



**AVAILABLE
FOR SALE**

Contact:
Justin Flowers
Cell: 610-500-4862
Email: jmf32394@gmail.com

AVAILABLE FOR SALE IN PAOLI!



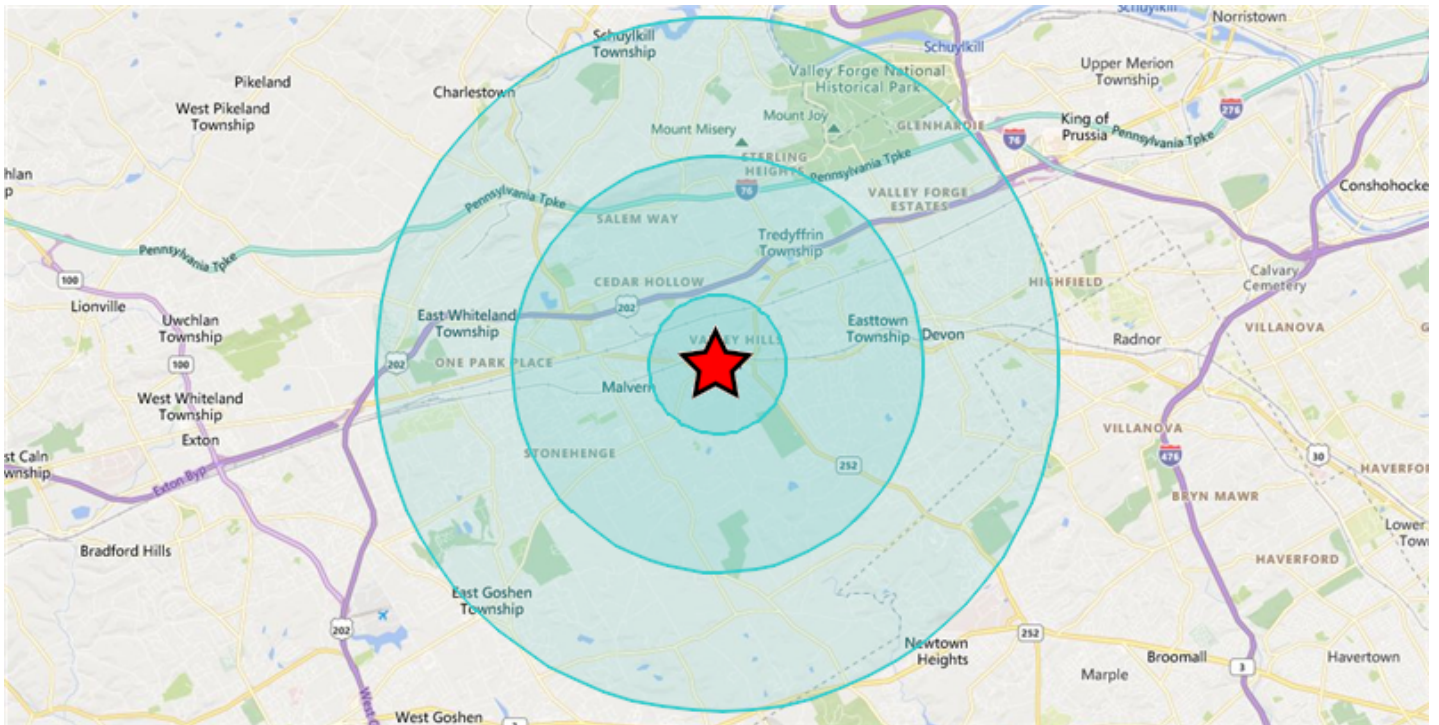
LOCATION: 98 DARBY ROAD - PAOLI, PA 19301

PROPERTY HIGHLIGHTS:

- ◆ +/- 3,900 SF OFFICE BUILDING AVAILABLE FOR SALE!
- ◆ FULL BASEMENT AVAILABLE FOR EXCESS STORAGE
- ◆ WITHIN WAKING DISTANCE TO THE PAOLI TRAIN STATION!
- ◆ AMPLE NATURAL LIGHT!
- ◆ ON-SITE PARKING
- ◆ 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



Area and Density

	1 Mile	3 Miles	5 Miles
Area (Square Miles)	2.01	24.67	82.92
Density(Population Per Square Mile)	2,980	1,334	1,078

General Population Characteristics

	1 Mile	3 Miles	5 Miles
Male	2,785	15,708	42,875
Female	3,218	17,206	46,474
Density	2,980	1,334	1,078
Urban	6,003	31,695	84,253
Rural	--	1,219	5,096

Population By Year

	1 Mile	3 Miles	5 Miles
Population (1990)	5,807	30,223	72,726
Population (2000)	5,627	31,090	80,645
Population (2010)	5,634	31,120	84,882
Population (Current)	6,003	32,914	89,349
Population (5 Yr. Forecast)	6,113	33,526	90,980
Percent Growth (Current Yr./Previous Yr.)	6.67%	5.72%	5.17%
Percent Forecast (5 Yr. Forecast/Current Yr.)	1.8%	1.85%	1.82%

Population By Age

	1 Mile	3 Miles	5 Miles
Median Age	47	46	45
Aged 0 to 5	363	2,001	5,576
Aged 6 to 11	352	2,563	7,345
Aged 12 to 17	350	2,808	7,548
Aged 18 to 24	303	1,503	4,832
Aged 25 to 34	760	2,792	8,042
Aged 35 to 44	695	4,080	11,396
Aged 45 to 54	732	4,817	12,599
Aged 55 to 64	832	5,044	13,217
Aged 65 to 74	798	4,145	10,763
Aged 75 to 84	491	2,238	5,730
Aged 85+	327	923	2,301
Total Population	6,003	32,914	89,349

Population By Race

	1 Mile	3 Miles	5 Miles
White Alone	4,797	27,721	74,800
Black Alone	466	1,219	2,711
Asian Alone	542	3,132	9,137
Native American and Alaska Native Alone	2	32	105
Other Race Alone	29	133	753
Two or More Races	167	677	1,843

Population By Ethnicity

	1 Mile	3 Miles	5 Miles
Hispanic	166	862	2,853
White Non-Hispanic	4,721	27,324	73,483

General Income Characteristics

	1 Mile	3 Miles	5 Miles
Median Household Income	\$100,040	\$143,814	\$148,345
Total Household Income	\$352,612,202	\$2,431,058,851	\$6,650,750,569
Average Household Income	\$135,777	\$182,526	\$189,211
Per Capita Income	\$58,739	\$73,861	\$74,436
Avg Family Income	\$172,186	\$210,807	\$226,364
Family Income, Per Capita	\$60,349	\$69,689	\$73,717

Families by Income

	1 Mile	3 Miles	5 Miles
Family High Income Avg	\$318,778	\$352,667	\$367,260
Under \$15,000	35	157	485
\$15,000 - \$24,999	32	130	402
\$25,000 - \$34,999	22	153	501
\$35,000 - \$49,999	59	332	786
\$50,000 - \$74,999	150	593	1,517
\$75,000 - \$99,999	169	738	1,621
\$100K - \$125K	130	708	2,063
\$125K - \$150K	188	767	2,242
\$150K - \$200K	308	1,353	3,316
Over \$200K	422	4,047	11,258

General Household Characteristics

	1 Mile	3 Miles	5 Miles
Households (Current)	2,597	13,319	35,150
Families	1,515	8,978	24,191
Average Size of Household	2.18	2.43	2.53
Median Age of Householder	58	58	57
Median Value Owner Occupied	\$327,313	\$450,660	\$486,470
Median Rent	\$1,345	\$1,265	\$1,257
Median Vehicles Per Household	2	2	2
Housing Units	2,841	14,255	37,343
Owner Occupied Units	1,739	10,375	27,389
Renter Occupied Units	858	2,944	7,761
Vacant Units	244	936	2,193

Households by Income

	1 Mile	3 Miles	5 Miles
Under \$15,000	137	526	1,305
\$15,000 - \$24,999	94	392	1,033
\$25,000 - \$34,999	105	426	1,199
\$35,000 - \$49,999	240	712	2,074
\$50,000 - \$74,999	370	1,330	3,297
\$75,000 - \$99,999	340	1,429	3,351
\$100K - \$125K	262	1,247	3,352
\$125K - \$150K	232	1,200	3,159
\$150K - \$200K	342	1,661	4,239
Over \$200K	475	4,396	12,141
Total Households	2,597	13,319	35,150

Households by Rent Value

	1 Mile	3 Miles	5 Miles
Under \$250	--	70	109
\$250-\$499	9	146	180
\$500-\$749	41	140	364
\$750-\$999	137	235	822
\$1,000-\$1,249	297	823	2,336
\$1,250-\$1,499	217	903	1,795
\$1,500-\$1,999	98	329	964
Over \$2,000	38	158	752
Total Renter Occupied Units	858	2,944	7,761

Households by Year Built

	1 Mile	3 Miles	5 Miles
Median Year Built	1969	1972	1975
Built 2010 or Later	462	2,146	5,380
Built 2000 to 2009	140	510	2,427
Built 1980 to 1989	312	2,464	6,212
Built 1970 to 1979	128	1,363	4,590
Built 1960 to 1969	254	1,931	4,926
Built 1950 to 1959	652	2,344	5,345
Built 1940 to 1949	134	539	1,092
Built 1939 or Earlier	325	1,344	3,865
Total Households (2000)	2,456	12,426	32,048
Total Households (2010)	2,415	12,499	33,112
Total Households (Current)	2,597	13,319	35,150
Total Households (5 Yr. Forecast)	2,650	13,586	35,857
Percent Growth (Current Yr./Previous Yr.)	7.73%	6.58%	6.07%
Percent Forecast (5 Yr. Forecast/Current Yr.)	2.02%	1.99%	2.01%

Households by Inhabitants

	1 Mile	3 Miles	5 Miles
Median Size	2.44	2.63	2.68
1 Person	889	3,626	9,090
2 Person	907	4,767	12,514
3 Person	390	2,073	5,350
4 Person	256	1,777	5,086
5 Person	107	774	2,170
6 Person	37	234	716
7 or More Person	11	68	224
Total Households	2,597	13,319	35,150

Employment By Place Of Business

	1 Mile	3 Miles	5 Miles
Total Employees	4,389	27,426	110,881
Total Establishments	80	1,499	4,288

Employment Travel Time

	1 Mile	3 Miles	5 Miles
Work at Home	117	1,299	3,274
Travel Time under 15min	760	4,187	10,719
Travel Time 15-29min	--	--	--
Travel Time 30-59min	753	3,684	10,271
Travel Time 60-89min	263	1,143	2,884
Travel Time over 90min	70	329	943
Population	6,003	32,914	89,349

Education Attainment Over 25

	1 Mile	3 Miles	5 Miles
Less than High School	254	747	1,579
High School	756	2,861	7,209
Some College	469	2,131	6,249
Associate's Degree	318	1,221	3,196
Bachelor's Degree	1,491	9,347	25,407
Master's Degree	930	4,980	13,040
Professional Degree	210	1,616	4,690
Doctorate Degree	207	1,136	2,678
Total Population	6,003	32,914	89,349

Retail Sales

	1 Mile	3 Miles	5 Miles
Motor Vehicles	--	\$161,666,000	\$649,788,000
Furniture and Home Furnishings	\$608,000	\$5,670,000	\$57,233,000
Electrical and Appliances	\$609,000	\$4,594,000	\$9,936,000
Building Materials and Garden	\$5,605,000	\$43,283,000	\$150,344,000
Food and Beverage	\$48,761,000	\$201,670,000	\$529,678,000
Health and Personal Care	--	\$37,104,000	\$48,772,000
Gasoline Stations	--	\$22,017,000	\$115,144,000
Clothing and Accessories	--	\$20,358,000	\$69,449,000
Sporting Goods	--	\$12,050,000	\$15,890,000
General Merchandise	--	\$5,874,000	\$52,993,000
Miscellaneous	--	\$17,558,000	\$45,186,000
Nonstore Purchases	--	\$495,528,000	\$1,652,698,000
Food Services	--	\$120,915,000	\$283,086,000
Total Retail Sales	\$55,583,000	\$1,148,287,000	\$3,680,197,000

Consumer Expenditures

	1 Mile	3 Miles	5 Miles
Total Consumer Expenditures	\$197,742,000	\$1,153,750,000	\$3,081,524,000