

# AVAILABLE FOR LEASE

3415 West Chester Pike  
Newtown Square, PA 19073



**PARADIGM**  
COMMERCIAL ADVISORS

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- +/- 600 SF 2<sup>ND</sup> FLOOR OFFICE SUITE FOR LEASE!
- ELEVATOR SERVED!
- SIGNAGE AVAILABLE ON WEST CHESTER PIKE! – SUBJECT TO OVER 30,000 VPD
- AMPLE ON-SITE PARKING!
- ABUNDANT NATURAL LIGHT
- CLOSE PROXIMITY TO I-476, US-202, US-1, AND PA-252!



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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

### The Jackson Building

3415 West Chester Pike, Newtown Square, PA 19073



Radius	1 Mile		3 Mile		5 Mile	
Population						
2029 Projection	12,080		47,646		179,826	
2024 Estimate	11,915		47,787		179,905	
2020 Census	10,637		46,952		178,136	
Growth 2024 - 2029	1.38%		-0.30%		-0.04%	
Growth 2020 - 2024	12.01%		1.78%		0.99%	
2024 Population by Hispanic Origin	239		1,164		5,694	
2024 Population	11,915		47,787		179,905	
White	10,370	87.03%	40,483	84.72%	146,318	81.33%
Black	193	1.62%	857	1.79%	7,174	3.99%
Am. Indian & Alaskan	5	0.04%	22	0.05%	66	0.04%
Asian	779	6.54%	3,975	8.32%	15,023	8.35%
Hawaiian & Pacific Island	0	0.00%	0	0.00%	9	0.01%
Other	569	4.78%	2,451	5.13%	11,314	6.29%
U.S. Armed Forces	0		5		45	
Households						
2029 Projection	5,210		18,282		65,876	
2024 Estimate	5,108		18,297		65,903	
2020 Census	4,407		17,795		65,371	
Growth 2024 - 2029	2.00%		-0.08%		-0.04%	
Growth 2020 - 2024	15.91%		2.82%		0.81%	
Owner Occupied	3,439	67.33%	14,441	78.93%	48,028	72.88%
Renter Occupied	1,669	32.67%	3,857	21.08%	17,875	27.12%
2024 Households by HH Income	5,106		18,297		65,904	
Income: <\$25,000	641	12.55%	1,622	8.86%	5,368	8.15%
Income: \$25,000 - \$50,000	652	12.77%	1,771	9.68%	7,926	12.03%
Income: \$50,000 - \$75,000	864	16.92%	2,248	12.29%	8,281	12.57%
Income: \$75,000 - \$100,000	505	9.89%	1,705	9.32%	6,850	10.39%
Income: \$100,000 - \$125,000	239	4.68%	1,303	7.12%	6,107	9.27%
Income: \$125,000 - \$150,000	562	11.01%	1,821	9.95%	6,056	9.19%
Income: \$150,000 - \$200,000	405	7.93%	1,971	10.77%	7,092	10.76%
Income: \$200,000+	1,238	24.25%	5,856	32.01%	18,224	27.65%
2024 Avg Household Income	\$135,304		\$160,520		\$150,116	
2024 Med Household Income	\$94,603		\$131,857		\$118,531	