# AVAILABLE FOR LEASE

740 PA Route 113
Souderton, PA 18964




PARADIGM
COMMERCIAL ADVISORS

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www.paradigmcainc.com

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Souderton, PA 18964



- AVAILABLE FOR LEASE ON PA ROUTE 113!
- ~1,400 SF OF RETAIL SPACE
- AMPLE NATURAL LIGHT!
- ABUNDANT ON-SITE PARKING!
- TERRIFIC VISIBILITY: SUBJECT TO ~15,000 VEHICLES PER DAY!
- 3 MILE AVERAGE HH INCOME: > $125,000
- NEIGHBORING TENANTS INCLUDE HOME DEPOT, GIANT FOOD STORES, WAWA, WENDY'S, AND MORE!

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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 Detail Report

**740 Route 113, Souderton, PA 18964**



| Radius | 1 Mile | | 3 Mile | | 5 Mile | |
|---|---|---|---|---|---|---|
| **Population** | | | | | | |
| 2030 Projection | 8,209 | | 51,826 | | 112,894 | |
| 2025 Estimate | 8,036 | | 50,174 | | 110,260 | |
| 2020 Census | 7,630 | | 45,204 | | 103,645 | |
| | | | | | | |
| Growth 2025 - 2030 | 2.15% | | 3.29% | | 2.39% | |
| Growth 2020 - 2025 | 5.32% | | 10.99% | | 6.38% | |
| | | | | | | |
| **2025 Population by Age** | **8,036** | | **50,174** | | **110,260** | |
| Age 0 - 4 | 450 | 5.60% | 2,654 | 5.29% | 5,693 | 5.16% |
| Age 5 - 9 | 463 | 5.76% | 2,727 | 5.44% | 5,873 | 5.33% |
| Age 10 - 14 | 475 | 5.91% | 2,939 | 5.86% | 6,355 | 5.76% |
| Age 15 - 19 | 469 | 5.84% | 3,085 | 6.15% | 6,699 | 6.08% |
| Age 20 - 24 | 429 | 5.34% | 2,894 | 5.77% | 6,323 | 5.73% |
| Age 25 - 29 | 437 | 5.44% | 2,800 | 5.58% | 6,061 | 5.50% |
| Age 30 - 34 | 503 | 6.26% | 2,991 | 5.96% | 6,379 | 5.79% |
| Age 35 - 39 | 541 | 6.73% | 3,221 | 6.42% | 6,919 | 6.28% |
| Age 40 - 44 | 546 | 6.79% | 3,323 | 6.62% | 7,223 | 6.55% |
| Age 45 - 49 | 499 | 6.21% | 3,131 | 6.24% | 6,869 | 6.23% |
| Age 50 - 54 | 475 | 5.91% | 3,089 | 6.16% | 6,845 | 6.21% |
| Age 55 - 59 | 473 | 5.89% | 3,208 | 6.39% | 7,214 | 6.54% |
| Age 60 - 64 | 496 | 6.17% | 3,382 | 6.74% | 7,645 | 6.93% |
| Age 65 - 69 | 490 | 6.10% | 3,162 | 6.30% | 7,209 | 6.54% |
| Age 70 - 74 | 424 | 5.28% | 2,574 | 5.13% | 5,913 | 5.36% |
| Age 75 - 79 | 342 | 4.26% | 1,987 | 3.96% | 4,524 | 4.10% |
| Age 80 - 84 | 253 | 3.15% | 1,425 | 2.84% | 3,168 | 2.87% |
| Age 85+ | 273 | 3.40% | 1,580 | 3.15% | 3,348 | 3.04% |
| | | | | | | |
| Age 65+ | 1,782 | 22.18% | 10,728 | 21.38% | 24,162 | 21.91% |
| | | | | | | |
| **Median Age** | **42.30** | | **42.70** | | **43.30** | |
| **Average Age** | **42.10** | | **42.10** | | **42.50** | |

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## Demographic Detail Report

**742 Route 113, Souderton, PA 18964**

| Radius | 1 Mile | | 3 Mile | | 5 Mile | |
|---|---|---|---|---|---|---|
| **2025 Population By Race** | **8,036** | | **50,174** | | **110,260** | |
| White | 6,099 | 75.90% | 37,933 | 75.60% | 85,621 | 77.65% |
| Black | 299 | 3.72% | 1,838 | 3.66% | 3,912 | 3.55% |
| Am. Indian & Alaskan | 18 | 0.22% | 118 | 0.24% | 232 | 0.21% |
| Asian | 407 | 5.06% | 4,689 | 9.35% | 10,036 | 9.10% |
| Hawaiian & Pacific Island | 2 | 0.02% | 10 | 0.02% | 28 | 0.03% |
| Other | 1,210 | 15.06% | 5,587 | 11.14% | 10,430 | 9.46% |
| **Population by Hispanic Origin** | **8,036** | | **50,174** | | **110,260** | |
| Non-Hispanic Origin | 7,068 | 87.95% | 45,874 | 91.43% | 103,046 | 93.46% |
| Hispanic Origin | 968 | 12.05% | 4,300 | 8.57% | 7,214 | 6.54% |
| **2025 Median Age, Male** | **41.10** | | **41.60** | | **42.20** | |
| **2025 Average Age, Male** | **40.80** | | **41.10** | | **41.50** | |
| **2025 Median Age, Female** | **43.50** | | **43.70** | | **44.40** | |
| **2025 Average Age, Female** | **43.30** | | **43.10** | | **43.50** | |
| **2025 Population by Occupation Classification** | **6,555** | | **41,237** | | **91,003** | |
| Civilian Employed | 4,380 | 66.82% | 28,278 | 68.57% | 61,131 | 67.17% |
| Civilian Unemployed | 80 | 1.22% | 664 | 1.61% | 1,565 | 1.72% |
| Civilian Non-Labor Force | 2,084 | 31.79% | 12,271 | 29.76% | 28,261 | 31.06% |
| Armed Forces | 11 | 0.17% | 24 | 0.06% | 46 | 0.05% |
| **Households by Marital Status** | | | | | | |
| Married | 1,567 | | 10,300 | | 23,491 | |
| Married No Children | 1,006 | | 6,416 | | 14,631 | |
| Married w/Children | 561 | | 3,884 | | 8,860 | |
| **2025 Population by Education** | **6,026** | | **37,797** | | **83,064** | |
| Some High School, No Diploma | 410 | 6.80% | 2,997 | 7.93% | 5,938 | 7.15% |
| High School Grad (Incl Equivalency) | 2,183 | 36.23% | 10,803 | 28.58% | 22,595 | 27.20% |
| Some College, No Degree | 1,313 | 21.79% | 8,190 | 21.67% | 18,121 | 21.82% |
| Associate Degree | 276 | 4.58% | 1,921 | 5.08% | 3,747 | 4.51% |
| Bachelor Degree | 1,197 | 19.86% | 9,245 | 24.46% | 20,952 | 25.22% |
| Advanced Degree | 647 | 10.74% | 4,641 | 12.28% | 11,711 | 14.10% |

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## Demographic Detail Report

**742 Route 113, Souderton, PA 18964**

| Radius | 1 Mile | | 3 Mile | | 5 Mile | |
|---|---|---|---|---|---|---|
| **2025 Population by Occupation** | **8,280** | | **52,931** | | **115,281** | |
| Real Estate & Finance | 341 | 4.12% | 2,050 | 3.87% | 4,683 | 4.06% |
| Professional & Management | 2,338 | 28.24% | 15,118 | 28.56% | 35,206 | 30.54% |
| Public Administration | 113 | 1.36% | 863 | 1.63% | 1,742 | 1.51% |
| Education & Health | 966 | 11.67% | 5,785 | 10.93% | 13,748 | 11.93% |
| Services | 793 | 9.58% | 4,005 | 7.57% | 7,603 | 6.60% |
| Information | 103 | 1.24% | 612 | 1.16% | 1,169 | 1.01% |
| Sales | 927 | 11.20% | 6,488 | 12.26% | 13,132 | 11.39% |
| Transportation | 21 | 0.25% | 519 | 0.98% | 1,114 | 0.97% |
| Retail | 409 | 4.94% | 2,623 | 4.96% | 6,184 | 5.36% |
| Wholesale | 126 | 1.52% | 856 | 1.62% | 1,952 | 1.69% |
| Manufacturing | 747 | 9.02% | 5,353 | 10.11% | 10,672 | 9.26% |
| Production | 463 | 5.59% | 3,726 | 7.04% | 7,840 | 6.80% |
| Construction | 456 | 5.51% | 2,500 | 4.72% | 4,974 | 4.31% |
| Utilities | 137 | 1.65% | 769 | 1.45% | 1,862 | 1.62% |
| Agriculture & Mining | 13 | 0.16% | 102 | 0.19% | 237 | 0.21% |
| Farming, Fishing, Forestry | 0 | 0.00% | 18 | 0.03% | 72 | 0.06% |
| Other Services | 327 | 3.95% | 1,544 | 2.92% | 3,091 | 2.68% |
| **2025 Worker Travel Time to Job** | **3,912** | | **24,798** | | **53,722** | |
| <30 Minutes | 2,716 | 69.43% | 14,930 | 60.21% | 31,462 | 58.56% |
| 30-60 Minutes | 955 | 24.41% | 7,617 | 30.72% | 16,603 | 30.91% |
| 60+ Minutes | 241 | 6.16% | 2,251 | 9.08% | 5,657 | 10.53% |
| **2020 Households by HH Size** | **3,163** | | **17,525** | | **39,698** | |
| 1-Person Households | 968 | 30.60% | 4,678 | 26.69% | 9,837 | 24.78% |
| 2-Person Households | 1,028 | 32.50% | 5,746 | 32.79% | 13,363 | 33.66% |
| 3-Person Households | 452 | 14.29% | 2,698 | 15.40% | 6,365 | 16.03% |
| 4-Person Households | 402 | 12.71% | 2,582 | 14.73% | 5,982 | 15.07% |
| 5-Person Households | 196 | 6.20% | 1,185 | 6.76% | 2,712 | 6.83% |
| 6-Person Households | 77 | 2.43% | 402 | 2.29% | 951 | 2.40% |
| 7 or more Person Households | 40 | 1.26% | 234 | 1.34% | 488 | 1.23% |
| **2025 Average Household Size** | **2.40** | | **2.50** | | **2.60** | |
| **Households** | | | | | | |
| 2030 Projection | 3,395 | | 19,663 | | 42,755 | |
| 2025 Estimate | 3,324 | | 19,098 | | 41,821 | |
| 2020 Census | 3,163 | | 17,524 | | 39,698 | |
| Growth 2025 - 2030 | 2.14% | | 2.96% | | 2.23% | |
| Growth 2020 - 2025 | 5.09% | | 8.98% | | 5.35% | |

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## Demographic Detail Report

**742 Route 113, Souderton, PA 18964**

| Radius | 1 Mile | | 3 Mile | | 5 Mile | |
|---|---|---|---|---|---|---|
| **2025 Households by HH Income** | **3,323** | | **19,097** | | **41,820** | |
| <$25,000 | 395 | 11.89% | 1,757 | 9.20% | 3,615 | 8.64% |
| $25,000 - $50,000 | 523 | 15.74% | 2,544 | 13.32% | 5,236 | 12.52% |
| $50,000 - $75,000 | 531 | 15.98% | 2,907 | 15.22% | 6,006 | 14.36% |
| $75,000 - $100,000 | 403 | 12.13% | 2,620 | 13.72% | 5,303 | 12.68% |
| $100,000 - $125,000 | 384 | 11.56% | 2,145 | 11.23% | 4,951 | 11.84% |
| $125,000 - $150,000 | 137 | 4.12% | 1,283 | 6.72% | 3,103 | 7.42% |
| $150,000 - $200,000 | 571 | 17.18% | 2,669 | 13.98% | 5,937 | 14.20% |
| $200,000+ | 379 | 11.41% | 3,172 | 16.61% | 7,669 | 18.34% |
| **2025 Avg Household Income** | **$112,571** | | **$125,698** | | **$131,298** | |
| **2025 Med Household Income** | **$88,182** | | **$97,332** | | **$103,787** | |
| **2025 Occupied Housing** | **3,324** | | **19,097** | | **41,821** | |
| Owner Occupied | 2,109 | 63.45% | 13,067 | 68.42% | 29,731 | 71.09% |
| Renter Occupied | 1,215 | 36.55% | 6,030 | 31.58% | 12,090 | 28.91% |
| **2020 Housing Units** | **3,362** | | **19,287** | | **42,551** | |
| 1 Unit | 2,560 | 76.15% | 14,416 | 74.74% | 33,273 | 78.20% |
| 2 - 4 Units | 406 | 12.08% | 1,713 | 8.88% | 3,091 | 7.26% |
| 5 - 19 Units | 144 | 4.28% | 1,594 | 8.26% | 3,255 | 7.65% |
| 20+ Units | 252 | 7.50% | 1,564 | 8.11% | 2,932 | 6.89% |
| **2025 Housing Value** | **2,108** | | **13,068** | | **29,731** | |
| <$100,000 | 60 | 2.85% | 270 | 2.07% | 715 | 2.40% |
| $100,000 - $200,000 | 194 | 9.20% | 544 | 4.16% | 987 | 3.32% |
| $200,000 - $300,000 | 483 | 22.91% | 1,993 | 15.25% | 3,817 | 12.84% |
| $300,000 - $400,000 | 686 | 32.54% | 3,750 | 28.70% | 7,561 | 25.43% |
| $400,000 - $500,000 | 421 | 19.97% | 2,980 | 22.80% | 7,468 | 25.12% |
| $500,000 - $1,000,000 | 211 | 10.01% | 3,318 | 25.39% | 8,662 | 29.13% |
| $1,000,000+ | 53 | 2.51% | 213 | 1.63% | 521 | 1.75% |
| **2025 Median Home Value** | **$346,209** | | **$399,386** | | **$423,908** | |
| **2025 Housing Units by Yr Built** | **3,448** | | **19,867** | | **43,484** | |
| Built 2010+ | 345 | 10.01% | 2,815 | 14.17% | 5,103 | 11.74% |
| Built 2000 - 2010 | 199 | 5.77% | 1,999 | 10.06% | 3,767 | 8.66% |
| Built 1990 - 1999 | 493 | 14.30% | 3,088 | 15.54% | 6,288 | 14.46% |
| Built 1980 - 1989 | 271 | 7.86% | 2,185 | 11.00% | 6,210 | 14.28% |
| Built 1970 - 1979 | 834 | 24.19% | 2,849 | 14.34% | 6,693 | 15.39% |
| Built 1960 - 1969 | 349 | 10.12% | 1,773 | 8.92% | 4,171 | 9.59% |
| Built 1950 - 1959 | 349 | 10.12% | 1,789 | 9.00% | 3,923 | 9.02% |
| Built <1949 | 608 | 17.63% | 3,369 | 16.96% | 7,329 | 16.85% |
| **2025 Median Year Built** | **1974** | | **1980** | | **1978** | |

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