



RARE OPPORTUNITY IN MORTON, PA!



LOCATION: 32 S. MORTON AVE, MORTON, PA 19070

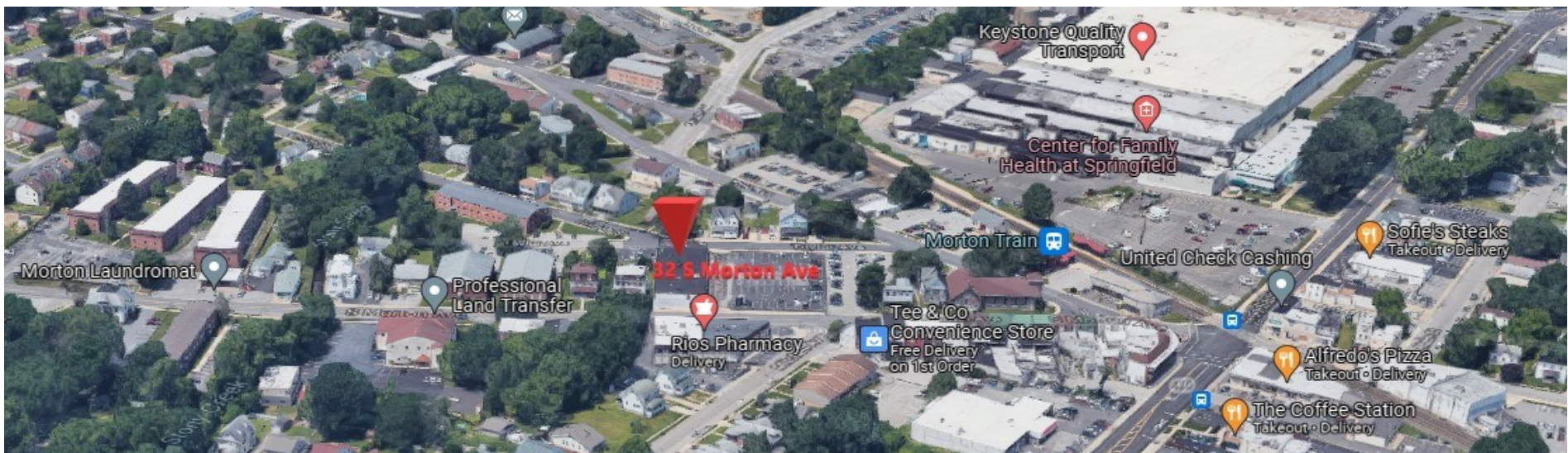
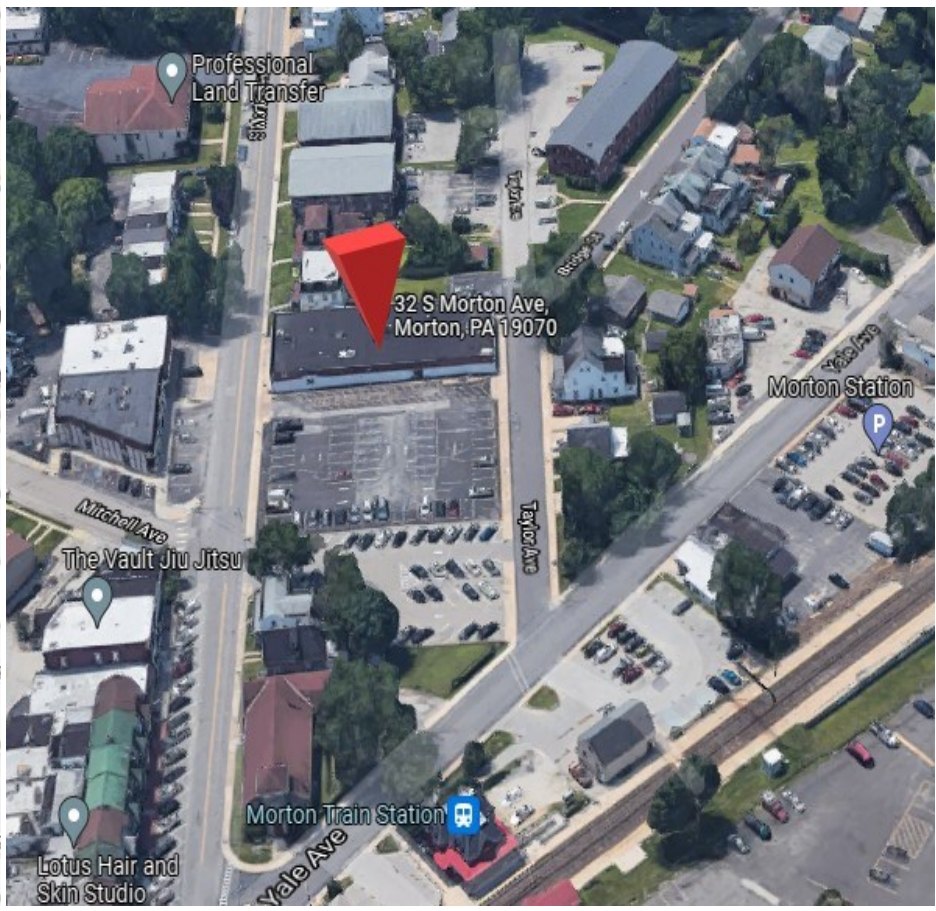
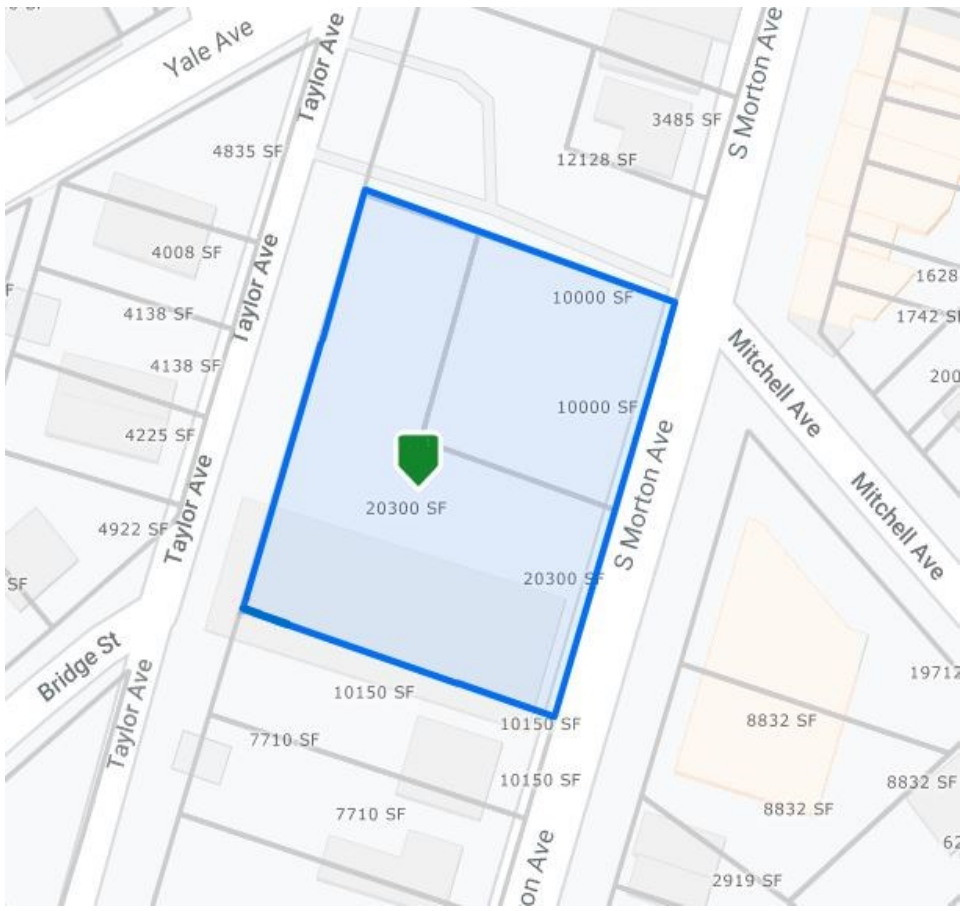
PROPERTY HIGHLIGHTS:

- ◆ GREAT USER/DEVELOPMENT OPPORTUNITY
- ◆ ZONED NC—NEIGHBORHOOD COMMERCIAL DISTRICT
- ◆ MANY FUTURE POSSIBILITIES
- ◆ DIRECTLY ACROSS FROM MORTON TRAIN STATION
- ◆ INCLUDES 2 PARCELS TOTALING +/- 30,000 SF WITH A 10,000 SF BUILDING ON ONE LOT
- ◆ 50+ PARKING SPACES AVAILABLE ON-SITE



**For More Information
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Demographic Detail Report

32 S Morton Ave, Morton, PA 19070

Building Type: **General Retail** Total Available: **0 SF**
 Secondary: **Storefront** % Leased: **100%**
 GLA: **10,000 SF** Rent/SF/Yr: **-**
 Year Built: **1970**



Radius	1 Mile	3 Mile	5 Mile
Population			
2026 Projection	16,943	153,282	369,883
2021 Estimate	16,908	152,544	368,351
2010 Census	17,105	152,072	368,032
Growth 2021 - 2026	0.21%	0.48%	0.42%
Growth 2010 - 2021	-1.15%	0.31%	0.09%
2021 Population by Age			
	16,908	152,544	368,351
Age 0 - 4	924 5.46%	9,025 5.92%	22,639 6.15%
Age 5 - 9	962 5.69%	9,371 6.14%	23,671 6.43%
Age 10 - 14	979 5.79%	9,095 5.96%	23,062 6.26%
Age 15 - 19	1,115 6.59%	9,943 6.52%	25,117 6.82%
Age 20 - 24	1,044 6.17%	9,243 6.06%	23,354 6.34%
Age 25 - 29	1,026 6.07%	9,441 6.19%	23,928 6.50%
Age 30 - 34	1,056 6.25%	10,306 6.76%	25,420 6.90%
Age 35 - 39	1,037 6.13%	10,417 6.83%	25,166 6.83%
Age 40 - 44	976 5.77%	9,321 6.11%	22,414 6.08%
Age 45 - 49	1,039 6.15%	9,206 6.03%	21,960 5.96%
Age 50 - 54	1,172 6.93%	9,977 6.54%	23,375 6.35%
Age 55 - 59	1,311 7.75%	11,058 7.25%	25,618 6.95%
Age 60 - 64	1,285 7.60%	10,733 7.04%	24,822 6.74%
Age 65 - 69	1,000 5.91%	8,373 5.49%	19,396 5.27%
Age 70 - 74	730 4.32%	6,119 4.01%	14,148 3.84%
Age 75 - 79	503 2.97%	4,260 2.79%	9,681 2.63%
Age 80 - 84	341 2.02%	2,975 1.95%	6,582 1.79%
Age 85+	407 2.41%	3,681 2.41%	7,996 2.17%
Age 65+	2,981 17.63%	25,408 16.66%	57,803 15.69%
Median Age	41.60	39.70	38.40
Average Age	40.80	39.80	38.90

Demographic Detail Report

32 S Morton Ave, Morton, PA 19070

Radius	1 Mile		3 Mile		5 Mile	
2021 Population By Race	16,908		152,544		368,351	
White	13,970	82.62%	122,100	80.04%	225,543	61.23%
Black	1,612	9.53%	19,032	12.48%	112,278	30.48%
Am. Indian & Alaskan	25	0.15%	299	0.20%	915	0.25%
Asian	964	5.70%	7,576	4.97%	20,301	5.51%
Hawaiian & Pacific Island	4	0.02%	49	0.03%	174	0.05%
Other	332	1.96%	3,489	2.29%	9,140	2.48%
Population by Hispanic Origin	16,908		152,544		368,351	
Non-Hispanic Origin	16,482	97.48%	148,006	97.03%	352,985	95.83%
Hispanic Origin	426	2.52%	4,538	2.97%	15,366	4.17%
2021 Median Age, Male	40.00		38.40		36.90	
2021 Average Age, Male	39.60		38.60		37.60	
2021 Median Age, Female	43.10		41.10		39.70	
2021 Average Age, Female	41.90		41.00		40.10	
2021 Population by Occupation Classification	13,820		123,070		293,963	
Civilian Employed	9,117	65.97%	78,712	63.96%	180,489	61.40%
Civilian Unemployed	532	3.85%	5,908	4.80%	17,005	5.78%
Civilian Non-Labor Force	4,170	30.17%	38,444	31.24%	96,428	32.80%
Armed Forces	1	0.01%	6	0.00%	41	0.01%
Households by Marital Status						
Married	3,510		28,874		61,378	
Married No Children	2,004		16,481		34,896	
Married w/Children	1,506		12,393		26,483	
2021 Population by Education	12,645		111,771		265,972	
Some High School, No Diploma	691	5.46%	6,630	5.93%	20,233	7.61%
High School Grad (Incl Equivalency)	3,579	28.30%	35,936	32.15%	84,362	31.72%
Some College, No Degree	2,973	23.51%	27,379	24.50%	65,242	24.53%
Associate Degree	760	6.01%	5,904	5.28%	15,463	5.81%
Bachelor Degree	2,577	20.38%	21,533	19.27%	48,324	18.17%
Advanced Degree	2,065	16.33%	14,389	12.87%	32,348	12.16%

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Radius	1 Mile		3 Mile		5 Mile	
2021 Population by Occupation	17,607		154,087		359,557	
Real Estate & Finance	556	3.16%	5,583	3.62%	12,762	3.55%
Professional & Management	5,005	28.43%	41,432	26.89%	91,036	25.32%
Public Administration	409	2.32%	2,993	1.94%	7,251	2.02%
Education & Health	2,816	15.99%	23,535	15.27%	55,353	15.39%
Services	1,302	7.39%	12,727	8.26%	35,432	9.85%
Information	157	0.89%	1,472	0.96%	3,482	0.97%
Sales	2,019	11.47%	18,535	12.03%	40,931	11.38%
Transportation	706	4.01%	7,252	4.71%	22,933	6.38%
Retail	979	5.56%	8,156	5.29%	18,886	5.25%
Wholesale	225	1.28%	2,032	1.32%	3,833	1.07%
Manufacturing	822	4.67%	6,360	4.13%	12,996	3.61%
Production	848	4.82%	8,329	5.41%	20,319	5.65%
Construction	911	5.17%	6,286	4.08%	12,190	3.39%
Utilities	460	2.61%	5,440	3.53%	12,199	3.39%
Agriculture & Mining	19	0.11%	197	0.13%	421	0.12%
Farming, Fishing, Forestry	2	0.01%	116	0.08%	295	0.08%
Other Services	371	2.11%	3,642	2.36%	9,238	2.57%
2021 Worker Travel Time to Job	8,791		75,109		173,131	
<30 Minutes	4,473	50.88%	37,341	49.72%	82,751	47.80%
30-60 Minutes	3,686	41.93%	31,398	41.80%	73,748	42.60%
60+ Minutes	632	7.19%	6,370	8.48%	16,632	9.61%
2010 Households by HH Size	6,457		59,047		141,076	
1-Person Households	1,552	24.04%	16,156	27.36%	39,947	28.32%
2-Person Households	2,025	31.36%	18,252	30.91%	41,995	29.77%
3-Person Households	1,145	17.73%	10,151	17.19%	24,137	17.11%
4-Person Households	1,019	15.78%	8,560	14.50%	19,534	13.85%
5-Person Households	470	7.28%	3,906	6.62%	9,436	6.69%
6-Person Households	161	2.49%	1,352	2.29%	3,727	2.64%
7 or more Person Households	85	1.32%	670	1.13%	2,300	1.63%
2021 Average Household Size	2.60		2.50		2.60	
Households						
2026 Projection	6,389		59,481		141,586	
2021 Estimate	6,377		59,202		141,037	
2010 Census	6,457		59,046		141,077	
Growth 2021 - 2026	0.19%		0.47%		0.39%	
Growth 2010 - 2021	-1.24%		0.26%		-0.03%	



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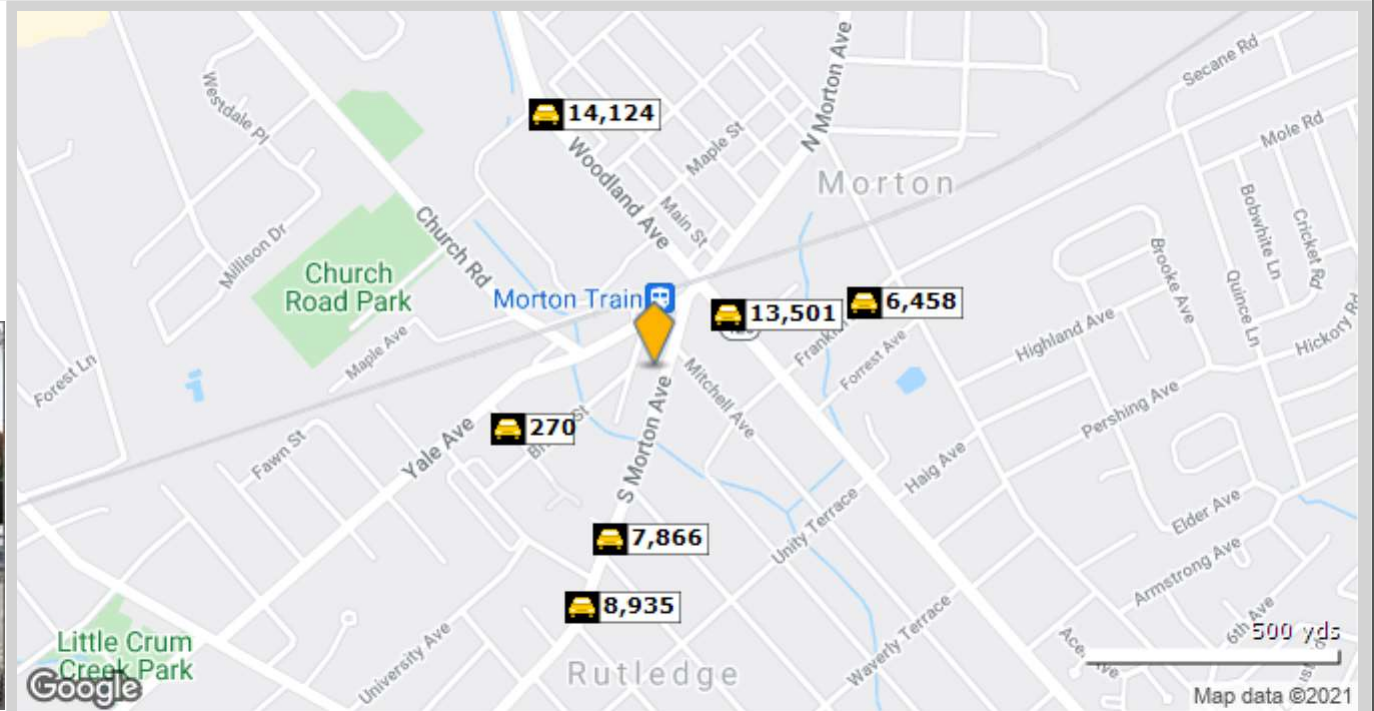
Radius	1 Mile	3 Mile	5 Mile
2021 Households by HH Income	6,376	59,200	141,039
<\$25,000	699 10.96%	7,538 12.73%	22,988 16.30%
\$25,000 - \$50,000	910 14.27%	10,895 18.40%	30,073 21.32%
\$50,000 - \$75,000	773 12.12%	9,548 16.13%	23,055 16.35%
\$75,000 - \$100,000	933 14.63%	8,487 14.34%	18,134 12.86%
\$100,000 - \$125,000	1,042 16.34%	7,929 13.39%	15,146 10.74%
\$125,000 - \$150,000	594 9.32%	4,454 7.52%	9,051 6.42%
\$150,000 - \$200,000	691 10.84%	5,374 9.08%	11,117 7.88%
\$200,000+	734 11.51%	4,975 8.40%	11,475 8.14%
2021 Avg Household Income	\$113,302	\$98,676	\$91,528
2021 Med Household Income	\$96,596	\$79,769	\$68,968
2021 Occupied Housing	6,377	59,202	141,037
Owner Occupied	5,104 80.04%	43,397 73.30%	95,913 68.01%
Renter Occupied	1,273 19.96%	15,805 26.70%	45,124 31.99%
2010 Housing Units	6,647	62,133	150,478
1 Unit	5,520 83.04%	47,423 76.32%	113,491 75.42%
2 - 4 Units	531 7.99%	6,270 10.09%	16,236 10.79%
5 - 19 Units	316 4.75%	4,478 7.21%	10,114 6.72%
20+ Units	280 4.21%	3,962 6.38%	10,637 7.07%
2021 Housing Value	5,105	43,397	95,913
<\$100,000	189 3.70%	4,231 9.75%	15,256 15.91%
\$100,000 - \$200,000	1,299 25.45%	16,902 38.95%	34,649 36.13%
\$200,000 - \$300,000	2,326 45.56%	11,004 25.36%	21,410 22.32%
\$300,000 - \$400,000	816 15.98%	6,559 15.11%	13,088 13.65%
\$400,000 - \$500,000	205 4.02%	2,275 5.24%	5,568 5.81%
\$500,000 - \$1,000,000	270 5.29%	1,961 4.52%	5,052 5.27%
\$1,000,000+	0 0.00%	465 1.07%	890 0.93%
2021 Median Home Value	\$245,765	\$205,139	\$194,376
2021 Housing Units by Yr Built	6,661	62,217	150,686
Built 2010+	65 0.98%	1,144 1.84%	2,570 1.71%
Built 2000 - 2010	148 2.22%	916 1.47%	2,355 1.56%
Built 1990 - 1999	231 3.47%	1,563 2.51%	3,670 2.44%
Built 1980 - 1989	400 6.01%	2,429 3.90%	6,118 4.06%
Built 1970 - 1979	476 7.15%	4,457 7.16%	12,618 8.37%
Built 1960 - 1969	704 10.57%	8,079 12.99%	19,515 12.95%
Built 1950 - 1959	2,392 35.91%	20,088 32.29%	39,124 25.96%
Built <1949	2,245 33.70%	23,541 37.84%	64,716 42.95%
2021 Median Year Built	1954	1953	1952



Traffic Count Report

32 S Morton Ave, Morton, PA 19070

Building Type: General Retail
 Secondary: Storefront
 GLA: 10,000 SF
 Year Built: 1970
 Total Available: 0 SF
 % Leased: 100%
 Rent/SF/Yr: -



	Street	Cross Street	Cross Str Dist	Count Year	Avg Daily Volume	Volume Type	Miles from Subject Prop
1	Kedron Ave	Silver Lake Ter	0.03 SE	2018	15,379	MPSI	.11
2	Kedron Avenue	Silver Lake Ter	0.03 SE	2020	13,501	MPSI	.11
3	Beech Ave	Yale Ave	0.04 NW	2020	270	MPSI	.18
4	South Morton Avenue	President Ave	0.02 SW	2020	7,866	MPSI	.20
5	Franklin Ave	Amosland Rd	0.05 NE	2018	6,616	MPSI	.25
6	Franklin Ave	Amosland Rd	0.05 NE	2020	6,458	MPSI	.26
7	S Morton Ave	Sylvan Ave	0.02 SW	2017	8,794	AADT	.28
8	S Morton Ave	Sylvan Ave	0.02 SW	2020	8,935	MPSI	.28
9	Woodland Ave	Main St	0.07 SE	2018	14,875	MPSI	.31
10	Woodland Ave	Main St	0.07 SE	2020	14,124	MPSI	.31

