

AVAILABLE FOR LEASE

3415 West Chester Pike
Newtown Square, PA 19073



PARADIGM
COMMERCIAL ADVISORS

Justin Flowers
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www.paradigmcainc.com

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3415 West Chester Pike
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- +/- 600 SF 2ND 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.

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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