

## RETAIL FOR LEASE

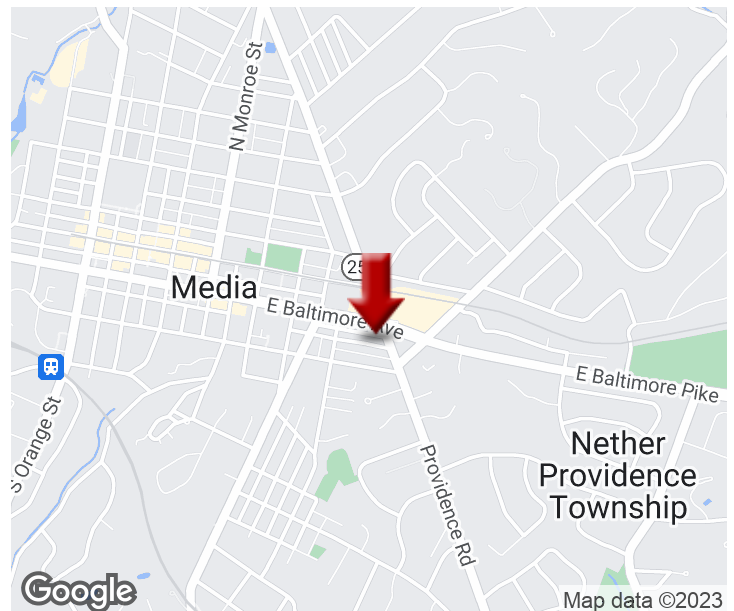
# PRIME CORNER RETAIL SPACE

443 E Baltimore Ave, Media, PA 19063



### PROPERTY FEATURES

- 1,000 SF space available for lease
- The prime corner at the entrance to downtown Media, PA
- Retail storefront connected to one of the highest grossing Starbucks in the region
- High traffic count area within walking distance of local restaurants, banks and close to the train station



**KW COMMERCIAL**  
300 Willowbrook Lane  
West Chester, PA 19382

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We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

Each Office Independently Owned and Operated

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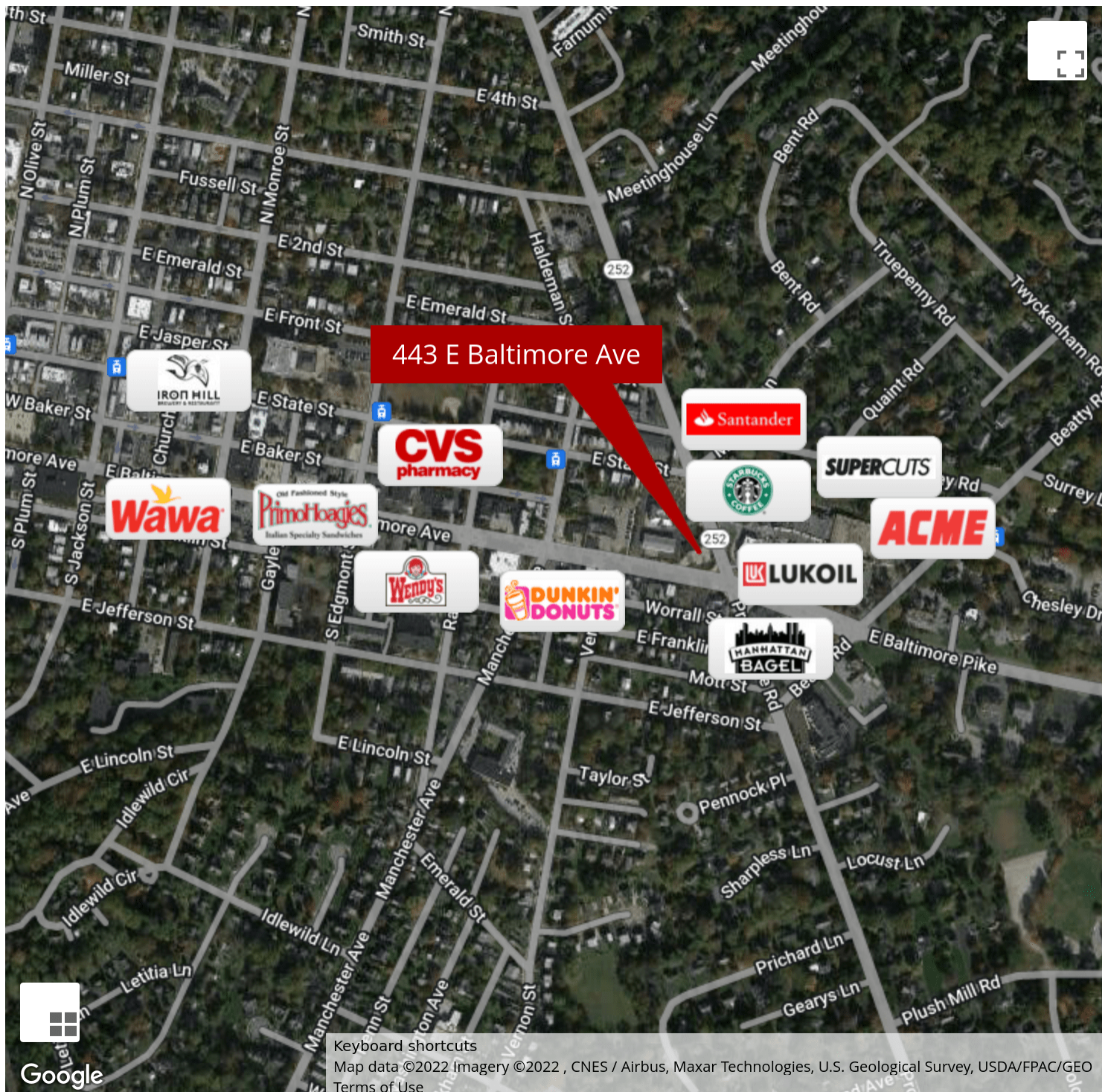
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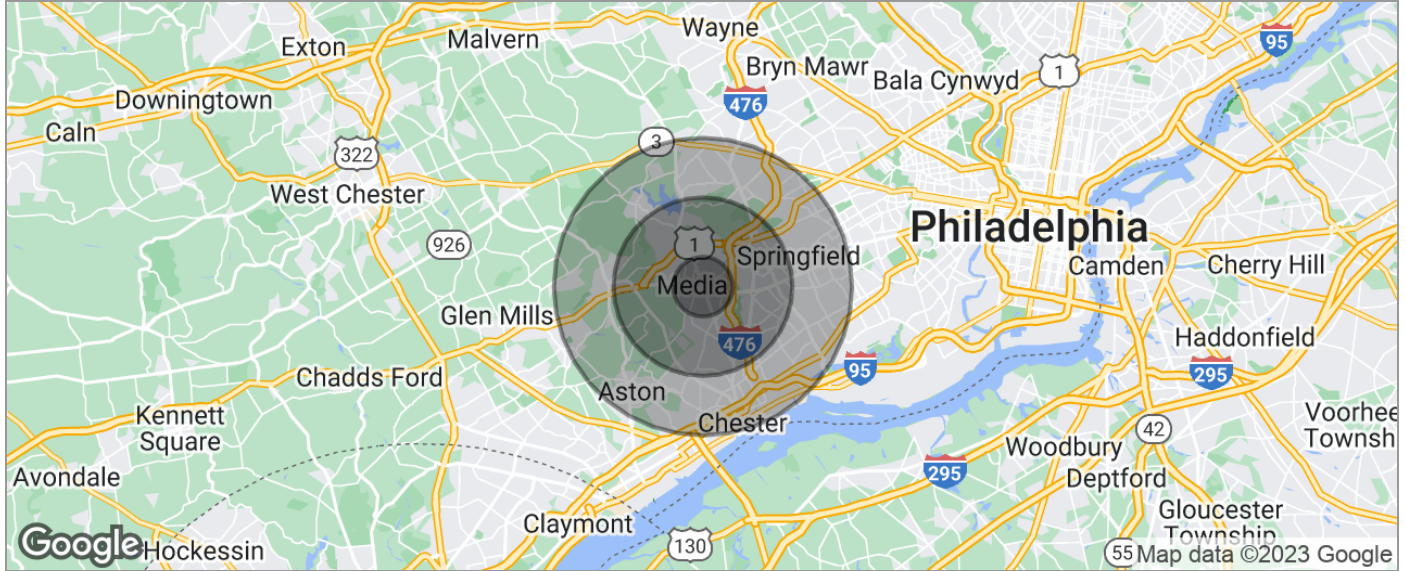


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POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	11,886	69,553	243,742
MEDIAN AGE	41.7	41.7	40.2
MEDIAN AGE (MALE)	39.3	39.7	38.3
MEDIAN AGE (FEMALE)	44.0	43.5	42.2
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	5,252	26,656	92,152
# OF PERSONS PER HH	2.3	2.6	2.6
AVERAGE HH INCOME	\$88,576	\$105,139	\$85,265
AVERAGE HOUSE VALUE	\$354,460	\$374,048	\$313,330
RACE	1 MILE	3 MILES	5 MILES
% WHITE	82.9%	87.2%	80.2%
% BLACK	9.4%	5.5%	14.2%
% ASIAN	4.7%	5.0%	3.6%
% HAWAIIAN	0.0%	0.0%	0.0%
% INDIAN	0.0%	0.0%	0.0%
% OTHER	0.4%	0.6%	0.7%
ETHNICITY	1 MILE	3 MILES	5 MILES
% HISPANIC	1.2%	1.6%	2.4%

\* Demographic data derived from 2020 ACS - US Census

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## Brady Carroll

**PRINCIPAL, CROWNSTONE INVESTMENT GROUP**

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### BACKGROUND

Crownstone Investment Group strategically executes Commercial Real Estate transactions for their private, corporate and institutional clientele with a focus on Net Leased Assets, Multifamily Properties & Land Development by utilizing national reach and market specialization. Our company is based out of the Northeast and Mid Atlantic Regions, from New York to Washington DC, and partnered with the rapidlygrowing global firm KW Commercial.

The KW Commercial network consists of nearly 1,800 agents, 700 offices in the U.S. and globally and over \$5.6 Billion in closed transactions in 2015.

Our parent company Keller Williams Realty has become the largest Real Estate company in the world. We've exceeded 137,000 agents and last year closed over 843,000 transactions resulting in over \$228 Billion in sales volume.

### WEBSITES

[www.crownstoneadvisors.com](http://www.crownstoneadvisors.com)

[www.kwcommercial.com](http://www.kwcommercial.com)

Licensed in PA, DE, NJ, NY & MD

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