

AVAILABLE FOR SALE

3211 W 9<sup>th</sup> Street  
Trainer, PA 19061



**PARADIGM**  
COMMERCIAL ADVISORS

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# AVAILABLE FOR SALE

3211 W 9<sup>th</sup> Street  
Trainer, PA 19061

- +/- 11,600 SQ FT FLEX BUILDING AVAILABLE FOR SALE!
- SITUATED ON 1.54 ACRES!
- 14' CLEAR CEILING HEIGHT
- 1 DRIVE-IN DOOR [12']
- 2 LOADING DOCKS [8']
- FENCED-IN YARD!
- ZONED BUSINESS DISTRICT [B]
- CLOSE PROXIMITY TO I-95, I-476, US-322, 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 Summary Report

3211 W 9th St, Trainer, PA 19061



Radius	1 Mile		3 Mile		5 Mile	
<b>Population</b>						
2030 Projection	15,281		79,388		170,357	
2025 Estimate	14,558		77,103		166,491	
2020 Census	12,116		70,879		159,190	
Growth 2025 - 2030	4.97%		2.96%		2.32%	
Growth 2020 - 2025	20.16%		8.78%		4.59%	
<b>2025 Population by Hispanic Origin</b>	2,191		6,798		11,944	
<b>2025 Population</b>	14,558		77,103		166,491	
White	2,685	18.44%	33,501	43.45%	95,488	57.35%
Black	9,255	63.57%	33,580	43.55%	46,824	28.12%
Am. Indian & Alaskan	62	0.43%	197	0.26%	306	0.18%
Asian	82	0.56%	1,057	1.37%	6,733	4.04%
Hawaiian & Pacific Island	14	0.10%	49	0.06%	72	0.04%
Other	2,460	16.90%	8,719	11.31%	17,068	10.25%
U.S. Armed Forces	17		30		38	
<b>Households</b>						
2030 Projection	5,785		30,348		65,035	
2025 Estimate	5,508		29,450		63,518	
2020 Census	4,599		27,169		60,959	
Growth 2025 - 2030	5.03%		3.05%		2.39%	
Growth 2020 - 2025	19.77%		8.40%		4.20%	
Owner Occupied	2,228	40.45%	15,800	53.65%	39,433	62.08%
Renter Occupied	3,279	59.53%	13,650	46.35%	24,085	37.92%
<b>2025 Households by HH Income</b>	5,507		29,453		63,518	
Income: <\$25,000	1,802	32.72%	6,382	21.67%	10,087	15.88%
Income: \$25,000 - \$50,000	1,314	23.86%	5,938	20.16%	11,705	18.43%
Income: \$50,000 - \$75,000	933	16.94%	4,918	16.70%	9,880	15.55%
Income: \$75,000 - \$100,000	596	10.82%	4,172	14.16%	7,670	12.08%
Income: \$100,000 - \$125,000	314	5.70%	2,700	9.17%	6,853	10.79%
Income: \$125,000 - \$150,000	119	2.16%	1,634	5.55%	4,854	7.64%
Income: \$150,000 - \$200,000	172	3.12%	1,973	6.70%	5,607	8.83%
Income: \$200,000+	257	4.67%	1,736	5.89%	6,862	10.80%
<b>2025 Avg Household Income</b>	\$63,024		\$81,093		\$100,866	
<b>2025 Med Household Income</b>	\$42,993		\$61,271		\$75,284	