

# AVAILABLE FOR LEASE

1861 Lower State Road  
Doylestown, PA 18901



**PARADIGM**  
COMMERCIAL ADVISORS

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# AVAILABLE FOR LEASE

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- UP TO 3 ACRES OF YARD SPACE FOR LEASE!
- TWO GARAGE BAYS – FULLY CONDITIONED!
- TWO OFFICES – NEWLY RENOVATED
- FLEXIBLE LEASING ARRANGEMENTS – LAND AVAILABLE IN  $\frac{1}{4}$  ACRE INCREMENTS!
- GARAGE BAYS/OFFICE MAY BE LEASED SEPARATELY!
- LEVEL AND GRAVELED YARD!
- SECURE LOT! – GATED ENTRANCE
- CLOSE PROXIMITY TO US ROUTE 202 AND PA ROUTE 611!



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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

1861 Lower State Rd, Doylestown, PA 18901



Radius	1 Mile	3 Mile	5 Mile
<b>Population</b>			
2029 Projection	2,283	44,887	117,528
2024 Estimate	2,281	44,720	117,214
2020 Census	2,230	43,107	115,253
Growth 2024 - 2029	0.09%	0.37%	0.27%
Growth 2020 - 2024	2.29%	3.74%	1.70%
<b>2024 Population by Hispanic Origin</b>	81	1,720	5,395
<b>2024 Population</b>	2,281	44,720	117,214
White	2,030 89.00%	38,544 86.19%	96,763 82.55%
Black	59 2.59%	800 1.79%	2,530 2.16%
Am. Indian & Alaskan	1 0.04%	38 0.08%	132 0.11%
Asian	52 2.28%	2,295 5.13%	8,809 7.52%
Hawaiian & Pacific Island	0 0.00%	0 0.00%	0 0.00%
Other	140 6.14%	3,042 6.80%	8,980 7.66%
U.S. Armed Forces	0	10	86
<b>Households</b>			
2029 Projection	697	16,808	43,166
2024 Estimate	696	16,705	43,019
2020 Census	679	15,885	42,129
Growth 2024 - 2029	0.14%	0.62%	0.34%
Growth 2020 - 2024	2.50%	5.16%	2.11%
Owner Occupied	662 95.11%	12,652 75.74%	34,850 81.01%
Renter Occupied	34 4.89%	4,053 24.26%	8,169 18.99%
<b>2024 Households by HH Income</b>	695	16,705	43,018
Income: <\$25,000	63 9.06%	1,690 10.12%	3,753 8.72%
Income: \$25,000 - \$50,000	48 6.91%	1,891 11.32%	4,379 10.18%
Income: \$50,000 - \$75,000	38 5.47%	1,620 9.70%	4,631 10.77%
Income: \$75,000 - \$100,000	27 3.88%	1,696 10.15%	4,235 9.84%
Income: \$100,000 - \$125,000	67 9.64%	1,622 9.71%	4,454 10.35%
Income: \$125,000 - \$150,000	82 11.80%	1,542 9.23%	3,768 8.76%
Income: \$150,000 - \$200,000	86 12.37%	2,456 14.70%	6,505 15.12%
Income: \$200,000+	284 40.86%	4,188 25.07%	11,293 26.25%
<b>2024 Avg Household Income</b>	\$185,776	\$147,561	\$151,893
<b>2024 Med Household Income</b>	\$163,081	\$122,433	\$125,378