



5511 Lancaster Ave

5511 Lancaster Ave, Philadelphia, PA 19131



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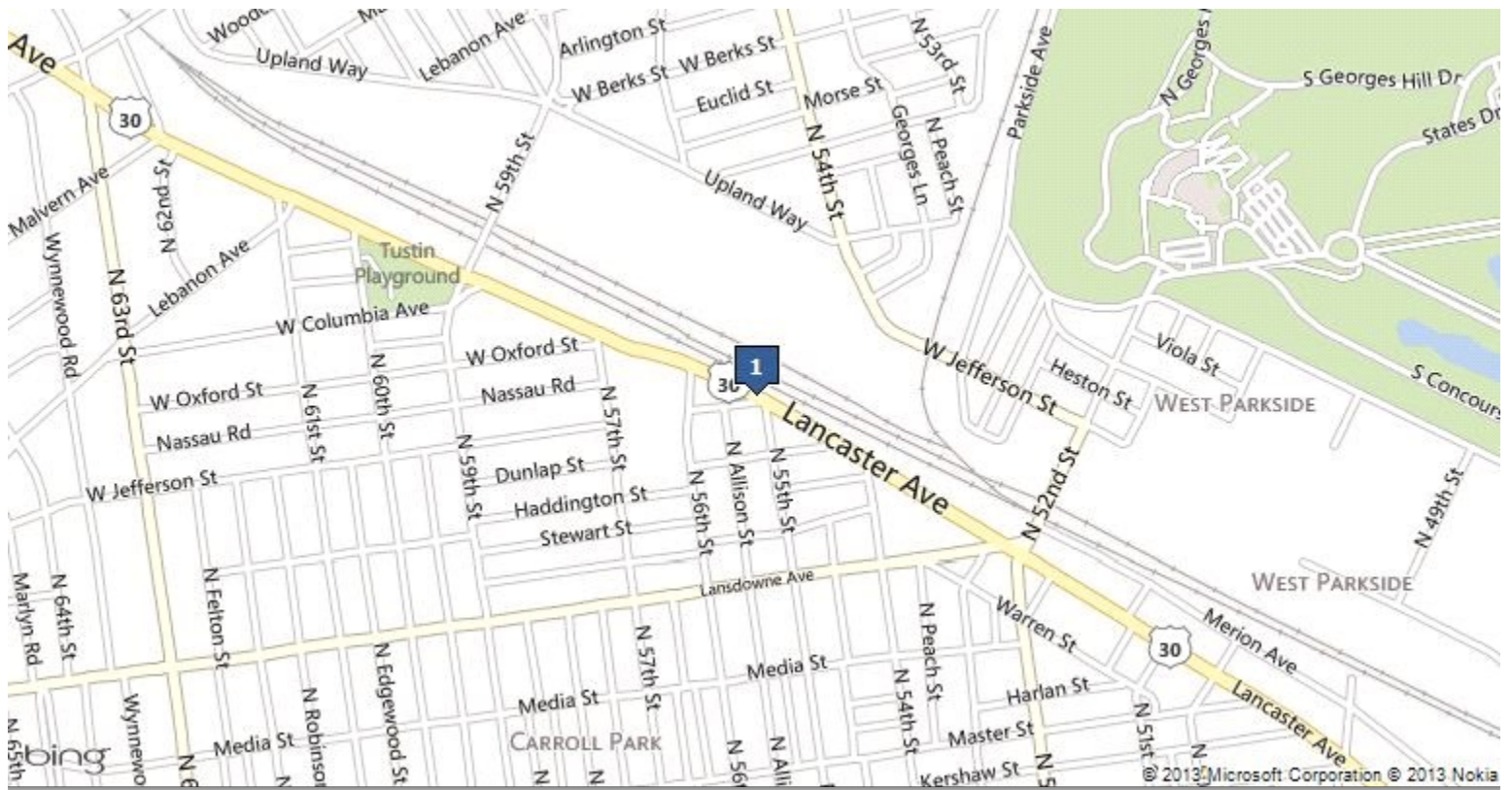


5511 Lancaster Ave

\$675,000

Two contiguous lots for sale 5511 & 5435 Lancaster Ave totaling .85 Acres. 4452 SF 2 story building currently used as Auto body shop with offices above. 513 ft frontage on Lancaster Ave with 3 existing curb cuts. High traffic and outstanding visibility property. There is an income producing Billboard on site, with the potential for renegotiation in 2015. The property is Zoned I-2 (formerly G2). As of right uses include Distribution uses, light or heavy manufacturing, no performance standards, Manufacturing Caretaker quarters, business & Professional offices, medical offices, building supplies, fresh food market, animal services, veterinarian , kennel, repair of consumer goods, parking lot, tattoo parlor, commercial vehicle repair & maintenance, vehicle sales, auto sales gasoline station, equipment & material storage, moving & storage buildings warehouse wholesale distribution, limited industrial, general industrial research & development, trucking terminal. Special exception uses include adult oriented merchandise, gun shop, and junk and salvage yard

Price:	\$675,000
Building Size:	4,452 SF
Price/SF:	\$151.62
Property Type:	Industrial
Property Sub-type:	Flex Space
Additional Sub-types:	Retail Pad
Property Use Type:	Vacant/Owner-User
Occupancy:	0%
Clear Ceiling Height:	0 ft.
Features:	[object Object]



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Located directly across the street from the Overbrook Shopping Center Plaza

Property Photos



Property Photos



Demographics

Population	1-mi.	3-mi.	5-mi.
2012 Male Population	20,733	153,960	401,346
2012 Female Population	25,977	179,149	456,661
% 2012 Male Population	44.39%	46.22%	46.78%
% 2012 Female Population	55.61%	53.78%	53.22%
2012 Total Population: Adult	35,398	258,773	675,298
2012 Total Daytime Population	38,961	338,812	983,622
2012 Total Employees	8,822	133,072	473,891
2012 Total Population: Median Age	36	32	33
2012 Total Population: Adult Median Age	48	44	43
2012 Total population: Under 5 years	3,062	21,164	54,193
2012 Total population: 5 to 9 years	2,914	19,803	48,203
2012 Total population: 10 to 14 years	3,096	19,744	47,815
2012 Total population: 15 to 19 years	4,559	31,456	69,722
2012 Total population: 20 to 24 years	3,689	39,198	92,409
2012 Total population: 25 to 29 years	2,938	26,577	80,345
2012 Total population: 30 to 34 years	2,555	20,804	61,910
2012 Total population: 35 to 39 years	2,590	18,698	50,598
2012 Total population: 40 to 44 years	2,704	19,060	50,748
2012 Total population: 45 to 49 years	3,163	21,004	54,462
2012 Total population: 50 to 54 years	3,530	21,919	56,134
2012 Total population: 55 to 59 years	3,053	19,138	49,695
2012 Total population: 60 to 64 years	2,435	15,182	40,027
2012 Total population: 65 to 69 years	1,791	10,723	29,006
2012 Total population: 70 to 74 years	1,553	8,668	22,316
2012 Total population: 75 to 79 years	1,255	7,689	19,223
2012 Total population: 80 to 84 years	980	6,043	15,435
2012 Total population: 85 years and over	843	6,239	15,766
% 2012 Total population: Under 5 years	6.56%	6.35%	6.32%
% 2012 Total population: 5 to 9 years	6.24%	5.94%	5.62%
% 2012 Total population: 10 to 14 years	6.63%	5.93%	5.57%
% 2012 Total population: 15 to 19 years	9.76%	9.44%	8.13%
% 2012 Total population: 20 to 24 years	7.90%	11.77%	10.77%
% 2012 Total population: 25 to 29 years	6.29%	7.98%	9.36%
% 2012 Total population: 30 to 34 years	5.47%	6.25%	7.22%
% 2012 Total population: 35 to 39 years	5.54%	5.61%	5.90%
% 2012 Total population: 40 to 44 years	5.79%	5.72%	5.91%
% 2012 Total population: 45 to 49 years	6.77%	6.31%	6.35%
% 2012 Total population: 50 to 54 years	7.56%	6.58%	6.54%
% 2012 Total population: 55 to 59 years	6.54%	5.75%	5.79%
% 2012 Total population: 60 to 64 years	5.21%	4.56%	4.67%
% 2012 Total population: 65 to 69 years	3.83%	3.22%	3.38%
% 2012 Total population: 70 to 74 years	3.32%	2.60%	2.60%
% 2012 Total population: 75 to 79 years	2.69%	2.31%	2.24%

Demographics

Population (Cont.)	1-mi.	3-mi.	5-mi.
% 2012 Total population: 80 to 84 years	2.10%	1.81%	1.80%
% 2012 Total population: 85 years and over	1.80%	1.87%	1.84%
2012 White alone	2,467	86,293	327,207
2012 Black or African American alone	42,419	211,207	438,336
2012 American Indian and Alaska Native alone	225	1,104	2,552
2012 Asian alone	323	22,232	52,105
2012 Native Hawaiian and OPI alone	11	137	307
2012 Some Other Race alone	291	3,627	16,359
2012 Two or More Races alone	974	8,509	21,141
2012 Hispanic	969	11,152	42,136
2012 Not Hispanic	45,741	321,957	815,871
% 2012 White alone	5.28%	25.91%	38.14%
% 2012 Black or African American alone	90.81%	63.40%	51.09%
% 2012 American Indian and Alaska Native alone	0.48%	0.33%	0.30%
% 2012 Asian alone	0.69%	6.67%	6.07%
% 2012 Native Hawaiian and OPI alone	0.02%	0.04%	0.04%
% 2012 Some Other Race alone	0.62%	1.09%	1.91%
% 2012 Two or More Races alone	2.09%	2.55%	2.46%
% 2012 Hispanic	2.07%	3.35%	4.91%
% 2012 Not Hispanic	97.93%	96.65%	95.09%
2000 Not Hispanic: White alone	3,359	94,600	331,791
2000 Not Hispanic: Black or African American alone	44,890	214,321	436,818
2000 Not Hispanic: American Indian and Alaska Native alone	121	684	1,537
2000 Not Hispanic: Asian alone	271	16,171	36,676
2000 Not Hispanic: Native Hawaiian and OPI alone	11	129	266
2000 Not Hispanic: Some Other Race alone	96	690	1,608
2000 Not Hispanic: Two or More Races	844	6,208	13,243
% 2000 Not Hispanic: White alone	6.69%	27.91%	38.96%
% 2000 Not Hispanic: Black or African American alone	89.35%	63.23%	51.29%
% 2000 Not Hispanic: American Indian and Alaska Native alone	0.24%	0.20%	0.18%
% 2000 Not Hispanic: Asian alone	0.54%	4.77%	4.31%
% 2000 Not Hispanic: Native Hawaiian and OPI alone	0.02%	0.04%	0.03%
% 2000 Not Hispanic: Some Other Race alone	0.19%	0.20%	0.19%
% 2000 Not Hispanic: Two or More Races	1.68%	1.83%	1.55%

Population Change	1-mi.	3-mi.	5-mi.
Total: Employees (NAICS)	n/a	n/a	n/a
Total: Establishments (NAICS)	n/a	n/a	n/a
2012 Total Population	46,710	333,109	858,007
2012 Households	18,074	128,425	346,988

Demographics

Population Change (Cont.)

	1-mi.	3-mi.	5-mi.
Population Change 2010-2012	715	5,581	11,865
Household Change 2010-2012	113	1,388	2,554
% Population Change 2010-2012	1.55%	1.70%	1.40%
% Household Change 2010-2012	0.63%	1.09%	0.74%
Population Change 2000-2012	-3,529	-5,850	6,348
Household Change 2000-2012	-459	-1,463	6,436
% Population Change 2000 to 2012	-7.02%	-1.73%	0.75%
% Household Change 2000 to 2012	-2.48%	-1.13%	1.89%

Housing

	1-mi.	3-mi.	5-mi.
2000 Housing Units	21,083	148,465	386,785
2000 Occupied Housing Units	18,533	129,880	340,540
2000 Owner Occupied Housing Units	12,329	71,325	186,244
2000 Renter Occupied Housing Units	6,204	58,555	154,296
2000 Vacant Housings Units	2,550	18,581	46,241
% 2000 Occupied Housing Units	87.90%	87.48%	88.04%
% 2000 Owner occupied housing units	66.52%	54.92%	54.69%
% 2000 Renter occupied housing units	33.48%	45.08%	45.31%
% 2000 Vacant housing units	12.10%	12.52%	11.96%

Income

	1-mi.	3-mi.	5-mi.
2012 Household Income: Median	\$32,520	\$35,585	\$39,651
2012 Household Income: Average	\$43,342	\$55,871	\$62,091
2012 Per Capita Income	\$17,218	\$22,955	\$26,361
2012 Household income: Less than \$10,000	2,856	19,417	48,078
2012 Household income: \$10,000 to \$14,999	1,674	11,719	29,775
2012 Household income: \$15,000 to \$19,999	1,411	8,697	21,503
2012 Household income: \$20,000 to \$24,999	1,429	8,432	20,696
2012 Household income: \$25,000 to \$29,999	1,059	7,266	18,345
2012 Household income: \$30,000 to \$34,999	1,206	7,877	18,586
2012 Household income: \$35,000 to \$39,999	1,097	6,859	17,745
2012 Household income: \$40,000 to \$44,999	1,066	6,747	16,620
2012 Household income: \$45,000 to \$49,999	750	4,790	13,589
2012 Household income: \$50,000 to \$59,999	1,225	8,685	23,043
2012 Household income: \$60,000 to \$74,999	1,395	9,745	28,051
2012 Household income: \$75,000 to \$99,999	1,241	10,099	30,163
2012 Household income: \$100,000 to \$124,999	833	6,837	22,265
2012 Household income: \$125,000 to \$149,999	521	3,545	12,623
2012 Household income: \$150,000 to \$199,999	248	3,496	12,246
2012 Household income: \$200,000 or more	63	4,214	13,660
% 2012 Household income: Less than \$10,000	15.80%	15.12%	13.86%
% 2012 Household income: \$10,000 to \$14,999	9.26%	9.13%	8.58%

Demographics

Income (Cont.)	1-mi.	3-mi.	5-mi.
% 2012 Household income: \$15,000 to \$19,999	7.81%	6.77%	6.20%
% 2012 Household income: \$20,000 to \$24,999	7.91%	6.57%	5.96%
% 2012 Household income: \$25,000 to \$29,999	5.86%	5.66%	5.29%
% 2012 Household income: \$30,000 to \$34,999	6.67%	6.13%	5.36%
% 2012 Household income: \$35,000 to \$39,999	6.07%	5.34%	5.11%
% 2012 Household income: \$40,000 to \$44,999	5.90%	5.25%	4.79%
% 2012 Household income: \$45,000 to \$49,999	4.15%	3.73%	3.92%
% 2012 Household income: \$50,000 to \$59,999	6.78%	6.76%	6.64%
% 2012 Household income: \$60,000 to \$74,999	7.72%	7.59%	8.08%
% 2012 Household income: \$75,000 to \$99,999	6.87%	7.86%	8.69%
% 2012 Household income: \$100,000 to \$124,999	4.61%	5.32%	6.42%
% 2012 Household income: \$125,000 to \$149,999	2.88%	2.76%	3.64%
% 2012 Household income: \$150,000 to \$199,999	1.37%	2.72%	3.53%
% 2012 Household income: \$200,000 or more	0.35%	3.28%	3.94%

Retail Sales Volume	1-mi.	3-mi.	5-mi.
2012 Childrens/Infants clothing stores	\$5,698,607	\$38,506,710	\$101,615,219
2012 Jewelry stores	\$2,426,421	\$21,325,822	\$56,281,254
2012 Mens clothing stores	\$4,892,908	\$38,554,057	\$101,828,361
2012 Shoe stores	\$4,797,485	\$36,497,153	\$100,390,649
2012 Womens clothing stores	\$8,403,743	\$65,963,562	\$177,309,812
2012 Automobile dealers	\$75,105,542	\$502,863,063	\$1,341,708,420
2012 Automotive parts and accessories stores	\$14,810,387	\$106,437,421	\$288,850,989
2012 Other motor vehicle dealers	\$2,755,868	\$23,236,306	\$67,822,813
2012 Tire dealers	\$6,500,909	\$47,746,371	\$130,257,630
2012 Hardware stores	\$94,917	\$763,989	\$2,128,978
2012 Home centers	\$996,146	\$7,923,558	\$22,473,659
2012 Nursery and garden centers	\$1,405,179	\$10,827,927	\$29,727,740
2012 Outdoor power equipment stores	\$1,217,232	\$14,191,251	\$38,386,597
2012 Paint andwallpaper stores	\$103,950	\$881,532	\$2,405,092
2012 Appliance, television, and other electronics stores	\$9,345,613	\$67,744,758	\$184,388,845
2012 Camera andphotographic supplies stores	\$856,137	\$6,371,413	\$18,617,180
2012 Computer andsoftware stores	\$23,435,557	\$166,974,665	\$452,173,465
2012 Beer, wine, and liquor stores	\$4,103,426	\$28,018,654	\$76,244,938
2012 Convenience stores	\$18,411,321	\$132,963,037	\$360,110,500
2012 Restaurant Expenditures	\$19,282,570	\$138,500,834	\$370,859,300
2012 Supermarkets and other grocery (except convenience) stores	\$65,275,341	\$474,429,021	\$1,279,511,117
2012 Furniture stores	\$7,750,529	\$53,381,780	\$141,211,518
2012 Home furnishings stores	\$16,215,266	\$120,758,363	\$321,422,412
2012 General merchandise stores	\$103,240,409	\$766,220,256	\$2,064,695,127
2012 Gasoline stations with convenience stores	\$56,703,668	\$404,774,846	\$1,094,587,527
2012 Other gasoline stations	\$40,370,445	\$287,025,388	\$774,137,658
2012 Department stores (excl leased depts)	\$83,851,530	\$619,116,901	\$1,663,364,714
2012 General merchandise stores	\$103,240,409	\$766,220,256	\$2,064,695,127
2012 Other health and personal care stores	\$6,423,074	\$44,893,683	\$120,046,265

Demographics

Retail Sales Volume (Cont.)

	1-mi.	3-mi.	5-mi.
2012 Pharmacies and drug stores	\$18,723,269	\$132,211,163	\$356,941,723
2012 Pet and pet supplies stores	\$4,951,087	\$36,168,909	\$101,991,334
2012 Book, periodical, and music stores	\$1,492,837	\$10,677,339	\$28,728,633
2012 Hobby, toy, and game stores	\$1,536,653	\$12,238,924	\$31,794,564
2012 Musical instrument and supplies stores	\$518,500	\$4,583,397	\$10,157,044
2012 Sewing, needlework, and piece goods stores	\$643,610	\$4,935,901	\$12,676,535
2012 Sporting goods stores	\$2,110,916	\$13,432,009	\$34,483,366