



BAEDERWOOD

SHOPPES ON THE FAIRWAY

JENKINTOWN, PA

TOWNSHIP OF ABINGTON, MONTGOMERY COUNTY, PA



PROPERTY LEASING PLAN



A101	Chico's	2,514 sf
A102	The Postal Factory	1,040 sf
A103	Simply Fruit	1,000 sf
A104	Milan Laser Hair Removal	1,202 sf
A105	Baederwood Cleaners	800 sf
A106	Zushi	814 sf
A107	Massage Envy	3,008 sf
A108	Panera Bread	5,000 sf
A200/202	Quinn & Wilson, Inc.	3,336 sf
A203/204	MVP Family Dental	1,297 sf
A205/210	MVP Family Dental	1,392 sf
A211	Holistic Vision	886 sf
A212	Blackbird Clinical Services	543 sf
A214	Nathan Family Chiropractic	939 sf
A215	Priority Home Care	1,568 sf
A216/217	QC Kinetix	1,981 sf

A218	Shady Grove	3,024 sf
A220	Central Uniforms	1,552 sf
B101	Club Pilates	2,255 sf
B102	Mi lady	1,129 sf
B103	Hair Cuttery	1,280 sf
B104	Snap Custom Pizza	2,293 sf
B105	Planet Fitness	17,419 sf
C101	Le Papillon	3,075 sf
C102	Crumbl Cookies	2,270 sf
C103	Athleta	3,790 sf
C104	Carbon Health	2,500 sf
C105	Lenscrafters	3,825 sf
P102	Whole Foods Market	40,453 sf
P103	Citizens Bank	2,000 sf
P104	Penn Community Bank	2,600 sf
Total Rentable Area		116,785 sf

LOCATION OVERVIEW



DEMOGRAPHICS AT 1, 2 AND 3 MILE RADIUS

1 MILE RADIUS:



Total Population: **9,661**

Households: **3,899**

Daytime Population: **9,149**

Median Age: **42.8**



Average Household Income: **\$159,615**

Median Household Income: **\$133,372**

2 MILE RADIUS:



Total Population: **46,755**

Households: **18,504**

Daytime Population: **34,531**

Median Age: **42.8**



Average Household Income: **\$158,646**

Median Household Income: **\$122,377**

3 MILE RADIUS:



Total Population: **112,732**

Households: **45,138**

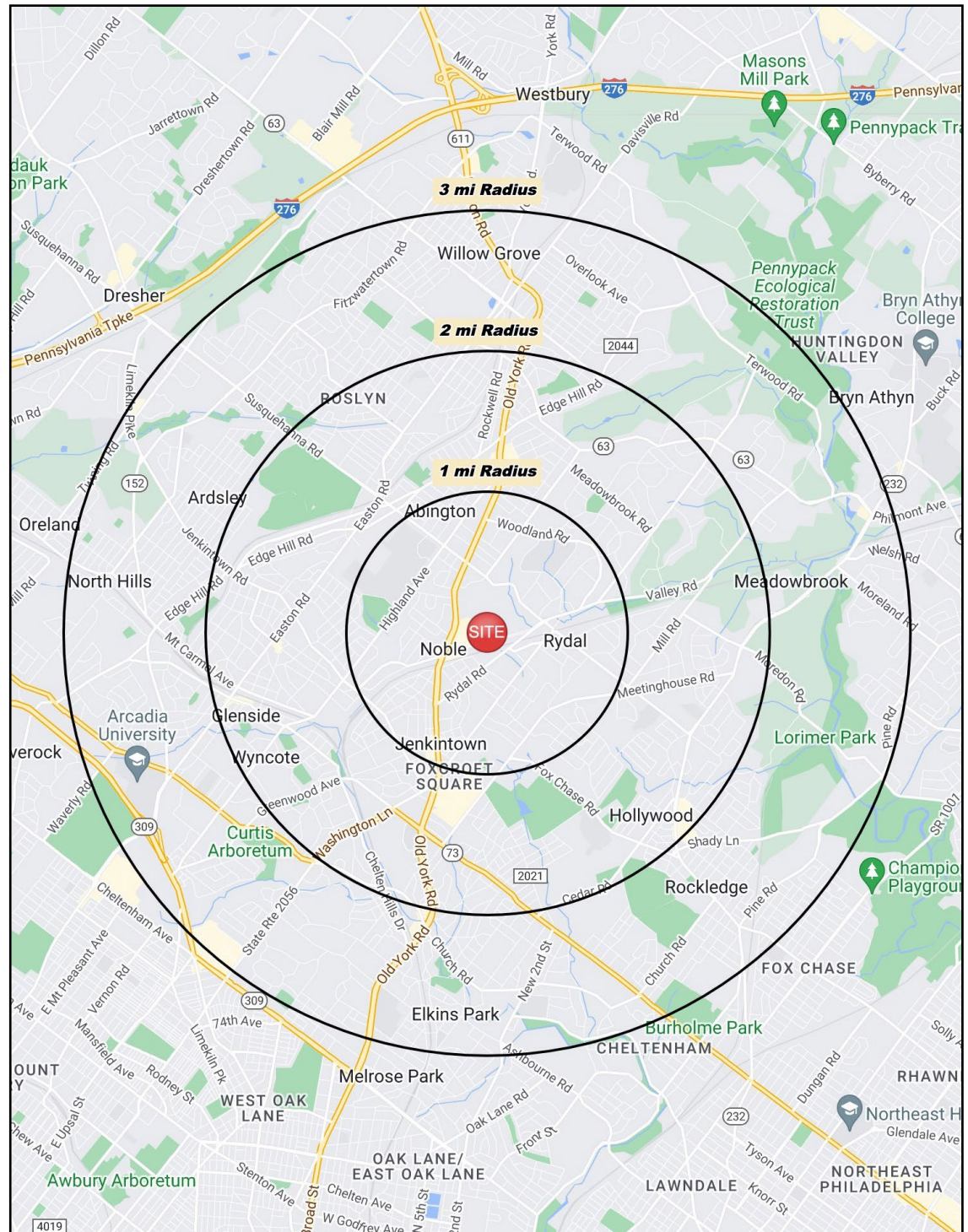
Daytime Population: **73,066**

Median Age: **42.0**

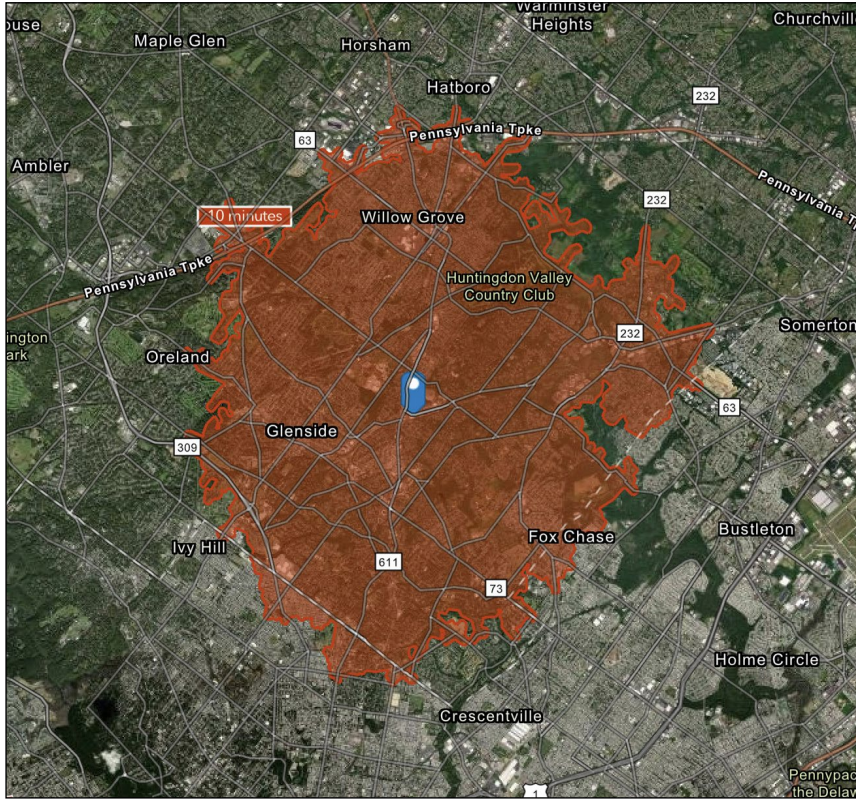


Average Household Income: **\$142,740**

Median Household Income: **\$113,195**



10 MINUTE DRIVE TIME



KEY FACTS

143,207

Population

43.5

Median Age

\$96,690

Median Household Income

149,307

Daytime Population

TAPESTRY SEGMENTS

Pleasantville

13,038 Households

Socioeconomic Traits

66% college educated. Higher labor force participation rate. Many professionals in finance, information/ technology, education, or management.

Household Types

Older married-couple families, more w/o children under 18, but many w/ children over 18. years

Typical Housing

Single Family

City Lights

7,571 Households

Socioeconomic Traits

Residents work hard in professional and service occupations but also seek to enjoy life. They earn above average incomes.

Household Types

Families, both married couples and single parents, as well as singles.

Typical Housing

Multi-units; Single Family

Family Foundations

4,301 Households

Socioeconomic Traits

Family & faith are the cornerstones of life in these communities. More than half have either attended college/ obtained a degree. Over one-third of households currently receive Social Security benefits

Household Types

Residents are a mix of married couples, single parents, grandparents, and children, young and adult.

Typical Housing

Single Family

TOTAL RETAIL SALES

Includes F&B



\$1,579,240,360

EDUCATION

Bachelor's Degree or Higher



52%

OWNER OCCUPIED HOME VALUE

Average



\$398,856

ANNUAL HOUSEHOLD SPENDING

\$4,397

Eating Out

\$2,672

Apparel & Services

\$8,132

Groceries

\$310

Computer & Hardware

\$8,426

Health Care



BAEDERWOOD SHOPPES ON THE FAIRWAY

Baederwood Shoppes on the Fairway is located in Jenkintown, PA, an affluent suburb just outside Philadelphia. The center is walking distance to the Noble SEPTA regional rail station, which offers residents an opportunity to get to Center City Philadelphia in 30 minutes.

This 117,000 SF center is anchored by Whole Foods, and is home to tenants including Planet Fitness, Panera, Citizens Bank, Club Pilates, Cookie Crumbl and Snap Pizza, and a number of longstanding local merchants.

The Center is well-positioned, with 126K residents living within a 3-mile radius, and represents a retail, food & beverage, and fitness destination where the local community can meet all of their needs in one location.



DEMAND DRIVERS



BAEDERWOOD SHOPPES ON THE FAIRWAY PROPERTY PHOTOS







BAEDERWOOD

SHOPPES ON THE FAIRWAY



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