AVAILABLE FOR LEASE

757 PA Route 113
Souderton, PA 18964



PARADIGM
COMMERCIAL ADVISORS

Justin Flowers
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www.paradigmcainc.com

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Souderton, PA 18964



- AVAILABLE FOR LEASE ON PA ROUTE 113!
- ~10,000 SF OF RETAIL/FLEX SPACE
- ABUNDANT ON-SITE PARKING!
- TERRIFIC VISIBILITY: SUBJECT TO >10,000 VEHICLES PER DAY!
- 1 LOADING DOCK, 2 DRIVE-IN DOORS!
- 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



Radius	1 Mile		3 Mile		5 Mile	
Population						
2030 Projection	7,342		51,864		112,466	
2025 Estimate	7,182		50,218		109,849	
2020 Census	6,785		45,253		103,259	
Growth 2025 - 2030	2.23%		3.28%		2.38%	
Growth 2020 - 2025	5.85%		10.97%		6.38%	
2025 Population by Age	**7,182**		**50,218**		**109,849**	
Age 0 - 4	402	5.60%	2,659	5.29%	5,668	5.16%
Age 5 - 9	415	5.78%	2,732	5.44%	5,849	5.32%
Age 10 - 14	427	5.95%	2,944	5.86%	6,332	5.76%
Age 15 - 19	420	5.85%	3,088	6.15%	6,676	6.08%
Age 20 - 24	381	5.30%	2,896	5.77%	6,302	5.74%
Age 25 - 29	387	5.39%	2,804	5.58%	6,036	5.49%
Age 30 - 34	446	6.21%	2,996	5.97%	6,348	5.78%
Age 35 - 39	482	6.71%	3,227	6.43%	6,886	6.27%
Age 40 - 44	488	6.79%	3,331	6.63%	7,196	6.55%
Age 45 - 49	447	6.22%	3,138	6.25%	6,845	6.23%
Age 50 - 54	425	5.92%	3,095	6.16%	6,824	6.21%
Age 55 - 59	422	5.88%	3,215	6.40%	7,196	6.55%
Age 60 - 64	442	6.15%	3,388	6.75%	7,625	6.94%
Age 65 - 69	439	6.11%	3,164	6.30%	7,188	6.54%
Age 70 - 74	383	5.33%	2,569	5.12%	5,893	5.36%
Age 75 - 79	309	4.30%	1,979	3.94%	4,507	4.10%
Age 80 - 84	228	3.17%	1,418	2.82%	3,153	2.87%
Age 85+	238	3.31%	1,575	3.14%	3,326	3.03%
Age 65+	1,597	22.24%	10,705	21.32%	24,067	21.91%
Median Age	**42.40**		**42.60**		**43.40**	
Average Age	**42.10**		**42.10**		**42.50**	

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Radius	1 Mile		3 Mile		5 Mile	
2025 Population By Race	**7,182**		**50,218**		**109,849**	
White	5,474	76.22%	37,996	75.66%	85,337	77.69%
Black	263	3.66%	1,837	3.66%	3,873	3.53%
Am. Indian & Alaskan	15	0.21%	118	0.23%	232	0.21%
Asian	361	5.03%	4,657	9.27%	9,987	9.09%
Hawaiian & Pacific Island	2	0.03%	10	0.02%	28	0.03%
Other	1,065	14.83%	5,599	11.15%	10,393	9.46%
Population by Hispanic Origin	**7,182**		**50,218**		**109,849**	
Non-Hispanic Origin	6,344	88.33%	45,909	91.42%	102,670	93.46%
Hispanic Origin	837	11.65%	4,309	8.58%	7,179	6.54%
2025 Median Age, Male	**41.20**		**41.60**		**42.30**	
2025 Average Age, Male	**40.90**		**41.10**		**41.50**	
2025 Median Age, Female	**43.50**		**43.70**		**44.50**	
2025 Average Age, Female	**43.30**		**43.10**		**43.50**	
2025 Population by Occupation Classification	**5,855**		**41,266**		**90,667**	
Civilian Employed	3,910	66.78%	28,319	68.63%	60,927	67.20%
Civilian Unemployed	68	1.16%	664	1.61%	1,565	1.73%
Civilian Non-Labor Force	1,866	31.87%	12,259	29.71%	28,129	31.02%
Armed Forces	11	0.19%	24	0.06%	46	0.05%
Households by Marital Status						
Married	1,409		10,301		23,424	
Married No Children	903		6,412		14,589	
Married w/Children	506		3,890		8,835	
2025 Population by Education	**5,389**		**37,835**		**82,760**	
Some High School, No Diploma	318	5.90%	3,005	7.94%	5,914	7.15%
High School Grad (Incl Equivalency)	1,917	35.57%	10,802	28.55%	22,468	27.15%
Some College, No Degree	1,189	22.06%	8,203	21.68%	18,066	21.83%
Associate Degree	253	4.69%	1,937	5.12%	3,739	4.52%
Bachelor Degree	1,116	20.71%	9,259	24.47%	20,897	25.25%
Advanced Degree	596	11.06%	4,629	12.23%	11,676	14.11%

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Radius	1 Mile		3 Mile		5 Mile	
2025 Population by Occupation	**7,393**		**52,975**		**114,894**	
Real Estate & Finance	325	4.40%	2,053	3.88%	4,649	4.05%
Professional & Management	2,145	29.01%	15,132	28.56%	35,133	30.58%
Public Administration	110	1.49%	868	1.64%	1,744	1.52%
Education & Health	862	11.66%	5,777	10.91%	13,714	11.94%
Services	701	9.48%	4,022	7.59%	7,549	6.57%
Information	101	1.37%	610	1.15%	1,163	1.01%
Sales	812	10.98%	6,498	12.27%	13,089	11.39%
Transportation	20	0.27%	509	0.96%	1,106	0.96%
Retail	337	4.56%	2,644	4.99%	6,169	5.37%
Wholesale	116	1.57%	859	1.62%	1,945	1.69%
Manufacturing	657	8.89%	5,344	10.09%	10,617	9.24%
Production	376	5.09%	3,731	7.04%	7,801	6.79%
Construction	409	5.53%	2,508	4.73%	4,961	4.32%
Utilities	115	1.56%	769	1.45%	1,862	1.62%
Agriculture & Mining	11	0.15%	102	0.19%	237	0.21%
Farming, Fishing, Forestry	0	0.00%	18	0.03%	72	0.06%
Other Services	296	4.00%	1,531	2.89%	3,083	2.68%
2025 Worker Travel Time to Job	**3,455**		**24,836**		**53,538**	
<30 Minutes	2,398	69.41%	14,968	60.27%	31,355	58.57%
30-60 Minutes	848	24.54%	7,595	30.58%	16,526	30.87%
60+ Minutes	209	6.05%	2,273	9.15%	5,657	10.57%
2020 Households by HH Size	**2,800**		**17,547**		**39,513**	
1-Person Households	843	30.11%	4,681	26.68%	9,756	24.69%
2-Person Households	916	32.71%	5,752	32.78%	13,309	33.68%
3-Person Households	400	14.29%	2,708	15.43%	6,346	16.06%
4-Person Households	361	12.89%	2,587	14.74%	5,964	15.09%
5-Person Households	177	6.32%	1,184	6.75%	2,704	6.84%
6-Person Households	69	2.46%	401	2.29%	947	2.40%
7 or more Person Households	34	1.21%	234	1.33%	487	1.23%
2025 Average Household Size	**2.40**		**2.50**		**2.60**	
Households						
2030 Projection	3,026		19,681		42,554	
2025 Estimate	2,960		19,118		41,628	
2020 Census	2,801		17,547		39,514	
Growth 2025 - 2030	2.23%		2.94%		2.22%	
Growth 2020 - 2025	5.68%		8.95%		5.35%	

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Radius	1 Mile		3 Mile		5 Mile	
2025 Households by HH Income	**2,960**		**19,119**		**41,628**	
<$25,000	345	11.66%	1,758	9.20%	3,585	8.61%
$25,000 - $50,000	473	15.98%	2,539	13.28%	5,184	12.45%
$50,000 - $75,000	465	15.71%	2,915	15.25%	5,973	14.35%
$75,000 - $100,000	346	11.69%	2,609	13.65%	5,269	12.66%
$100,000 - $125,000	346	11.69%	2,139	11.19%	4,922	11.82%
$125,000 - $150,000	107	3.61%	1,286	6.73%	3,085	7.41%
$150,000 - $200,000	522	17.64%	2,697	14.11%	5,928	14.24%
$200,000+	356	12.03%	3,176	16.61%	7,682	18.45%
2025 Avg Household Income	**$114,270**		**$125,819**		**$131,647**	
2025 Med Household Income	**$89,234**		**$97,493**		**$104,078**	
2025 Occupied Housing	**2,961**		**19,118**		**41,628**	
Owner Occupied	1,907	64.40%	13,079	68.41%	29,669	71.27%
Renter Occupied	1,054	35.60%	6,039	31.59%	11,959	28.73%
2020 Housing Units	**2,993**		**19,311**		**42,356**	
1 Unit	2,344	78.32%	14,428	74.71%	33,201	78.39%
2 - 4 Units	331	11.06%	1,713	8.87%	3,060	7.22%
5 - 19 Units	111	3.71%	1,606	8.32%	3,218	7.60%
20+ Units	207	6.92%	1,564	8.10%	2,877	6.79%
2025 Housing Value	**1,906**		**13,080**		**29,670**	
<$100,000	56	2.94%	272	2.08%	713	2.40%
$100,000 - $200,000	179	9.39%	550	4.20%	978	3.30%
$200,000 - $300,000	429	22.51%	1,989	15.21%	3,803	12.82%
$300,000 - $400,000	585	30.69%	3,754	28.70%	7,520	25.35%
$400,000 - $500,000	391	20.51%	2,975	22.74%	7,448	25.10%
$500,000 - $1,000,000	213	11.18%	3,324	25.41%	8,692	29.30%
$1,000,000+	53	2.78%	216	1.65%	516	1.74%
2025 Median Home Value	**$349,401**		**$399,333**		**$424,449**	
2025 Housing Units by Yr Built	**3,071**		**19,888**		**43,282**	
Built 2010+	333	10.84%	2,821	14.18%	5,075	11.73%
Built 2000 - 2010	179	5.83%	1,993	10.02%	3,756	8.68%
Built 1990 - 1999	388	12.63%	3,090	15.54%	6,266	14.48%
Built 1980 - 1989	226	7.36%	2,214	11.13%	6,156	14.22%
Built 1970 - 1979	805	26.21%	2,827	14.21%	6,668	15.41%
Built 1960 - 1969	315	10.26%	1,759	8.84%	4,179	9.66%
Built 1950 - 1959	298	9.70%	1,788	8.99%	3,884	8.97%
Built <1949	527	17.16%	3,396	17.08%	7,298	16.86%
2025 Median Year Built	**1974**		**1980**		**1978**	

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