

AVAILABLE FOR LEASE

890 Fern Hill Road
Units G&H, I&J
West Chester, PA 19380



PARADIGM
COMMERCIAL ADVISORS

Justin Flowers
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www.paradigmccainc.com

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- FLEX SPACE AVAILABLE FOR LEASE!
- UNITS OF 3,300 SF & 3,960 SF - MAY BE COMBINED FOR 7,260 SF
- 17' CLEAR CEILING HEIGHT!
- 2 LOADING DOCKS PER UNIT!
- 2 DRIVE-IN DOORS PER UNIT!
- ON-SITE PARKING
- ZONED GENERAL INDUSTRIAL [I-3]
- CLOSE PROXIMITY TO US-202, US-322, AND PA-3!



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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

890 Fern Hill Rd, West Chester, PA 19380



Radius	3 Mile		5 Mile		10 Mile	
Population						
2030 Projection	74,076		132,066		353,192	
2025 Estimate	71,136		126,323		340,344	
2020 Census	65,708		114,194		316,545	
Growth 2025 - 2030	4.13%		4.55%		3.78%	
Growth 2020 - 2025	8.26%		10.62%		7.52%	
2025 Population by Hispanic Origin	5,082		7,533		16,467	
2025 Population	71,136		126,323		340,344	
White	56,991	80.12%	99,753	78.97%	266,852	78.41%
Black	3,592	5.05%	5,176	4.10%	11,438	3.36%
Am. Indian & Alaskan	19	0.03%	40	0.03%	137	0.04%
Asian	3,464	4.87%	9,930	7.86%	33,892	9.96%
Hawaiian & Pacific Island	23	0.03%	38	0.03%	83	0.02%
Other	7,048	9.91%	11,386	9.01%	27,941	8.21%
U.S. Armed Forces	37		58		125	
Households						
2030 Projection	29,817		51,142		133,115	
2025 Estimate	28,574		48,876		128,157	
2020 Census	26,379		44,451		119,816	
Growth 2025 - 2030	4.35%		4.64%		3.87%	
Growth 2020 - 2025	8.32%		9.95%		6.96%	
Owner Occupied	17,663	61.81%	32,123	65.72%	94,043	73.38%
Renter Occupied	10,910	38.18%	16,752	34.27%	34,114	26.62%
2025 Households by HH Income	28,576		48,879		128,158	
Income: <\$25,000	3,119	10.91%	4,339	8.88%	9,018	7.04%
Income: \$25,000 - \$50,000	2,931	10.26%	4,495	9.20%	11,298	8.82%
Income: \$50,000 - \$75,000	3,809	13.33%	5,886	12.04%	14,103	11.00%
Income: \$75,000 - \$100,000	3,036	10.62%	5,095	10.42%	12,056	9.41%
Income: \$100,000 - \$125,000	3,007	10.52%	5,192	10.62%	12,886	10.05%
Income: \$125,000 - \$150,000	2,889	10.11%	5,069	10.37%	11,933	9.31%
Income: \$150,000 - \$200,000	3,654	12.79%	6,380	13.05%	17,455	13.62%
Income: \$200,000+	6,131	21.46%	12,423	25.42%	39,409	30.75%
2025 Avg Household Income	\$137,583		\$149,236		\$162,721	
2025 Med Household Income	\$111,581		\$122,267		\$134,884	