

ARDMORE

COUNTY: Montgomery

GRADE: Predominantly still desirable to best.

LOCATION: West of Wynnewood on Main Line of Pennsylvania Railroad, both sides of Lancaster Pike (Lincoln Highway).

DESCRIPTION: Fairly old high grade residential section which is well built up. This section has a mixture of inhabitants due in part to the concentration of shops and branches of Philadelphia stores. The main plant of "Autocar" manufacturing is located here.

INHABITANTS: Very high grade Americans. Executives - Professional men. Some laborers, foreigners, and negroes.

FAVORABLE FEATURES: First large business section out of Philadelphia. One of the important high grade suburban developments - continues as such.

DETRIMENTAL FEATURES: Small concentration of negroes and foreigners.

PERCENT OF LAND VACANT: Very little.

NEW CONSTRUCTION: Very little.

PREDOMINANT TYPE OF STRUCTURE: One-family detached units.

PREDOMINANT AGE OF STRUCTURE: Eight to forty years.

PREDOMINANT TYPE OF CONSTRUCTION: Frame, stone, and stucco.

CONDITION OF STRUCTURES: Good.

| | <u>VALUES</u> | | <u>RENTALS</u> |
|------------------|---------------------------|-------------------|---------------------------|
| HIGH: | (100%) \$4,500 - \$40,000 | HIGH: | (100%) \$40.00 - \$250.00 |
| LOW: | (60%) 2,700 - 25,000 | LOW: | (50%) 20.00 - 125.00 |
| PRESENT: | (70%) 3,000 - 30,000 | PRESENT: | (65%) 25.00 - 140.00 |
| OWNER OCCUPANCY: | 70% | RENTAL OCCUPANCY: | 100% |
| PRESENT DEMAND: | 5,500 - 10,000 | PRESENT DEMAND: | 35.00 - 65.00 |
| SALES: | Fair. | | |