

AVAILABLE FOR LEASE

147 W Lancaster Avenue
Paoli, PA 19301



PARADIGM
COMMERCIAL ADVISORS

Justin Flowers
(610) 500-4862
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www.paradigmcainc.com

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147 W Lancaster Avenue
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- UP TO ~1,500 SF OF OFFICE SPACE AVAILABLE!
- 4 PRIVATE OFFICES/KITCHENETTE
- SIGNAGE AVAILABLE ON LANCASTER AVENUE! – OVER 21,000 VPD!
- AMPLE ON-SITE PARKING!
- PRIVATE BATHROOM!
- ABUNDANT NATURAL LIGHT
- CLOSE TO PAOLI TRAIN STATION – $\frac{1}{2}$ MILE



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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

147 W Lancaster Ave, Paoli, PA 19301



Radius	1 Mile	3 Mile	5 Mile
Population			
2029 Projection	7,940	40,526	95,761
2024 Estimate	7,580	38,693	91,635
2020 Census	7,203	36,750	86,812
Growth 2024 - 2029	4.75%	4.74%	4.50%
Growth 2020 - 2024	5.23%	5.29%	5.56%
2024 Population by Hispanic Origin	253	1,269	3,311
2024 Population	7,580	38,693	91,635
White	5,635 74.34%	29,342 75.83%	70,326 76.75%
Black	316 4.17%	984 2.54%	2,150 2.35%
Am. Indian & Alaskan	0 0.00%	11 0.03%	30 0.03%
Asian	1,112 14.67%	5,836 15.08%	13,287 14.50%
Hawaiian & Pacific Island	0 0.00%	4 0.01%	23 0.03%
Other	517 6.82%	2,516 6.50%	5,820 6.35%
U.S. Armed Forces	4	48	64
Households			
2029 Projection	3,268	15,975	36,602
2024 Estimate	3,113	15,228	34,977
2020 Census	2,955	14,468	33,130
Growth 2024 - 2029	4.98%	4.91%	4.65%
Growth 2020 - 2024	5.35%	5.25%	5.58%
Owner Occupied	2,234 71.76%	11,252 73.89%	26,108 74.64%
Renter Occupied	880 28.27%	3,976 26.11%	8,869 25.36%
2024 Households by HH Income	3,114	15,227	34,976
Income: <\$25,000	260 8.35%	1,288 8.46%	2,764 7.90%
Income: \$25,000 - \$50,000	401 12.88%	1,173 7.70%	2,722 7.78%
Income: \$50,000 - \$75,000	446 14.32%	1,593 10.46%	3,495 9.99%
Income: \$75,000 - \$100,000	337 10.82%	1,414 9.29%	3,194 9.13%
Income: \$100,000 - \$125,000	419 13.46%	1,524 10.01%	3,844 10.99%
Income: \$125,000 - \$150,000	162 5.20%	1,127 7.40%	2,790 7.98%
Income: \$150,000 - \$200,000	358 11.50%	2,093 13.75%	4,371 12.50%
Income: \$200,000+	731 23.47%	5,015 32.93%	11,796 33.73%
2024 Avg Household Income	\$139,837	\$166,395	\$168,028
2024 Med Household Income	\$106,742	\$138,786	\$138,163