

# Woodlyn Shopping Center



## Retail Leasing Opportunity

### Property Information

- Located at 1936 MacDade Boulevard, Woodlyn, PA
- Approximately 112,000 SF including anchor
- Regional Access from I476
- Approximately 375 Parking Spaces

### Trade Area Highlights (5 mile radius)

- Densely Populated Trade Area (254,033 people)
- Positioning on Major Retail Corridor
- High Traffic Count (approximately 26,000 vehicles per day)
- Regional Access just off the I95 and I476 interchange
- \$57,119 Average Household Income
- Adjacent to Widener University

### Availability

- 10,000 to 25,000 **SF (SUITE B & C)**
- 3,000 to 7,000 **SF (SUITE A-7)**
- 1,225 to 2,800 **SF (SUITE D-10)**

### Overview

The Shopping Center is expected to undergo a multi-million dollar capital improvement and leasing program. Given the excellent trade area demographics and strategic location, A successful capital improvement program implementation will make this a premier middle market shopping center on the retail corridor of MacDade Blvd.



up to 7,000 SF

**A-7**

F & B Variety  
Chinese Restaurant  
Wings to Go

Rent A Center

RadioShack

Woodlyn Nails

Cingular

up to 25,000 SF

**B**

up to 25,000 SF

**C**

Jackson Hewitt

Bootleggers

Curves

1,225 to 2,800 SF  
**D-10**

Woodlyn Cleaners

Wine & Spirits

Dollar Magic

Furniture & Bedding

**ECKERD**

MAC DADE BOULEVARD

TRAFFIC LIGHT

# WOODLYN SHOPPING CENTER

1936 MacDade Blvd., Woodlyn, Delaware County, PA

## Demographic Profile

	<u>1 Miles</u>	<u>3 Miles</u>	<u>5 Miles</u>
<b>POPULATION BY YEAR</b>			
Pop (4/1/1990)	26,228	119,254	260,901
Pop (4/1/2000)	26,586	113,457	253,135
Pop (1/1/2004)	27,004	112,823	254,033
Pop (1/1/2009)	27,070	112,845	253,525
Percent Growth (2004/2000)	1.6	-0.6	0.4
Percent Forecast (2009/2004)	0.2	0.0	-0.2

	<u>1 Miles</u>	<u>3 Miles</u>	<u>5 Miles</u>
<b>HOUSEHOLDS BY YEAR</b>			
Households (4/1/1990)	9,423	44,005	96,058
Households (4/1/2000)	9,597	42,729	96,580
Households (1/1/2004)	10,252	44,523	101,618
Households (1/1/2009)	10,511	45,625	103,970
Percent Growth (2004/2000)	6.8	4.2	5.2
Percent Forecast (2009/2004)	2.5	2.5	2.3

### GENERAL POPULATION CHARACTERISTICS

Median Age	32.6	36.4	37.2
Male	12,554	53,999	120,775
Female	14,032	59,458	132,360
Density	7,481.4	4,973.3	3,577.3
Urban	26,586	113,457	252,967
Rural	0	0	168

### GENERAL HOUSEHOLD CHARACTERISTICS

	<u>1 Miles</u>	<u>3 Miles</u>	<u>5 Miles</u>
Average Size of Household	2.8	2.7	2.6
Median Age of Householder	47.2	49.7	49.8
Housing, Units	10,570	45,573	102,268
Housing, Owner Occupied	5,263	29,113	68,951
Housing, Renter Occupied	4,334	13,616	27,629
Median Rent (\$)	464	506	557
Median Value Owner Occupied (\$)	77,358	106,085	110,026
Median Vehicles Per Household	1.7	1.9	2.0
Families	6,048	28,545	65,354

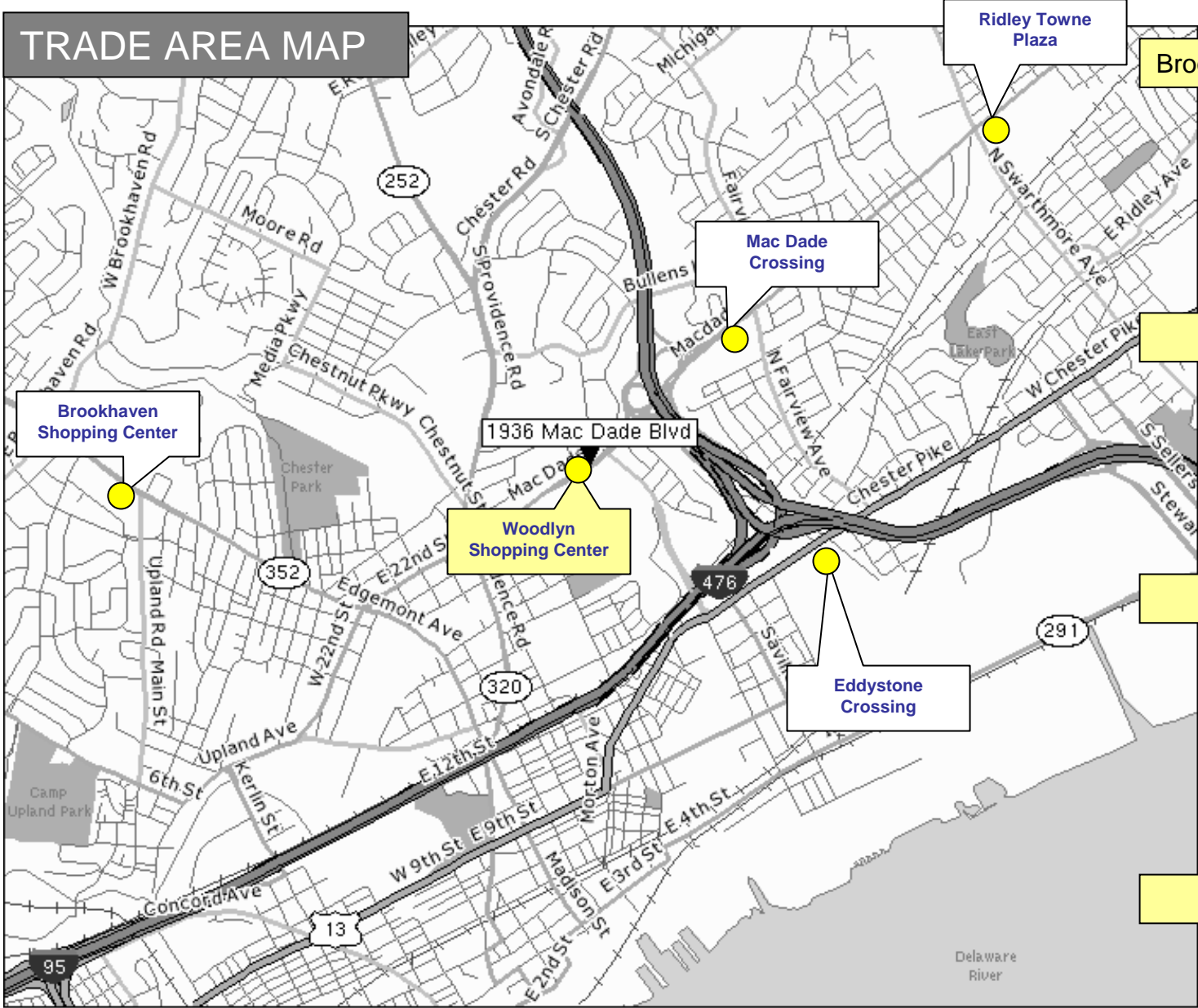
### POPULATION BY RACE

White Alone	14,330	79,831	201,471
Black Alone	10,755	29,168	42,863
Asian Alone	314	1,602	4,057
Other	1,187	2,856	4,744
Hispanic	1,237	2,875	4,483
White Non-Hispanic	14,031	78,838	199,539

### GENERAL INCOME CHARACTERISTICS

Total Household Income (\$)	417,559,712	2,371,371,264	5,516,509,184
Median Household Income	32,908	42,940	46,433
Average Household Income	43,509	55,498	57,119
Per Capita Income	15,706	20,901	21,793

# TRADE AREA MAP



## Brookhaven Shopping Center

- |                   |                     |
|-------------------|---------------------|
| Save A Lot        | Sentry Credit Union |
| Pep boys          | Payless             |
| Party land        | GNC                 |
| Video Den         | Sherwin Williams    |
| Mr. Wings         | Jewelers            |
| Bargain Warehouse | Curves              |
|                   | Haircuttery         |

## Mac Dade Crossing

- Raymour & Flanigan
- Balley's
- CVS
- Friendly's
- Chinese Restaurant
- Dunkin Donuts

## Ridley Towne Plaza

- |             |             |
|-------------|-------------|
| Home Depot  | EB Games    |
| Acme        | Subway      |
| Staples     | Nextel      |
| Blockbuster | Great Clips |
| Papa John's | H & R Block |
| Apple Bees  | Wendy's     |
| Wachovia    |             |

## Eddystone Crossing

- |                |                |
|----------------|----------------|
| Walmart        | Best Price     |
| Shop Rite      | Fashion        |
| Payless        | Sally's Beauty |
| Blockbuster    | Donato's       |
| McDonald's     | Popeye's       |
| Ashley Stewart | Fashion Bug    |

# GROSS SALES COMPARISON

RETAILER	SALES
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## WOODLYN SHOPPING CENTER

1936 Mac Dade Boulevard, Woodlyn, PA

Bootleggers	\$ 1,050,000.00
Dollar Land	\$ 2,916,000.00
Dollar Magic	\$ 840,000.00
Eckerd	\$ 2,562,000.00
Furniture & Bedding	\$ 600,000.00
PALCB	\$ 1,562,000.00
Radio Shack	\$ 726,000.00

RETAILER	SALES
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## EDDYSTONE CROSSING

1556 Chester Pike, Eddystone, PA

Ashley Stewart	\$ 696,000.00
Blockbuster Video	\$ 63,000.00
Donato's Pizza	\$ 840,000.00
Fashion Bug	\$ 1,276,000.00
McDonalds	\$ 1,480,000.00
Sally's Beauty Supply	\$ 1,730,000.00

<b>AVERAGE SALES</b>	<b>\$ 1,465,142.86</b>
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<b>AVERAGE SALES</b>	<b>\$ 1,014,166.67</b>
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