

AVAILABLE FOR LEASE

1861 Lower State Road
Doylestown, PA 18901



PARADIGM
COMMERCIAL ADVISORS

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www.paradigmcainc.com

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 ¼ 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.

Demographic Summary Report

1861 Lower State Rd, Doylestown, PA 18901



Radius	1 Mile		3 Mile		5 Mile	
Population						
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%	
2024 Population by Hispanic Origin	81		1,720		5,395	
2024 Population	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	
Households						
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%
2024 Households by HH Income	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%
2024 Avg Household Income	\$185,776		\$147,561		\$151,893	
2024 Med Household Income	\$163,081		\$122,433		\$125,378	