



**AVAILABLE
FOR LEASE!**

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FOR LEASE IN MALVERN!



LOCATION: 30 PENNSYLVANIA AVENUE - MALVERN, PA 19355

PROPERTY HIGHLIGHTS:

- ◆ +/- 500 SQ.FT OF OFFICE SPACE FOR LEASE!
- ◆ ON-SITE PARKING
- ◆ WITHIN WALKING DISTANCE TO KING STREET [RESTAURANTS AND SHOPS]!
- ◆ NATURAL LIGHT
- ◆ ADJACENT TO THE MALVERN TRAIN STATION
- ◆ CLOSE PROXIMITY TO MAJOR ROADWAYS SUCH AS US-202 AND US-30!

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

30-80 Pennsylvania Ave, Malvern, PA 19355



Radius	1 Mile	3 Mile	5 Mile
Population			
2027 Projection	7,117	39,178	87,853
2022 Estimate	6,806	37,149	84,519
2010 Census	5,909	30,426	76,185
Growth 2022 - 2027	4.57%	5.46%	3.94%
Growth 2010 - 2022	15.18%	22.10%	10.94%
2022 Population by Hispanic Origin	275	1,655	3,017
2022 Population	6,806	37,149	84,519
White	5,826 85.60%	30,857 83.06%	71,241 84.29%
Black	206 3.03%	1,185 3.19%	2,378 2.81%
Am. Indian & Alaskan	16 0.24%	65 0.17%	133 0.16%
Asian	640 9.40%	4,455 11.99%	9,467 11.20%
Hawaiian & Pacific Island	1 0.01%	14 0.04%	20 0.02%
Other	117 1.72%	573 1.54%	1,279 1.51%
U.S. Armed Forces	0	14	64
Households			
2027 Projection	2,922	14,834	34,088
2022 Estimate	2,801	14,064	32,802
2010 Census	2,477	11,542	29,687
Growth 2022 - 2027	4.32%	5.47%	3.92%
Growth 2010 - 2022	13.08%	21.85%	10.49%
Owner Occupied	1,967 70.22%	10,640 75.65%	25,687 78.31%
Renter Occupied	834 29.78%	3,424 24.35%	7,115 21.69%
2022 Households by HH Income	2,801	14,065	32,800
Income: <\$25,000	261 9.32%	1,054 7.49%	2,251 6.86%
Income: \$25,000 - \$50,000	332 11.85%	1,528 10.86%	3,125 9.53%
Income: \$50,000 - \$75,000	419 14.96%	2,027 14.41%	4,238 12.92%
Income: \$75,000 - \$100,000	319 11.39%	1,348 9.58%	3,221 9.82%
Income: \$100,000 - \$125,000	360 12.85%	1,494 10.62%	3,400 10.37%
Income: \$125,000 - \$150,000	129 4.61%	1,083 7.70%	2,455 7.48%
Income: \$150,000 - \$200,000	420 14.99%	1,634 11.62%	4,068 12.40%
Income: \$200,000+	561 20.03%	3,897 27.71%	10,042 30.62%
2022 Avg Household Income	\$134,389	\$151,492	\$160,028
2022 Med Household Income	\$104,826	\$117,996	\$126,680

