

AVAILABLE FOR LEASE

24 Hagerty Boulevard – Unit 7
West Chester, PA 19382



PARADIGM
COMMERCIAL ADVISORS

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www.paradigmcainc.com

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24 Hagerty Boulevard
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- +/- 3,000 SQ FT OF FLEX SPACE AVAILABLE
- 16' CLEAR CEILING HEIGHT
- 1 DRIVE-IN DOOR [14']
- GAS HEAT
- 3-PHASE POWER!
- ON-SITE PARKING
- ZONED LIGHT INDUSTRIAL [I-2]
- CLOSE PROXIMITY TO US-202, US-322, AND PA-3!



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The information above is from sources believed reliable, but no warranty is made as to its accuracy. Buyer/Lessee shall confirm all information.

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Demographic Summary Report

Birch Run

24 Hagerty Blvd, West Chester, PA 19382



Radius	1 Mile	3 Mile	5 Mile
Population			
2029 Projection	7,362	62,619	111,169
2024 Estimate	6,959	59,683	106,702
2020 Census	6,230	56,140	102,749
Growth 2024 - 2029	5.79%	4.92%	4.19%
Growth 2020 - 2024	11.70%	6.31%	3.85%
2024 Population by Hispanic Origin	419	4,208	5,571
2024 Population	6,959	59,683	106,702
White	5,791 83.22%	47,989 80.41%	88,844 83.26%
Black	374 5.37%	3,660 6.13%	4,740 4.44%
Am. Indian & Alaskan	5 0.07%	61 0.10%	78 0.07%
Asian	209 3.00%	2,560 4.29%	4,987 4.67%
Hawaiian & Pacific Island	0 0.00%	71 0.12%	100 0.09%
Other	579 8.32%	5,341 8.95%	7,954 7.45%
U.S. Armed Forces	0	5	28
Households			
2029 Projection	2,819	25,144	43,361
2024 Estimate	2,650	23,909	41,505
2020 Census	2,318	22,395	39,803
Growth 2024 - 2029	6.38%	5.17%	4.47%
Growth 2020 - 2024	14.32%	6.76%	4.28%
Owner Occupied	1,529 57.70%	14,061 58.81%	29,041 69.97%
Renter Occupied	1,121 42.30%	9,848 41.19%	12,464 30.03%
2024 Households by HH Income	2,650	23,908	41,506
Income: <\$25,000	602 22.72%	3,349 14.01%	4,490 10.82%
Income: \$25,000 - \$50,000	268 10.11%	2,868 12.00%	4,050 9.76%
Income: \$50,000 - \$75,000	405 15.28%	3,314 13.86%	4,806 11.58%
Income: \$75,000 - \$100,000	284 10.72%	3,038 12.71%	4,718 11.37%
Income: \$100,000 - \$125,000	137 5.17%	2,649 11.08%	4,813 11.60%
Income: \$125,000 - \$150,000	205 7.74%	1,813 7.58%	3,446 8.30%
Income: \$150,000 - \$200,000	250 9.43%	2,441 10.21%	4,919 11.85%
Income: \$200,000+	499 18.83%	4,436 18.55%	10,264 24.73%
2024 Avg Household Income	\$116,568	\$124,511	\$144,318
2024 Med Household Income	\$79,401	\$94,938	\$113,967