

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

AVAILABLE FOR LEASE

147 W Lancaster Avenue
Paoli, PA 19301

- 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 – ½ 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.

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	