



## Fisher Chiropractic

1311 Ben Franklin Hwy W, Douglassville, PA 19518



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## Fisher Chiropractic

\$1,100,000

Property consists of +/-5000 SF building with 288 ft frontage on Benjamin Franklin Highway West (Route 422) and is on the right of the divided highway as you come off the Route 422 Bypass. Corner property at signalized intersection of Benjamin Franklin Highway (Route 422) & Old Swede Rd (Route 662). High visibility with average daily traffic count in excess of 20,000 cars. Main floor is owner occupied and currently used as chiropractor's office consisting of 13 offices, reception & waiting area & 2 bathrooms Lower level consists of several offices, 2 additional bathrooms & mechanical rooms. Lower level has 2 separate entrance and may be split to accommodate several tenants but is currently vacant. Property is zoned SCC ( Shopping Center Commercial) and permits all uses in the Highway Commercial (HC) district. Zoning uses permitted by right include banks, professional offices, restaurant, retail business establishments such as antique dealer, auto parts, beverages, convenience store, hardware, office equipment, & sporting goods; church, funeral home, personal service shops such as barber shop, beauty shop, dry cleaning, Laundromat, repair shops; nursing home,

For more information visit:

<http://www.crelisting.net/Tce3qBI9Q/?StepID=107>

Price: \$1,100,000

Building Size: 5,000 SF

Price/SF: \$220

Property Type: Office

Property Sub-type: Medical Office

Additional Sub-types:

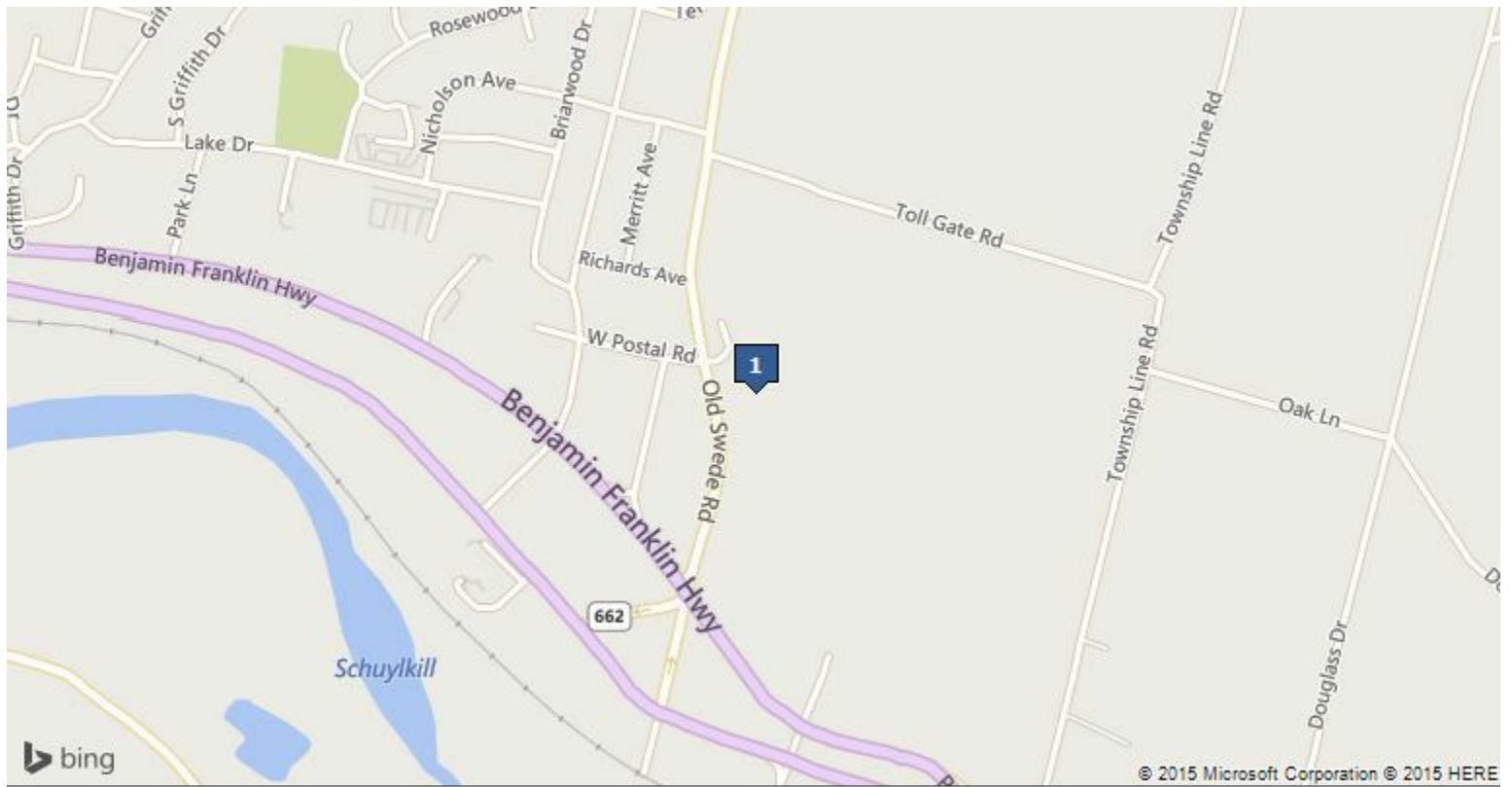
Office Building, Free Standing Bldg, Retail (Other)

Property Use Type: Vacant/Owner-User

Commission Split: 2.5%

Building Class: B

Lot Size: 0.57 AC



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retirement home, convalescent home. Conditional uses include automatic car wash, auto sales, nursery school & day care center. Neighbors include Michaels Diner, National Penn Bank, McDonalds, Wawa, Redners, CVS & Post Office. 20 + parking spaces Signage on Benjamin Franklin Highway. Centrally located between Pottstown & Reading. Chiropractor Business , Furniture Fixtures & Equipment may be purchased separately at additional cost.



# Property Photos



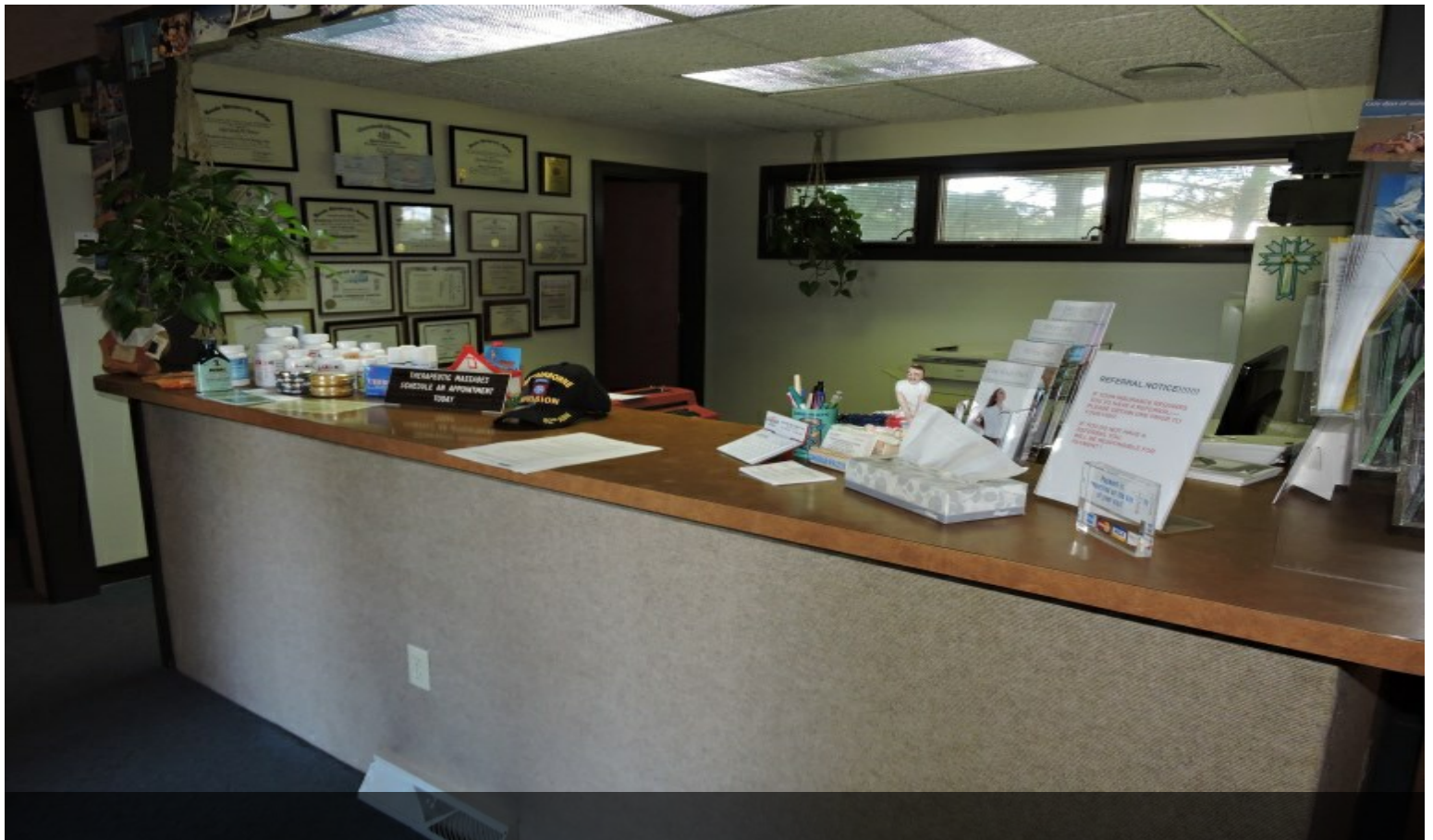
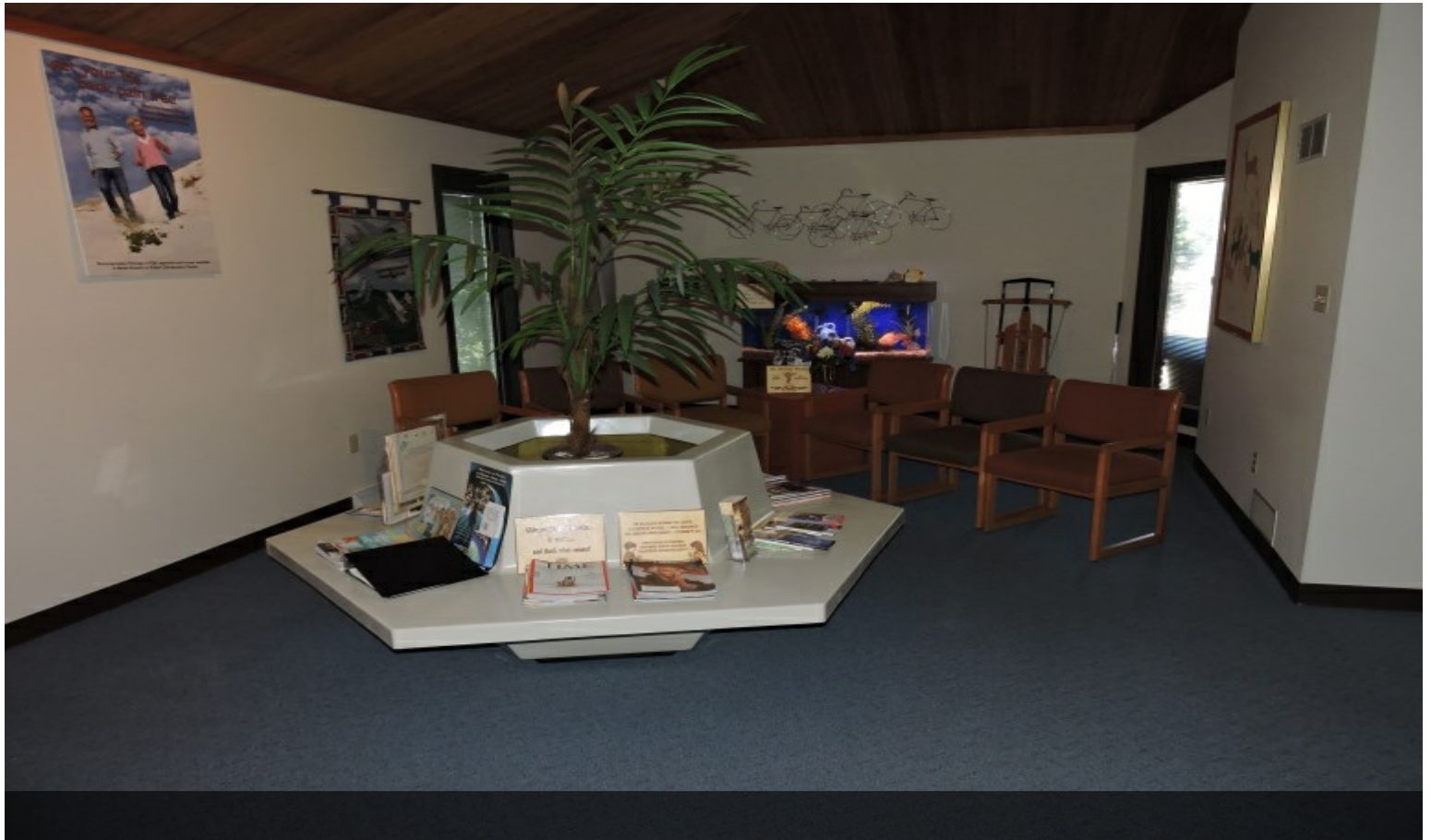


## Property Photos





# Property Photos





## Property Photos



# Demographics

<b>Population</b>	<b>1-mi.</b>	<b>3-mi.</b>	<b>5-mi.</b>
2013 Male Population	2,174	10,303	28,314
2013 Female Population	2,298	10,755	29,201
% 2013 Male Population	48.61%	48.93%	49.23%
% 2013 Female Population	51.39%	51.07%	50.77%
2013 Total Population: Adult	3,367	15,373	43,048
2013 Total Daytime Population	4,633	16,970	49,528
2013 Total Employees	2,210	5,708	19,358
2013 Total Population: Median Age	41	39	39
2013 Total Population: Adult Median Age	50	48	48
2013 Total population: Under 5 years	251	1,418	3,861
2013 Total population: 5 to 9 years	302	1,686	4,084
2013 Total population: 10 to 14 years	332	1,628	4,035
2013 Total population: 15 to 19 years	328	1,457	3,898
2013 Total population: 20 to 24 years	188	937	3,069
2013 Total population: 25 to 29 years	215	989	3,404
2013 Total population: 30 to 34 years	217	1,196	3,617
2013 Total population: 35 to 39 years	319	1,524	3,894
2013 Total population: 40 to 44 years	335	1,709	4,322
2013 Total population: 45 to 49 years	358	1,710	4,775
2013 Total population: 50 to 54 years	295	1,523	4,387
2013 Total population: 55 to 59 years	247	1,270	3,584
2013 Total population: 60 to 64 years	276	1,202	3,183
2013 Total population: 65 to 69 years	210	915	2,327
2013 Total population: 70 to 74 years	154	646	1,725
2013 Total population: 75 to 79 years	123	479	1,327
2013 Total population: 80 to 84 years	131	379	1,048
2013 Total population: 85 years and over	191	390	975
% 2013 Total population: Under 5 years	5.61%	6.73%	6.71%
% 2013 Total population: 5 to 9 years	6.75%	8.01%	7.10%
% 2013 Total population: 10 to 14 years	7.42%	7.73%	7.02%
% 2013 Total population: 15 to 19 years	7.33%	6.92%	6.78%
% 2013 Total population: 20 to 24 years	4.20%	4.45%	5.34%
% 2013 Total population: 25 to 29 years	4.81%	4.70%	5.92%
% 2013 Total population: 30 to 34 years	4.85%	5.68%	6.29%
% 2013 Total population: 35 to 39 years	7.13%	7.24%	6.77%
% 2013 Total population: 40 to 44 years	7.49%	8.12%	7.51%
% 2013 Total population: 45 to 49 years	8.01%	8.12%	8.30%
% 2013 Total population: 50 to 54 years	6.60%	7.23%	7.63%
% 2013 Total population: 55 to 59 years	5.52%	6.03%	6.23%
% 2013 Total population: 60 to 64 years	6.17%	5.71%	5.53%
% 2013 Total population: 65 to 69 years	4.70%	4.35%	4.05%
% 2013 Total population: 70 to 74 years	3.44%	3.07%	3.00%
% 2013 Total population: 75 to 79 years	2.75%	2.27%	2.31%



# Demographics

<b>Population (Cont.)</b>	<b>1-mi.</b>	<b>3-mi.</b>	<b>5-mi.</b>
% 2013 Total population: 80 to 84 years	2.93%	1.80%	1.82%
% 2013 Total population: 85 years and over	4.27%	1.85%	1.70%
2013 White alone	4,125	18,788	49,027
2013 Black or African American alone	157	1,314	5,406
2013 American Indian and Alaska Native alone	n/a	33	128
2013 Asian alone	68	313	665
2013 Native Hawaiian and OPI alone	n/a	4	11
2013 Some Other Race alone	41	164	811
2013 Two or More Races alone	81	442	1,467
2013 Hispanic	128	653	2,508
2013 Not Hispanic	4,344	20,405	55,007
% 2013 White alone	92.24%	89.22%	85.24%
% 2013 Black or African American alone	3.51%	6.24%	9.40%
% 2013 American Indian and Alaska Native alone	0.00%	0.16%	0.22%
% 2013 Asian alone	1.52%	1.49%	1.16%
% 2013 Native Hawaiian and OPI alone	0.00%	0.02%	0.02%
% 2013 Some Other Race alone	0.92%	0.78%	1.41%
% 2013 Two or More Races alone	1.81%	2.10%	2.55%
% 2013 Hispanic	2.86%	3.10%	4.36%
% 2013 Not Hispanic	97.14%	96.90%	95.64%
2000 Not Hispanic: White alone	3,868	15,226	44,466
2000 Not Hispanic: Black or African American alone	95	888	3,920
2000 Not Hispanic: American Indian and Alaska Native alone	2	28	84
2000 Not Hispanic: Asian alone	27	124	305
2000 Not Hispanic: Native Hawaiian and OPI alone	1	1	17
2000 Not Hispanic: Some Other Race alone	n/a	13	71
2000 Not Hispanic: Two or More Races	46	199	702
% 2000 Not Hispanic: White alone	94.71%	91.14%	87.52%
% 2000 Not Hispanic: Black or African American alone	2.33%	5.32%	7.72%
% 2000 Not Hispanic: American Indian and Alaska Native alone	0.05%	0.17%	0.17%
% 2000 Not Hispanic: Asian alone	0.66%	0.74%	0.60%
% 2000 Not Hispanic: Native Hawaiian and OPI alone	0.02%	0.01%	0.03%
% 2000 Not Hispanic: Some Other Race alone	0.00%	0.08%	0.14%
% 2000 Not Hispanic: Two or More Races	1.13%	1.19%	1.38%
<b>Population Change</b>	<b>1-mi.</b>	<b>3-mi.</b>	<b>5-mi.</b>
Total: Employees (NAICS)	n/a	n/a	n/a
Total: Establishments (NAICS)	n/a	n/a	n/a
2013 Total Population	4,472	21,058	57,515
2013 Households	1,664	7,570	21,802

# Demographics

## Population Change (Cont.)

	1-mi.	3-mi.	5-mi.
Population Change 2010-2013	192	447	767
Household Change 2010-2013	53	88	79
% Population Change 2010-2013	4.49%	2.17%	1.35%
% Household Change 2010-2013	3.29%	1.18%	0.36%
Population Change 2000-2013	388	4,352	6,708
Household Change 2000-2013	165	1,284	2,106
% Population Change 2000 to 2013	9.50%	26.05%	13.20%
% Household Change 2000 to 2013	11.01%	20.43%	10.69%

## Housing

	1-mi.	3-mi.	5-mi.
2000 Housing Units	1,533	6,521	20,853
2000 Occupied Housing Units	1,499	6,286	19,697
2000 Owner Occupied Housing Units	1,101	4,810	13,766
2000 Renter Occupied Housing Units	398	1,476	5,931
2000 Vacant Housings Units	34	234	1,157
% 2000 Occupied Housing Units	97.78%	96.40%	94.46%
% 2000 Owner occupied housing units	73.45%	76.52%	69.89%
% 2000 Renter occupied housing units	26.55%	23.48%	30.11%
% 2000 Vacant housing units	2.22%	3.59%	5.55%

## Income

	1-mi.	3-mi.	5-mi.
2013 Household Income: Median	\$70,505	\$69,075	\$58,736
2013 Household Income: Average	\$80,678	\$81,270	\$71,539
2013 Per Capita Income	\$30,020	\$29,219	\$27,305
2013 Household income: Less than \$10,000	88	341	1,130
2013 Household income: \$10,000 to \$14,999	32	205	883
2013 Household income: \$15,000 to \$19,999	15	301	956
2013 Household income: \$20,000 to \$24,999	89	255	1,250
2013 Household income: \$25,000 to \$29,999	93	308	1,022
2013 Household income: \$30,000 to \$34,999	94	258	1,123
2013 Household income: \$35,000 to \$39,999	70	361	1,066
2013 Household income: \$40,000 to \$44,999	124	436	1,083
2013 Household income: \$45,000 to \$49,999	43	230	790
2013 Household income: \$50,000 to \$59,999	4	491	1,829
2013 Household income: \$60,000 to \$74,999	257	990	2,443
2013 Household income: \$75,000 to \$99,999	179	911	2,878
2013 Household income: \$100,000 to \$124,999	232	919	2,282
2013 Household income: \$125,000 to \$149,999	159	657	1,232
2013 Household income: \$150,000 to \$199,999	158	719	1,229
2013 Household income: \$200,000 or more	27	188	606
% 2013 Household income: Less than \$10,000	5.29%	4.50%	5.18%
% 2013 Household income: \$10,000 to \$14,999	1.92%	2.71%	4.05%



# Demographics

<b>Income (Cont.)</b>	<b>1-mi.</b>	<b>3-mi.</b>	<b>5-mi.</b>
% 2013 Household income: \$15,000 to \$19,999	0.90%	3.98%	4.38%
% 2013 Household income: \$20,000 to \$24,999	5.35%	3.37%	5.73%
% 2013 Household income: \$25,000 to \$29,999	5.59%	4.07%	4.69%
% 2013 Household income: \$30,000 to \$34,999	5.65%	3.41%	5.15%
% 2013 Household income: \$35,000 to \$39,999	4.21%	4.77%	4.89%
% 2013 Household income: \$40,000 to \$44,999	7.45%	5.76%	4.97%
% 2013 Household income: \$45,000 to \$49,999	2.58%	3.04%	3.62%
% 2013 Household income: \$50,000 to \$59,999	0.24%	6.49%	8.39%
% 2013 Household income: \$60,000 to \$74,999	15.44%	13.08%	11.21%
% 2013 Household income: \$75,000 to \$99,999	10.76%	12.03%	13.20%
% 2013 Household income: \$100,000 to \$124,999	13.94%	12.14%	10.47%
% 2013 Household income: \$125,000 to \$149,999	9.56%	8.68%	5.65%
% 2013 Household income: \$150,000 to \$199,999	9.50%	9.50%	5.64%
% 2013 Household income: \$200,000 or more	1.62%	2.48%	2.78%

<b>Retail Sales Volume</b>	<b>1-mi.</b>	<b>3-mi.</b>	<b>5-mi.</b>
2013 Childrens/Infants clothing stores	\$478,586	\$2,339,939	\$6,455,610
2013 Jewelry stores	\$171,506	\$1,145,951	\$3,295,830
2013 Mens clothing stores	\$325,297	\$1,875,915	\$6,193,147
2013 Shoe stores	\$563,607	\$2,413,905	\$6,632,943
2013 Womens clothing stores	\$607,523	\$4,040,185	\$11,414,011
2013 Automobile dealers	\$8,253,691	\$30,980,940	\$81,693,499
2013 Automotive parts and accessories stores	\$1,469,385	\$6,079,179	\$17,700,610
2013 Other motor vehicle dealers	\$157,512	\$820,491	\$3,091,187
2013 Tire dealers	\$642,507	\$2,748,937	\$8,161,252
2013 Hardware stores	\$17,871	\$44,399	\$122,847
2013 Home centers	\$152,463	\$490,248	\$1,325,978
2013 Nursery and garden centers	\$163,327	\$672,662	\$1,850,321
2013 Outdoor power equipment stores	\$273,230	\$695,912	\$2,000,288
2013 Paint andwallpaper stores	\$12,208	\$46,067	\$137,458
2013 Appliance, television, and other electronics stores	\$818,627	\$4,036,224	\$11,720,755
2013 Camera andphotographic supplies stores	\$92,540	\$412,367	\$1,116,033
2013 Computer andsoftware stores	\$2,129,375	\$9,964,022	\$27,965,703
2013 Beer, wine, and liquor stores	\$253,609	\$1,674,355	\$4,877,291
2013 Convenience stores	\$1,611,349	\$8,322,550	\$22,950,173
2013 Restaurant Expenditures	\$1,490,809	\$8,319,767	\$23,094,233
2013 Supermarkets and other grocery (except convenience) stores	\$5,669,525	\$29,179,328	\$81,670,303
2013 Furniture stores	\$558,584	\$2,771,316	\$8,745,276
2013 Home furnishings stores	\$1,381,110	\$6,648,408	\$19,129,780
2013 General merchandise stores	\$7,462,631	\$38,128,504	\$108,480,395
2013 Gasoline stations with convenience stores	\$5,185,688	\$24,990,421	\$70,252,954
2013 Other gasoline stations	\$3,818,421	\$17,587,445	\$49,977,053
2013 Department stores (excl leased depts)	\$7,291,125	\$36,982,553	\$105,184,565
2013 General merchandise stores	\$7,462,631	\$38,128,504	\$108,480,395
2013 Other health and personal care stores	\$550,861	\$2,718,685	\$7,434,528

# Demographics

## Retail Sales Volume (Cont.)

	1-mi.	3-mi.	5-mi.
2013 Pharmacies and drug stores	\$1,802,195	\$8,869,895	\$23,526,726
2013 Pet and pet supplies stores	\$513,641	\$2,400,172	\$6,367,876
2013 Book, periodical, and music stores	\$132,479	\$616,836	\$1,824,590
2013 Hobby, toy, and game stores	\$93,162	\$666,917	\$2,095,797
2013 Musical instrument and supplies stores	\$28,039	\$245,543	\$640,870
2013 Sewing, needlework, and piece goods stores	\$36,770	\$244,240	\$807,207
2013 Sporting goods stores	\$111,635	\$620,737	\$2,046,673