



**AVAILABLE
FOR SALE**

\$1,350,000

Contact:

Justin Flowers

Cell: 610-500-4862

Email: jmf32394@gmail.com

AVAILABLE FOR SALE IN PAOLI!



LOCATION: 15 MAPLE AVENUE - PAOLI, PA 19301

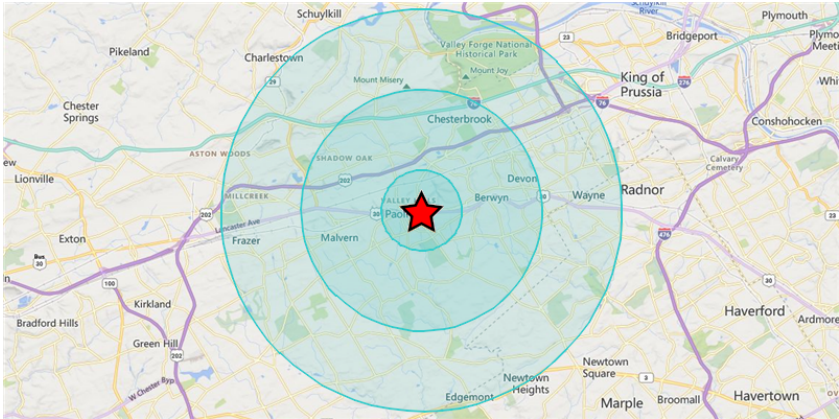
PROPERTY HIGHLIGHTS:

- ◆ TERRIFIC OWNER-USER OPPORTUNITY!
- ◆ ~ 9,250SF OFFICE BUILDING FOR SALE!
- ◆ CLOSE TO THE PAOLI TRAIN STATION! - APPROXIMATELY 1/2 MILE!
- ◆ 23 ON-SITE PARKING SPACES!
- ◆ AMPLE NATURAL LIGHT!
- ◆ CLOSE PROXIMITY TO US-30, US-202, I-76, AND I-276!

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.

Demographics

15 MAPLE AVE PAOLI PA 19301



Area and Density

	1 Mile	3 Miles	5 Miles
Area (Square Miles)	3.5	32.38	77.63
Density(Population Per Square Mile)	2,298	1,231	1,184

General Population Characteristics

	1 Mile	3 Miles	5 Miles
Male	3,856	19,551	45,410
Female	4,177	20,303	46,534
Density	2,298	1,231	1,184
Urban	7,839	38,000	88,494
Rural	194	1,854	3,450

Population By Year

	1 Mile	3 Miles	5 Miles
Population (2000)	7,108	36,453	78,617
Population (2010)	7,086	36,542	80,430
Population (2020)	7,900	39,011	90,430
Population (Current)	8,033	39,854	91,944
Population (5 Yr. Forecast)	8,433	41,811	96,131
Percent Growth (Current Yr./Previous Yr.)	1.5%	2.52%	1.52%
Percent Forecast (5 Yr. Forecast/Current Yr.)	4.98%	3.56%	3.71%

Population By Age

	1 Mile	3 Miles	5 Miles
Median Age	44	44	44
Aged 0 to 5	486	2,278	5,628
Aged 6 to 11	589	2,914	6,757
Aged 12 to 17	902	4,060	8,286
Aged 18 to 24	361	2,588	6,334
Aged 25 to 34	686	3,634	8,911
Aged 35 to 44	1,027	4,800	11,127
Aged 45 to 54	1,222	5,784	13,015
Aged 55 to 64	895	5,530	12,866
Aged 65 to 74	817	4,241	9,754
Aged 75 to 84	748	2,807	6,368
Aged 85+	300	1,218	2,898
Total Population	8,033	39,854	91,944

Population By Race

	1 Mile	3 Miles	5 Miles
White Alone	5,419	29,845	70,044
Black Alone	315	967	2,268
Asian Alone	1,637	6,094	13,288
Native American and Alaska	13	49	89
Native Alone			
Other Race Alone	197	509	1,104
Two or More Races	452	2,390	5,151

Population By Ethnicity

	1 Mile	3 Miles	5 Miles
Hispanic	266	1,426	3,221
White Non-Hispanic	5,343	29,492	69,109

General Income Characteristics

	1 Mile	3 Miles	5 Miles
Median Household Income	\$144,097	\$153,320	\$153,690
Total Household Income	\$547,608,256	\$3,304,307,590	\$7,446,108,534
Average Household Income	\$171,449	\$207,362	\$203,986
Per Capita Income	\$68,170	\$82,910	\$80,985
Avg Family Income	\$204,107	\$183,347	\$200,342
Family Income, Per Capita	\$67,793	\$61,536	\$66,378

Families by Income

	1 Mile	3 Miles	5 Miles
Family High Income Avg	\$330,309	\$390,831	\$401,200
Under \$15,000	64	279	563
\$15,000 - \$24,999	52	197	340
\$25,000 - \$34,999	77	212	687
\$35,000 - \$49,999	82	432	913
\$50,000 - \$74,999	149	936	1,873
\$75,000 - \$99,999	152	773	1,829
\$100K - \$125K	239	828	2,350
\$125K - \$150K	189	750	1,954
\$150K - \$200K	356	1,670	3,535
Over \$200K	971	5,006	11,729

General Household Characteristics

	1 Mile	3 Miles	5 Miles
Households (Current)	3,194	15,935	36,503
Families	2,331	11,083	25,773
Average Size of Household	2.52	2.3	2.35
Median Age of Householder	57	56	54
Median Value Owner Occupied	\$528,068	\$560,401	\$576,387
Median Rent	\$1,181	\$1,518	\$1,491
Median Vehicles Per Household	2	2	2
Housing Units	3,304	17,060	39,123
Owner Occupied Units	2,653	12,317	26,416
Renter Occupied Units	541	3,618	10,087
Vacant Units	110	1,125	2,620

Households by Income

	1 Mile	3 Miles	5 Miles
Under \$15,000	131	528	1,223
\$15,000 - \$24,999	158	611	1,223
\$25,000 - \$34,999	198	543	1,436
\$35,000 - \$49,999	181	892	1,948
\$50,000 - \$74,999	309	1,738	3,795
\$75,000 - \$99,999	233	1,493	3,226
\$100K - \$125K	315	1,239	3,553
\$125K - \$150K	213	1,099	2,837
\$150K - \$200K	418	2,153	4,347
Over \$200K	1,038	5,639	12,915
Total Households	3,194	15,935	36,503

Households by Rent Value

	1 Mile	3 Miles	5 Miles
Under \$250	21	103	109
\$250-\$499	--	26	303
\$500-\$749	36	78	118
\$750-\$999	28	153	570
\$1,000-\$1,249	50	271	830
\$1,250-\$1,499	123	547	1,906
\$1,500-\$1,999	201	1,280	3,468
Over \$2,000	67	1,035	2,432
Total Renter Occupied Units	541	3,618	10,087

Households by Year Built

	1 Mile	3 Miles	5 Miles
Median Year Built	1975	1977	1978
Built 2010 or Later	546	3,515	9,893
Built 2000 to 2009	116	585	1,669
Built 1990 to 1999	360	1,276	3,213
Built 1980 to 1989	582	3,269	6,085
Built 1970 to 1979	356	2,010	4,580
Built 1960 to 1969	236	1,867	4,394
Built 1950 to 1959	637	2,442	4,930
Built 1940 to 1949	36	315	942
Built 1939 or Earlier	435	1,781	3,417
Total Households (2000)	2,926	14,853	31,668
Total Households (2010)	2,881	14,793	31,720
Total Households (2020)	3,087	15,337	35,218
Total Households (Current)	3,194	15,935	36,503
Total Households (5 Yr. Forecast)	3,377	16,846	38,535
Percent Growth (Current Yr./Previous Yr.)	3.28%	3.55%	3.14%
Percent Forecast (5 Yr. Forecast/Current Yr.)	5.72%	4.24%	4.55%

Households by Inhabitants

	1 Mile	3 Miles	5 Miles
Median Size	3.04	2.74	2.83
1 Person	669	3,833	8,479
2 Person	955	5,810	13,375
3 Person	461	2,177	5,263
4 Person	857	2,735	6,237
5 Person	190	888	2,172
6 Person	62	426	767
7 or More Person	--	66	210
Total Households	3,194	15,935	36,503

Employment By Place Of Business

	1 Mile	3 Miles	5 Miles
Total Employees	13,213	31,268	67,998
Total Establishments	689	1,541	3,379

Employment Travel Time

	1 Mile	3 Miles	5 Miles
Work at Home	879	3,778	9,635
Travel Time under 15min	666	4,122	9,368
Travel Time 15-29min	--	--	--
Travel Time 30-59min	570	3,959	9,544
Travel Time 60-89min	176	1,186	2,296
Travel Time over 90min	117	456	730
Population	8,033	39,854	91,944

Education Attainment Over 25

	1 Mile	3 Miles	5 Miles
Less than High School	120	631	1,532
High School	542	2,690	5,773
Some College	450	2,021	5,127
Associate's Degree	226	1,008	2,407
Bachelor's Degree	1,911	10,975	25,143
Master's Degree	1,771	6,856	16,524
Professional Degree	178	1,930	4,714
Doctorate Degree	497	1,903	3,719
Total Population	8,033	39,854	91,944

Retail Sales

	1 Mile	3 Miles	5 Miles
Motor Vehicles	\$87,123,000	\$245,184,000	\$908,506,000
Furniture and Home Furnishings	\$5,915,000	\$5,915,000	\$22,781,000
Electrical and Appliances	\$5,312,000	\$62,888,000	\$62,888,000
Building Materials and Garden	\$15,209,000	\$56,771,000	\$83,153,000
Food and Beverage	\$68,297,000	\$79,762,000	\$249,548,000
Health and Personal Care	\$7,469,000	\$52,645,000	\$161,189,000
Gasoline Stations	\$7,221,000	\$74,273,000	\$132,839,000
Clothing and Accessories	\$38,466,000	\$41,504,000	\$47,795,000
Sporting Goods	\$4,177,000	\$13,529,000	\$39,744,000
General Merchandise	\$8,539,000	\$9,102,000	\$28,571,000
Miscellaneous	\$8,871,000	\$21,506,000	\$46,983,000
Nonstore Purchases	\$519,047,000	\$757,898,000	\$1,191,372,000
Food Services	\$57,064,000	\$157,297,000	\$205,997,000
Total Retail Sales	\$832,710,000	\$1,578,274,000	\$3,181,366,000

Consumer Expenditures

	1 Mile	3 Miles	5 Miles
Total Consumer Expenditures	\$290,638,000	\$1,467,013,000	\$3,354,581,000