

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

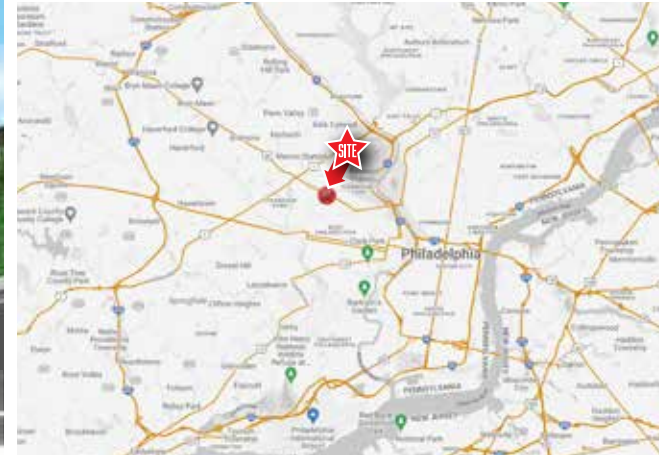
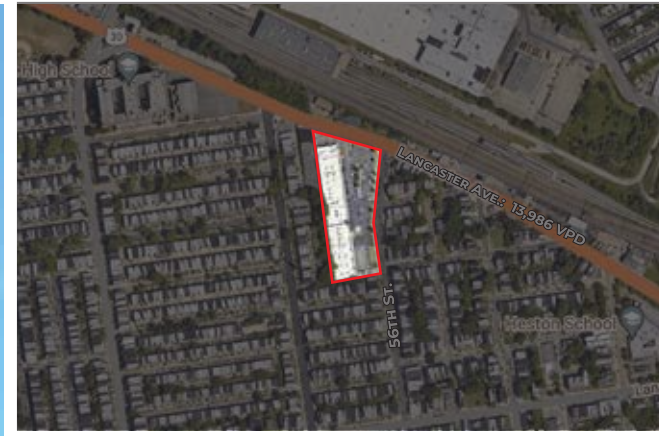
Overbrook Plaza | 56th Street & Lancaster Avenue | Philadelphia, PA 19131 | Philadelphia County

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:

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LEGEND PROPERTIES | 1000 Fayette Street | 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 its 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. 051426

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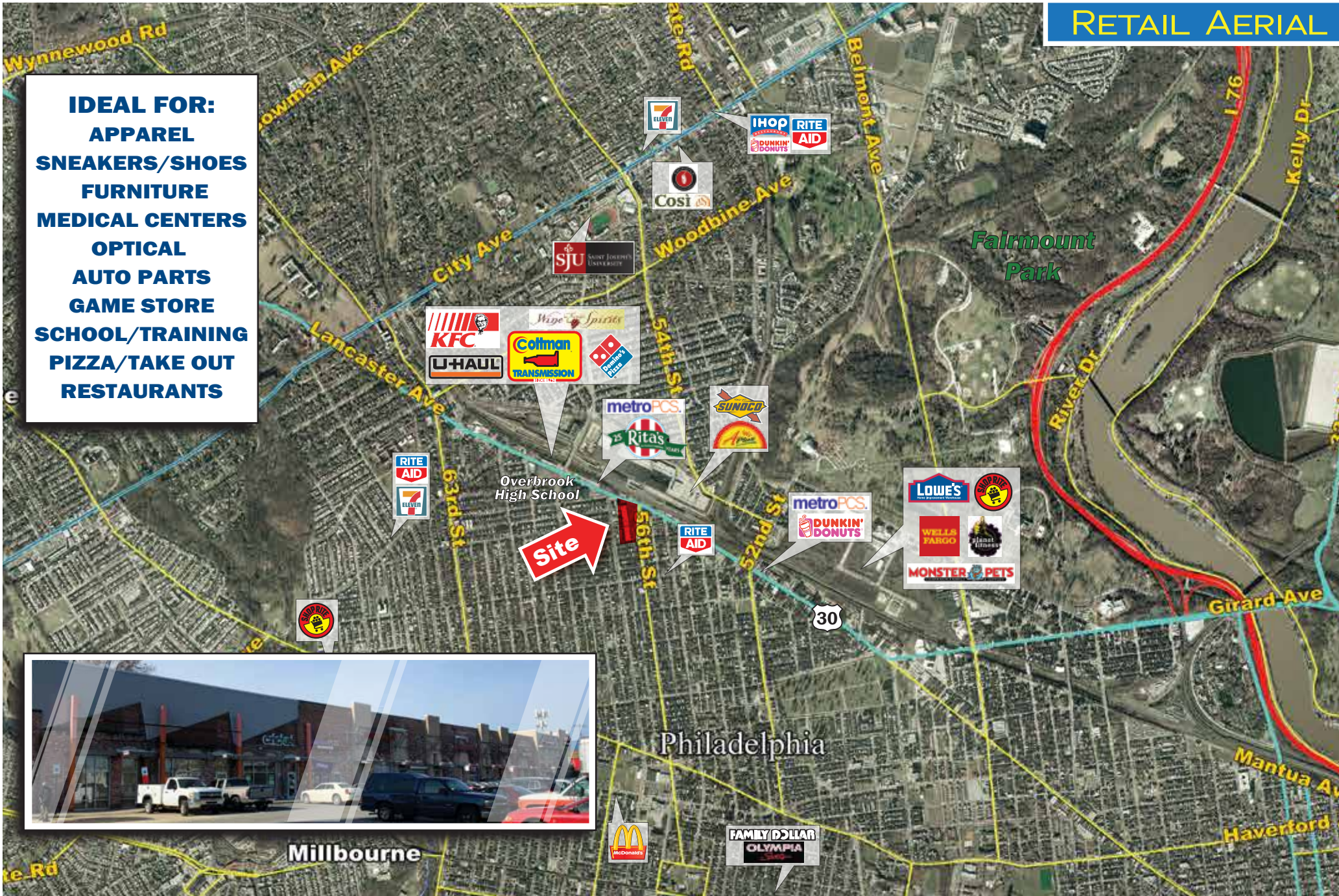
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RETAIL AERIAL

- IDEAL FOR:**
- APPAREL**
- SNEAKERS/SHOES**
- FURNITURE**
- MEDICAL CENTERS**
- OPTICAL**
- AUTO PARTS**
- GAME STORE**
- SCHOOL/TRAINING**
- PIZZA/TAKE OUT**
- RESTAURANTS**



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SITE PLAN

OVERBROOK PLAZA SITE PLAN

HADDINGTON ST.

LOADING DOCK

56TH ST.

LANCASTER AVE.

FURNITURE MECCA

FAMILY DOLLAR

DOLLAR TREE

NORTH, INC WIC TOTAL HEAL

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

BLEU BROOK EVENT*

AVAILABLE

MAIN ATTRACTION UNISEX SAI BARBER

JUICY BURGER

LAUNDROMAT

BEAUTY POINT

SENATOR OFFICE

STATE SENATOR OFFICE

CHINA HOUSE

NEWS STAND

POPEYE'S

2,074 SF

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%

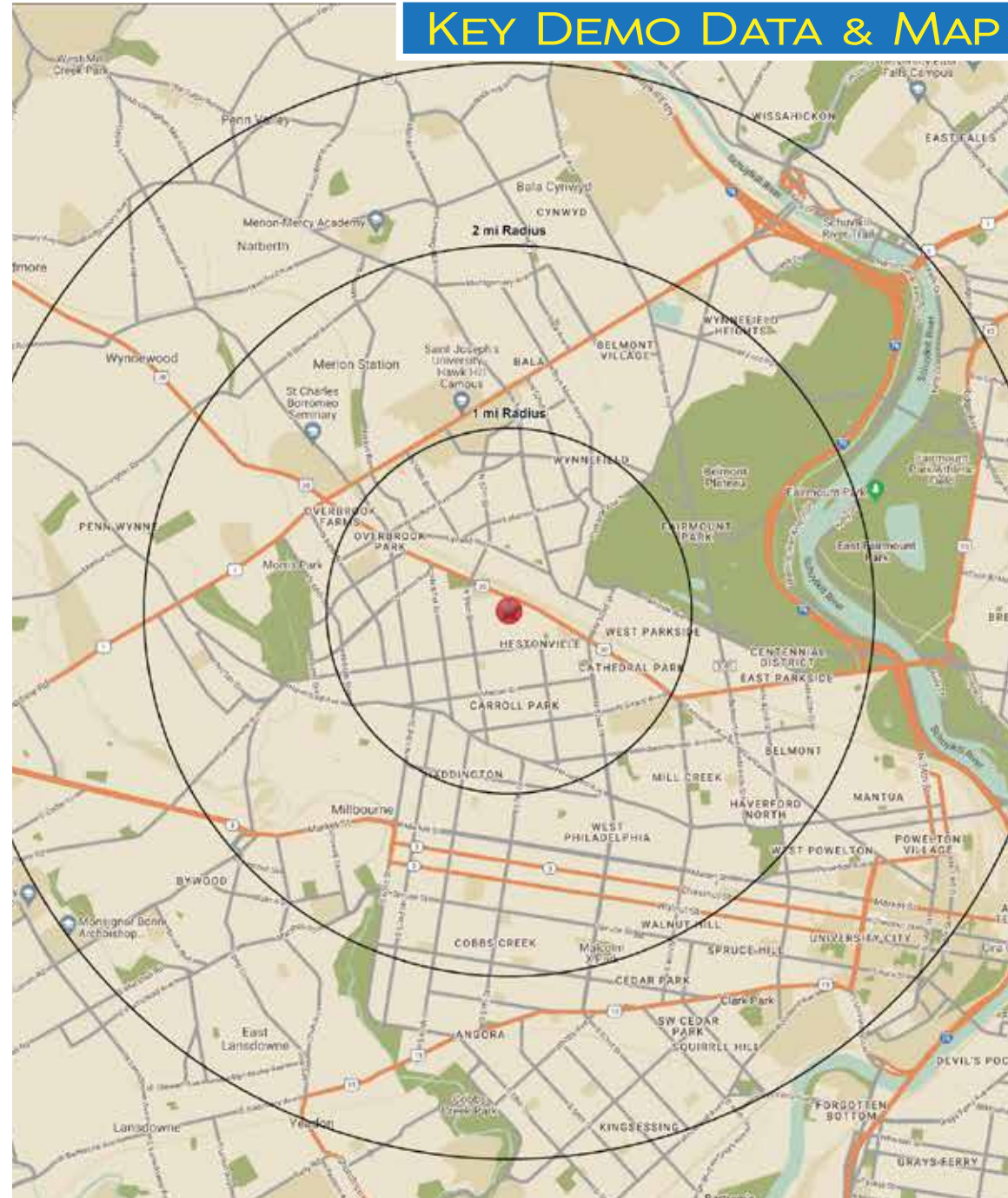
Education

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



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