

AVAILABLE **FOR LEASE**

171 W Lancaster Avenue
Paoli, PA 19301



PARADIGM
COMMERCIAL ADVISORS

Justin Flowers
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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 – ½ 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.

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	