTS



Millbourne

Philadelphia

Fairmount
Park

Site

Overbrook
High School

30

Girard Ave

Mantua Ave

Haverford

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SITE PLAN

OVERBROOK PLAZA SITE PLAN

FURNITURE MECCA

**PRIME RETAIL SPACE
AVAILABLE
6,000-16,000 SF**

2,074 SF

HADDINGTON ST.

LOADING
DOCK

56TH ST.

LANCASTER AVE.

PYLON

UNIT	STATUS	SF	UNIT	STATUS	SF
200	CHINA HOUSE	1,150	900A	MAIN ATTRACTION UNISEX SAI	2,491
300A	NEWS STAND	1,500	900B	AVAILABLE	2,074
300B	CRAB DU JOUR XPRESS	1,500	900C	BLEU BROOK EVENT*	2,100
400	State Senator Office	5,876	1000	BLEU BROOK, LLC	4,405
500	BEAUTY POINT	6,593	1200	AVAILABLE	16,000
600			1400	NORTH, INC(WIC) TOTAL HEAL	3,500
700	LAUNDROMAT	2,974	1600	DOLLAR TREE	6,615
800	POPEYE'S	3,726	1800	FAMILY DOLLAR STORE	8,060
800	JUICY BURGER	1,182	TOTAL: 73,150 SF		

*Contact agent for more info.

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DEMOGRAPHICS

Population	1 Mile	2 Miles	3 Miles
Population (Est. 2023)	50,584	153,080	344,917
Projected Population (2028)	47,726	148,206	338,403
Projected Annual Growth (2023 to 2028)	-1.1%	-0.6%	-0.4%

Daytime Population

Total Businesses (2023)	1,400	5,076	11,506
Number of Employees (2023)	10,475	39,076	105,548

Income

Average HH Income (Est. 2023)	\$71,842	\$78,676	\$92,237
Median HH Income (2023)	\$52,942	\$57,025	\$65,417

Households & Growth

Households	20,221	61,188	136,839
Projected HH (2028)	19,666	60,771	137,632
HH Growth with Children (2023 to 2028)	27.8%	27.3%	24.8%

Education

High School Graduate	35.0%	32.0%	27.4%
Some College	25.7%	22.1%	18.2%
Bachelor Degree	13.5%	39.0%	19.6%
Graduate	11.4%	13.8%	19.3%

Traffic Counts: Lancaster Ave.: 13,986 VPD

.Data Source: Sites USA REGIS™ 2024

KEY DEMO DATA & MAP

