AVAILABLE FOR LEASE

3415 West Chester Pike
Newtown Square, PA 19073



PARADIGM
COMMERCIAL ADVISORS

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(610) 500-4862
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www.paradigmcainc.com

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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.

Demographic Summary Report

The Jackson Building

3415 West Chester Pike, Newtown Square, PA 19073



Radius	3 Mile		5 Mile		10 Mile	
Population						
2030 Projection	49,653		187,214		1,116,688	
2025 Estimate	48,690		183,710		1,100,898	
2020 Census	47,028		178,352		1,078,033	
Growth 2025 - 2030	1.98%		1.91%		1.43%	
Growth 2020 - 2025	3.53%		3.00%		2.12%	
2025 Population by Hispanic Origin	1,314		6,447		64,060	
2025 Population	48,690		183,710		1,100,898	
White	40,944	84.09%	148,354	80.75%	591,865	53.76%
Black	954	1.96%	7,967	4.34%	331,028	30.07%
Am. Indian & Alaskan	39	0.08%	117	0.06%	2,379	0.22%
Asian	4,072	8.36%	14,970	8.15%	75,172	6.83%
Hawaiian & Pacific Island	30	0.06%	57	0.03%	312	0.03%
Other	2,651	5.44%	12,245	6.67%	100,142	9.10%
U.S. Armed Forces	6		60		766	
Households						
2030 Projection	18,921		68,550		436,451	
2025 Estimate	18,524		67,215		430,328	
2020 Census	17,829		65,471		423,124	
Growth 2025 - 2030	2.14%		1.99%		1.42%	
Growth 2020 - 2025	3.90%		2.66%		1.70%	
Owner Occupied	14,787	79.83%	49,245	73.26%	259,410	60.28%
Renter Occupied	3,737	20.17%	17,970	26.74%	170,918	39.72%
2025 Households by HH Income	18,525		67,215		430,329	
Income: <$25,000	1,312	7.08%	4,945	7.36%	68,060	15.82%
Income: $25,000 - $50,000	2,067	11.16%	8,027	11.94%	70,147	16.30%
Income: $50,000 - $75,000	1,851	9.99%	7,328	10.90%	62,535	14.53%
Income: $75,000 - $100,000	1,831	9.88%	7,013	10.43%	48,358	11.24%
Income: $100,000 - $125,000	2,160	11.66%	7,585	11.28%	41,947	9.75%
Income: $125,000 - $150,000	1,192	6.43%	4,680	6.96%	30,297	7.04%
Income: $150,000 - $200,000	1,983	10.70%	7,325	10.90%	37,820	8.79%
Income: $200,000+	6,129	33.09%	20,312	30.22%	71,165	16.54%
2025 Avg Household Income	$163,108		$156,349		$114,335	
2025 Med Household Income	$125,870		$120,746		$82,456	

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