

AVAILABLE **FOR LEASE**

24 Hagerty Boulevard – Unit 7
West Chester, PA 19382



PARADIGM
COMMERCIAL ADVISORS

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AVAILABLE FOR LEASE

24 Hagerty Boulevard
West Chester, PA 19382

- +/- 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.

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	