

# AVAILABLE FOR SUBLICENSE

2 New Road  
Aston, PA 19014



**PARADIGM**  
COMMERCIAL ADVISORS

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Aston, PA 19014



- +/- 4,700 SQ FT OF FLEX SPACE AVAILABLE
- 18' CEILING HEIGHT
- 2 LOADING DOCKS!
- RECENTLY IMPROVED! – BRAND NEW FIT-OUT!
- SPRINKLERED!
- ON-SITE PARKING
- ZONED LIMITED INDUSTRIAL [LI]
- CLOSE PROXIMITY TO US-322, US-1, AND I-476!



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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.

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# Demographic Summary Report

## Building A

2 New Rd, Aston, PA 19014



Radius	1 Mile	3 Mile	5 Mile
<b>Population</b>			
2029 Projection	6,035	46,324	164,744
2024 Estimate	6,094	46,820	165,631
2020 Census	6,185	47,755	164,869
Growth 2024 - 2029	-0.97%	-1.06%	-0.54%
Growth 2020 - 2024	-1.47%	-1.96%	0.46%
<b>2024 Population by Hispanic Origin</b>	186	1,333	7,998
<b>2024 Population</b>	6,094	46,820	165,631
White	5,309 87.12%	40,075 85.59%	112,319 67.81%
Black	167 2.74%	1,683 3.59%	31,321 18.91%
Am. Indian & Alaskan	3 0.05%	16 0.03%	144 0.09%
Asian	209 3.43%	2,020 4.31%	7,977 4.82%
Hawaiian & Pacific Island	0 0.00%	0 0.00%	0 0.00%
Other	406 6.66%	3,026 6.46%	13,870 8.37%
U.S. Armed Forces	29	68	87
<b>Households</b>			
2029 Projection	2,107	17,820	63,998
2024 Estimate	2,133	18,020	64,393
2020 Census	2,193	18,444	64,426
Growth 2024 - 2029	-1.22%	-1.11%	-0.61%
Growth 2020 - 2024	-2.74%	-2.30%	-0.05%
Owner Occupied	1,715 80.40%	13,950 77.41%	42,539 66.06%
Renter Occupied	418 19.60%	4,070 22.59%	21,854 33.94%
<b>2024 Households by HH Income</b>	2,132	18,019	64,394
Income: <\$25,000	201 9.43%	1,573 8.73%	9,102 14.13%
Income: \$25,000 - \$50,000	250 11.73%	2,331 12.94%	10,793 16.76%
Income: \$50,000 - \$75,000	300 14.07%	2,715 15.07%	9,233 14.34%
Income: \$75,000 - \$100,000	243 11.40%	2,459 13.65%	7,551 11.73%
Income: \$100,000 - \$125,000	283 13.27%	2,048 11.37%	6,042 9.38%
Income: \$125,000 - \$150,000	287 13.46%	1,920 10.66%	5,243 8.14%
Income: \$150,000 - \$200,000	248 11.63%	1,847 10.25%	6,257 9.72%
Income: \$200,000+	320 15.01%	3,126 17.35%	10,173 15.80%
<b>2024 Avg Household Income</b>	\$124,936	\$126,336	\$115,090
<b>2024 Med Household Income</b>	\$106,360	\$99,303	\$85,160