

AVAILABLE **FOR SUBLEASE**

2 New Road  
Aston, PA 19014



**PARADIGM**  
COMMERCIAL ADVISORS

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# AVAILABLE FOR SUBLEASE

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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.

# Demographic Summary Report

## Building A

2 New Rd, Aston, PA 19014



Radius	1 Mile		3 Mile		5 Mile	
Population						
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%	
2024 Population by Hispanic Origin	186		1,333		7,998	
2024 Population	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	
Households						
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%
2024 Households by HH Income	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%
2024 Avg Household Income	\$124,936		\$126,336		\$115,090	
2024 Med Household Income	\$106,360		\$99,303		\$85,160	