



Excellent Opportunity!
Stand alone building with plenty of parking
Loading Dock and one drive through dock

1,800 Square Feet
Industrial/Warehouse
Office Showroom



Patrick Gubicza, CCIM
610-280-4050 Office
610.280.2539 direct
484.798.8897 cell
PA Lic.#: RS308329

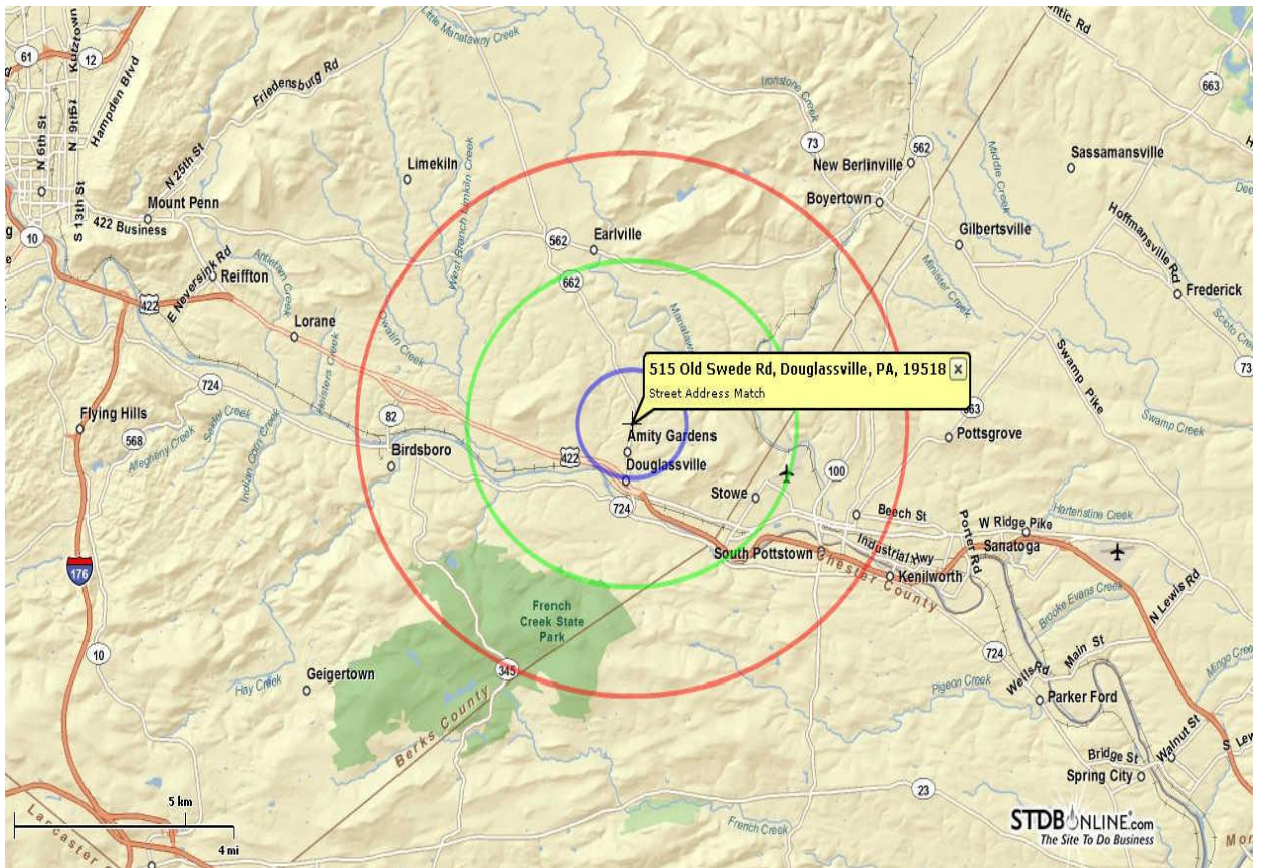


Jocelyn Roncase, CRS, GRI
610-280-4050 Office
610-280-2520 Direct
610-888-4757 Cell
PA Lic.#: RS229295

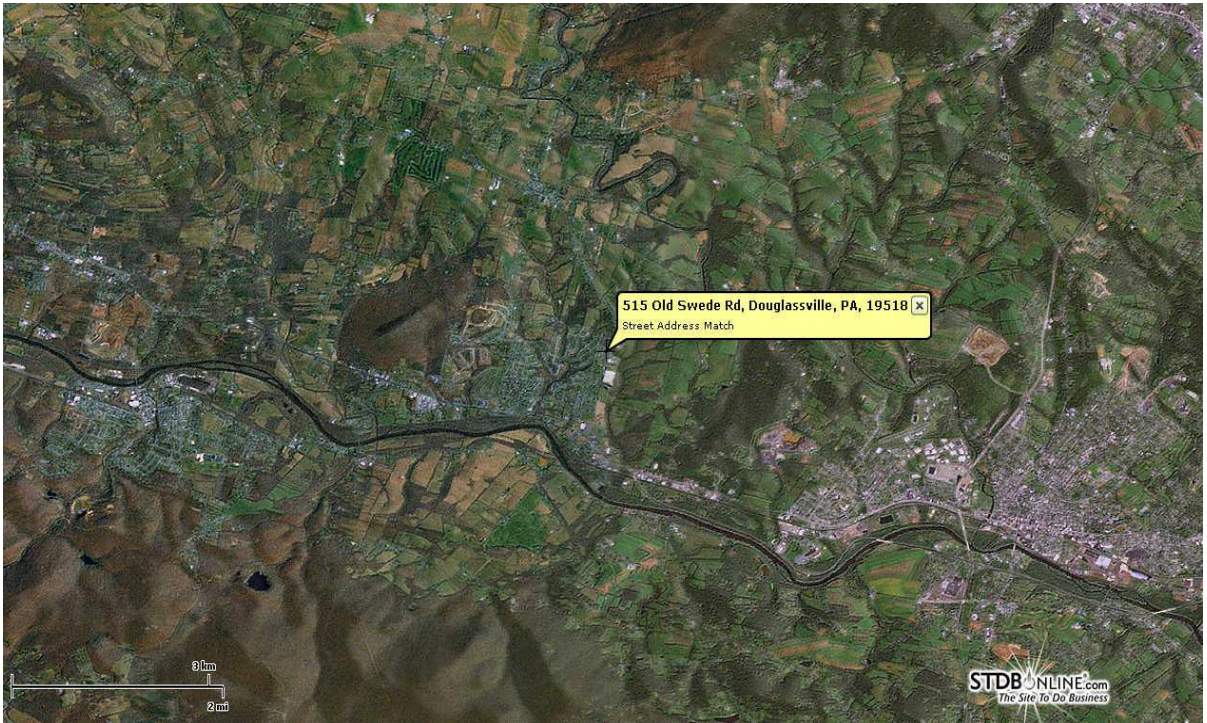


- Property is for Lease
- Lease terms to fit your budget
- Landlord will help to redesign building
- Call Agent for further information

2009	One Mile	Two Miles	Three Miles
Population	4,766	17,408	53,814
Average HH Income	\$81,713	\$75,232	\$70,819
Households	1,725	6,538	21,097



This office building has been fully tenanted. Tenants range from a Day Care Facility to Dentistry and other Medical Uses. Subject property is a separate Building in rear of property available for use. Owner will provide reasonable renovations to Tenant's specific needs. Five year leases receive two months free rent.



For additional information, please contact:

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Executive Summary

Patrick J. Gubicza, CCIM

515 Old Swede Rd, Douglassville, PA,
19518

Site Type: Ring	Radius: 1 Miles	Radius: 3 Miles	Radius: 5 Miles
2009 Population			
Total Population	4,766	17,408	53,814
Male Population	49.1%	49.2%	48.9%
Female Population	50.9%	50.8%	51.1%
Median Age	39.3	39.3	39.0
2009 Income			
Median HH Income	\$71,978	\$66,877	\$62,431
Per Capita Income	\$30,339	\$28,503	\$27,678
Average HH Income	\$81,713	\$75,232	\$70,819
2009 Households			
Total Households	1,725	6,538	21,097
Average Household Size	2.76	2.65	2.53
2009 Housing			
Owner Occupied Housing Units	71.7%	75.2%	66.4%
Renter Occupied Housing Units	25.5%	20.7%	27.4%
Vacant Housing Units	2.8%	4.1%	6.2%
Population			
1990 Population	3,125	12,326	45,007
2000 Population	3,894	14,194	49,112
2009 Population	4,766	17,408	53,814
2014 Population	5,114	18,780	55,873
1990-2000 Annual Rate	2.22%	1.42%	0.88%
2000-2009 Annual Rate	2.21%	2.23%	0.99%
2009-2014 Annual Rate	1.42%	1.53%	0.75%

In the identified market area, the current year population is 53,814. In 2000, the Census count in the market area was 49,112. The rate of change since 2000 was 0.99 percent annually. The five-year projection for the population in the market area is 55,873, representing a change of 0.75 percent annually from 2009 to 2014. Currently, the population is 48.9 percent male and 51.1 percent female.

Households	1,071	4,423	17,225
1990 Households	1,410	5,302	19,179
2000 Households	1,725	6,538	21,097
2014 Households	1,852	7,063	21,928
1990-2000 Annual Rate	2.79%	1.83%	1.08%
2000-2009 Annual Rate	2.2%	2.29%	1.04%
2009-2014 Annual Rate	1.43%	1.56%	0.78%

The household count in this market area has changed from 19,179 in 2000 to 21,097 in the current year, a change of 1.04 percent annually. The five-year projection of households is 21,928, a change of 0.78 percent annually from the current year total. Average household size is currently 2.53, compared to 2.54 in the year 2000. The number of families in the current year is 14,388 in the market area.

Housing

Currently, 66.4 percent of the 22,502 housing units in the market area are owner occupied; 27.4 percent, renter occupied; and 6.2 percent are vacant. In 2000, there were 20,307 housing units: 66.2 percent owner occupied, 28.3 percent renter occupied and 5.5 percent vacant. The rate of change in housing units since 2000 is 1.12 percent. Median home value in the market area is \$193,929, compared to a median home value of \$162,279 for the U.S. In five years, median home value is projected to change by 4.52 percent annually to \$241,916. From 2000 to the current year, median home value changed by 6.13 percent annually.

Source: U.S. Bureau of the Census, 2000 Census of Population and Housing. ESRI forecasts for 2009 and 2014. ESRI converted 1990 Census data into 2000 geography.



Executive Summary

Patrick J. Gubicza, CCIM

515 Old Swede Rd, Douglassville, PA,
19518

Site Type: Ring	Radius: 1 Miles	Radius: 3 Miles	Radius: 5 Miles
Median Household Income			
1990 Median HH Income	\$46,885	\$37,769	\$34,008
2000 Median HH Income	\$60,048	\$51,892	\$47,169
2009 Median HH Income	\$71,978	\$66,877	\$62,431
2014 Median HH Income	\$75,872	\$69,715	\$64,402
1990-2000 Annual Rate	2.51%	3.23%	3.33%
2000-2009 Annual Rate	1.96%	2.76%	3.08%
2009-2014 Annual Rate	1.06%	0.83%	0.62%
Per Capita Income			
1990 Per Capita Income	\$16,900	\$14,881	\$14,497
2000 Per Capita Income	\$26,985	\$23,518	\$21,544
2009 Per Capita Income	\$30,339	\$28,503	\$27,678
2014 Per Capita Income	\$31,628	\$29,599	\$28,857
1990-2000 Annual Rate	4.79%	4.68%	4.04%
2000-2009 Annual Rate	1.27%	2.1%	2.75%
2009-2014 Annual Rate	0.84%	0.76%	0.84%
Average Household Income			
1990 Average Household Income	\$51,425	\$40,755	\$38,259
2000 Average Household Income	\$69,457	\$60,217	\$54,956
2009 Average HH Income	\$81,713	\$75,232	\$70,819
2014 Average HH Income	\$85,105	\$78,054	\$73,743
1990-2000 Annual Rate	3.05%	3.96%	3.69%
2000-2009 Annual Rate	1.77%	2.44%	2.78%
2009-2014 Annual Rate	0.82%	0.74%	0.81%

Households by Income

Current median household income is \$62,431 in the market area, compared to \$54,719 for all U.S. households. Median household income is projected to be \$64,402 in five years. In 2000, median household income was \$47,169, compared to \$34,008 in 1990.

Current average household income is \$70,819 in this market area, compared to \$71,437 for all U.S. households. Average household income is projected to be \$73,743 in five years. In 2000, average household income was \$54,956, compared to \$38,259 in 1990.

Current per capita income is \$27,678 in the market area, compared to the U.S. per capita income of \$27,277. The per capita income is projected to be \$28,857 in five years. In 2000, the per capita income was \$21,544, compared to \$14,497 in 1990.

Population by Employment

Total Businesses	103	503	2,149
Total Employees	807	3,936	16,986

Currently, 90.9 percent of the civilian labor force in the identified market area is employed and 9.1 percent are unemployed. In comparison, 89.4 percent of the U.S. civilian labor force is employed, and 10.6 percent are unemployed. In five years the rate of employment in the market area will be 93.7 percent of the civilian labor force, and unemployment will be 6.3 percent. The percentage of the U.S. civilian labor force that will be employed in five years is 92.9 percent, and 7.1 percent will be unemployed. In 2000, 68.8 percent of the population aged 16 years or older in the market area participated in the labor force, and 0.0 percent were in the Armed Forces.

In the current year, the occupational distribution of the employed population is:

- 60.3 percent in white collar jobs (compared to 61.5 percent of U.S. employment)
- 14.9 percent in service jobs (compared to 17.1 percent of U.S. employment)
- 24.8 percent in blue collar jobs (compared to 21.4 percent of U.S. employment)

In 2000, 80.9 percent of the market area population drove alone to work, and 2.1 percent worked at home. The average travel time to work in 2000 was 26.7 minutes in the market area, compared to the U.S. average of 25.5 minutes.

Population by Education

In 2009, the educational attainment of the population aged 25 years or older in the market area was distributed as follows:

- 14.5 percent had not earned a high school diploma (16.2 percent in the U.S.)
- 43.3 percent were high school graduates only (29.8 percent in the U.S.)
- 7.2 percent had completed an Associate degree (7.2 percent in the U.S.)
- 13.8 percent had a Bachelor's degree (17.0 percent in the U.S.)
- 6.3 percent had earned a Masters/Professional/Doctorate Degree (9.8 percent in the U.S.)



Douglassville
515 Old Swede Rd,
Douglassville, PA, 19518

Site Type: Ring

Traffic Count Profile

Prepared by STDBOnline

Latitude: 40.273133
Longitude: -75.724099
Radius: 5 Miles

Distance:	Street:	Closest Cross-street:	Year of Count:	Count:
0.61	Toll Gate Rd	Old Swede Rd (0.22 miles W)	2001	600
0.84	Township Line Rd	(0.0 miles)	1997	420
0.88	W Ben Franklin Hwy	Maplewood Dr (0.28 miles SE)	2004	13,000
0.88	Douglass Dr	Pine Forge Rd (0.36 miles NE)	1997	1,160
0.89	Old Swede Rd	West Postal Rd (0.12 miles N)	2001	10,000
0.97	Ben Franklin Hwy E	Old Swede Rd (0.4 miles SE)	2004	31,000
1.05	Township Line Rd	(0.0 miles)	2001	600
1.07	Church Ln	(0.0 miles)	2001	1,300
1.09	Old Swede Rd	Bieber Ln (0.03 miles SE)	2004	8,000
1.09	Oak Ln	(0.0 miles)	1997	1,160
1.11	Douglass Dr	Pine Forge Rd (0.09 miles N)	2001	1,700
1.12	W Ben Franklin Hwy	River Bridge Rd (0.1 miles SE)	2001	15,000
1.13	Old Swede Rd	Ben Franklin Hwy E (0.06 miles S)	2001	8,100
1.14	Pine Forge Rd	Wagner Ave (0.2 miles SE)	2001	850
1.14	Ben Franklin Hwy E	Old Swede Rd (0.07 miles SE)	2001	15,000
1.15	W Ben Franklin Hwy	Griffith Dr N (0.07 miles E)	2001	14,000
1.17	Old Airport Rd	Welsh Dr (0.01 miles N)	2001	2,000
1.21	Ben Franklin Hwy E	River Bridge Rd (0.06 miles E)	2001	15,000
1.21	River Bridge Rd	Ben Franklin Hwy E (0.02 miles S)	2001	4,800
1.23	W Ben Franklin Hwy	River Bridge Rd (0.11 miles W)	2001	15,000
1.23	W Ben Franklin Hwy	Griffith Dr N (0.17 miles E)	2001	7,900
1.24	Ben Franklin Hwy E	Old Airport Rd (0.06 miles E)	2001	15,000
1.26	Ben Franklin Hwy E	River Bridge Rd (0.1 miles W)	2001	15,000
1.26	Old Airport Rd	Weavertown Rd (0.91 miles N)	2001	2,000
1.29	Ben Franklin Hwy W	Ben Franklin Hwy E (0.02 miles SE)	2001	5,000
1.32	Ben Franklin Hwy E	Ben Franklin Hwy (0.04 miles E)	2001	5,000
1.38	Pine Forge Rd	Douglass Dr (0.25 miles W)	2001	750
1.41	Main St E	(0.0 miles)	2001	6,200
1.42	Main St E	(0.0 miles)	2004	6,200
1.42	River Bridge Rd	Britton St (0.04 miles N)	2001	4,800

Data Note: The Traffic Profile displays up to 25 of the closest available traffic counts within the largest radius around your site. The years of the counts in the database range from 2009 to 1983. Just over 64% of the counts were taken between 2001 and 2009 and 84% of the counts were taken in 1997 or later. Traffic counts are identified by the street on which they were recorded, along with the distance and direction to the closest cross-street. Distances displayed as 0.00 miles (due to rounding), are closest to the site. A traffic count is defined as the two-way Average Daily Traffic (ADT) that passes that location.

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