

AVAILABLE FOR LEASE

171 W Lancaster Avenue
Paoli, PA 19301



PARADIGM
COMMERCIAL ADVISORS

Justin Flowers
(610) 500-4862
jflowers@paradigmcainc.com

www.paradigmcainc.com

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171 W Lancaster Avenue
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- PROFESSIONAL OFFICE SUITES
AVAILABLE: 750 SF-1,200 SF
- PRIVATE OFFICES, CONFERENCE
ROOMS
- SIGNAGE AVAILABLE ON
LANCASTER AVENUE! – OVER
21,000 VPD!
- AMPLE ON-SITE PARKING!
- SECURE! – FOB ACCESS
- ABUNDANT NATURAL LIGHT
- CLOSE TO PAOLI TRAIN STATION
– $\frac{1}{2}$ MILE



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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

171 W Lancaster Ave, Paoli, PA 19301



Radius	1 Mile	3 Mile	5 Mile
Population			
2029 Projection	8,282	39,926	94,893
2024 Estimate	7,898	38,113	90,789
2020 Census	7,461	36,159	86,035
Growth 2024 - 2029	4.86%	4.76%	4.52%
Growth 2020 - 2024	5.86%	5.40%	5.53%
2024 Population by Hispanic Origin	267	1,250	3,285
2024 Population	7,898	38,113	90,789
White	5,918 74.93%	28,908 75.85%	69,659 76.73%
Black	341 4.32%	974 2.56%	2,135 2.35%
Am. Indian & Alaskan	0 0.00%	11 0.03%	30 0.03%
Asian	1,109 14.04%	5,739 15.06%	13,180 14.52%
Hawaiian & Pacific Island	0 0.00%	4 0.01%	23 0.03%
Other	530 6.71%	2,477 6.50%	5,761 6.35%
U.S. Armed Forces	3	46	65
Households			
2029 Projection	3,410	15,734	36,275
2024 Estimate	3,246	14,996	34,658
2020 Census	3,063	14,233	32,839
Growth 2024 - 2029	5.05%	4.92%	4.67%
Growth 2020 - 2024	5.97%	5.36%	5.54%
Owner Occupied	2,289 70.52%	11,064 73.78%	25,861 74.62%
Renter Occupied	957 29.48%	3,932 26.22%	8,797 25.38%
2024 Households by HH Income	3,245	14,996	34,657
Income: <\$25,000	289 8.91%	1,275 8.50%	2,767 7.98%
Income: \$25,000 - \$50,000	411 12.67%	1,149 7.66%	2,701 7.79%
Income: \$50,000 - \$75,000	480 14.79%	1,572 10.48%	3,454 9.97%
Income: \$75,000 - \$100,000	360 11.09%	1,402 9.35%	3,166 9.14%
Income: \$100,000 - \$125,000	422 13.00%	1,522 10.15%	3,829 11.05%
Income: \$125,000 - \$150,000	162 4.99%	1,103 7.36%	2,762 7.97%
Income: \$150,000 - \$200,000	389 11.99%	2,060 13.74%	4,341 12.53%
Income: \$200,000+	732 22.56%	4,913 32.76%	11,637 33.58%
2024 Avg Household Income	\$137,697	\$166,007	\$167,679
2024 Med Household Income	\$104,887	\$138,100	\$137,776