



**AVAILABLE
FOR LEASE!**

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INDUSTRIAL SPACE FOR LEASE IN DOYLESTOWN!



LOCATION: 1861 LOWER STATE ROAD - DOYLESTOWN, PA 18901

PROPERTY HIGHLIGHTS:

- ◆ UP TO 3 ACRES OF YARD SPACE FOR LEASE!
- ◆ TWO GARAGE BAYS - FULLY CONDITIONED!
- ◆ TWO OFFICES - NEWLY RENOVATED
- ◆ FLEXIBLE LEASING ARRANGEMENTS - LAND AVAILABLE IN 1/2 ACRE INCREMENTS!
- ◆ GARAGE BAYS/OFFICE MAY BE LEASED SEPARATELY!
- ◆ LEVEL AND GRAVELED YARD!
- ◆ SECURE LOT! - GATED ENTRANCE
- ◆ CLOSE PROXIMITY TO US ROUTE 202 AND PA ROUTE 611!

The information above has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is Buyer/Lessee responsibility to independently confirm its accuracy and completeness. This is not intended to solicit another Broker's listing.

Demographic Summary Report

1861 Lower State Rd, Doylestown, PA 18901



Radius	1 Mile		3 Mile		5 Mile	
Population						
2029 Projection	2,283		44,887		117,528	
2024 Estimate	2,281		44,720		117,214	
2020 Census	2,230		43,107		115,253	
Growth 2024 - 2029	0.09%		0.37%		0.27%	
Growth 2020 - 2024	2.29%		3.74%		1.70%	
2024 Population by Hispanic Origin	81		1,720		5,395	
2024 Population	2,281		44,720		117,214	
White	2,030	89.00%	38,544	86.19%	96,763	82.55%
Black	59	2.59%	800	1.79%	2,530	2.16%
Am. Indian & Alaskan	1	0.04%	38	0.08%	132	0.11%
Asian	52	2.28%	2,295	5.13%	8,809	7.52%
Hawaiian & Pacific Island	0	0.00%	0	0.00%	0	0.00%
Other	140	6.14%	3,042	6.80%	8,980	7.66%
U.S. Armed Forces	0		10		86	
Households						
2029 Projection	697		16,808		43,166	
2024 Estimate	696		16,705		43,019	
2020 Census	679		15,885		42,129	
Growth 2024 - 2029	0.14%		0.62%		0.34%	
Growth 2020 - 2024	2.50%		5.16%		2.11%	
Owner Occupied	662	95.11%	12,652	75.74%	34,850	81.01%
Renter Occupied	34	4.89%	4,053	24.26%	8,169	18.99%
2024 Households by HH Income	695		16,705		43,018	
Income: <\$25,000	63	9.06%	1,690	10.12%	3,753	8.72%
Income: \$25,000 - \$50,000	48	6.91%	1,891	11.32%	4,379	10.18%
Income: \$50,000 - \$75,000	38	5.47%	1,620	9.70%	4,631	10.77%
Income: \$75,000 - \$100,000	27	3.88%	1,696	10.15%	4,235	9.84%
Income: \$100,000 - \$125,000	67	9.64%	1,622	9.71%	4,454	10.35%
Income: \$125,000 - \$150,000	82	11.80%	1,542	9.23%	3,768	8.76%
Income: \$150,000 - \$200,000	86	12.37%	2,456	14.70%	6,505	15.12%
Income: \$200,000+	284	40.86%	4,188	25.07%	11,293	26.25%
2024 Avg Household Income	\$185,776		\$147,561		\$151,893	
2024 Med Household Income	\$163,081		\$122,433		\$125,378	