



**AVAILABLE
FOR LEASE!**

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WAREHOUSE FOR LEASE!



LOCATION: 2947 FELTON ROAD - NORRISTOWN PA 19401

PROPERTY HIGHLIGHTS:

- ◆ +/- 4,000 SQ.FT FOR LEASE!
- ◆ 17' CEILING HEIGHT
- ◆ 1 DRIVE-IN [14']
- ◆ FULLY SPRINKLERED
- ◆ MEZZANINE STORAGE
- ◆ ON-SITE PARKING
- ◆ ZONED INDUSTRIAL [I]
- ◆ CLOSE PROXIMITY TO US-202, I-476, 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.

Demographic Detail Report

2947 Felton Rd, Norristown, PA 19401

Building Type: **Flex**
 RBA: **16,876 SF**
 Typical Floor: **16,876 SF**
 Total **16,876 SF**



| Radius | 1 Mile | | 3 Mile | | 5 Mile | |
|-------------------------------|---------------|--------|---------------|--------|----------------|--------|
| Population | | | | | | |
| 2026 Projection | 11,580 | | 83,485 | | 163,001 | |
| 2021 Estimate | 10,961 | | 82,185 | | 160,349 | |
| 2010 Census | 8,324 | | 80,385 | | 156,213 | |
| Growth 2021 - 2026 | 5.65% | | 1.58% | | 1.65% | |
| Growth 2010 - 2021 | 31.68% | | 2.24% | | 2.65% | |
| 2021 Population by Age | 10,961 | | 82,185 | | 160,349 | |
| Age 0 - 4 | 589 | 5.37% | 4,922 | 5.99% | 8,953 | 5.58% |
| Age 5 - 9 | 594 | 5.42% | 5,288 | 6.43% | 9,553 | 5.96% |
| Age 10 - 14 | 543 | 4.95% | 5,118 | 6.23% | 9,562 | 5.96% |
| Age 15 - 19 | 478 | 4.36% | 4,634 | 5.64% | 8,988 | 5.61% |
| Age 20 - 24 | 439 | 4.01% | 4,282 | 5.21% | 8,352 | 5.21% |
| Age 25 - 29 | 571 | 5.21% | 5,152 | 6.27% | 9,800 | 6.11% |
| Age 30 - 34 | 783 | 7.14% | 6,215 | 7.56% | 11,581 | 7.22% |
| Age 35 - 39 | 845 | 7.71% | 6,341 | 7.72% | 11,799 | 7.36% |
| Age 40 - 44 | 720 | 6.57% | 5,359 | 6.52% | 10,233 | 6.38% |
| Age 45 - 49 | 692 | 6.31% | 5,082 | 6.18% | 10,085 | 6.29% |
| Age 50 - 54 | 719 | 6.56% | 5,134 | 6.25% | 10,448 | 6.52% |
| Age 55 - 59 | 782 | 7.13% | 5,462 | 6.65% | 11,174 | 6.97% |
| Age 60 - 64 | 792 | 7.23% | 5,290 | 6.44% | 10,765 | 6.71% |
| Age 65 - 69 | 702 | 6.40% | 4,377 | 5.33% | 8,896 | 5.55% |
| Age 70 - 74 | 598 | 5.46% | 3,499 | 4.26% | 7,172 | 4.47% |
| Age 75 - 79 | 435 | 3.97% | 2,442 | 2.97% | 5,085 | 3.17% |
| Age 80 - 84 | 306 | 2.79% | 1,646 | 2.00% | 3,544 | 2.21% |
| Age 85+ | 373 | 3.40% | 1,941 | 2.36% | 4,357 | 2.72% |
| Age 65+ | 2,414 | 22.02% | 13,905 | 16.92% | 29,054 | 18.12% |
| Median Age | 44.40 | | 39.30 | | 40.80 | |
| Average Age | 43.50 | | 39.70 | | 40.80 | |

Demographic Detail Report

2947 Felton Rd, Norristown, PA 19401

| Radius | 1 Mile | 3 Mile | 5 Mile |
|---|---------------|---------------|----------------|
| 2021 Population By Race | 10,961 | 82,185 | 160,349 |
| White | 8,457 77.16% | 56,148 68.32% | 118,944 74.18% |
| Black | 1,124 10.25% | 17,546 21.35% | 23,563 14.69% |
| Am. Indian & Alaskan | 27 0.25% | 407 0.50% | 558 0.35% |
| Asian | 1,097 10.01% | 5,508 6.70% | 13,071 8.15% |
| Hawaiian & Pacific Island | 3 0.03% | 119 0.14% | 147 0.09% |
| Other | 254 2.32% | 2,456 2.99% | 4,066 2.54% |
| Population by Hispanic Origin | 10,961 | 82,185 | 160,349 |
| Non-Hispanic Origin | 10,470 95.52% | 68,937 83.88% | 143,634 89.58% |
| Hispanic Origin | 491 4.48% | 13,248 16.12% | 16,715 10.42% |
| 2021 Median Age, Male | 42.20 | 38.00 | 39.20 |
| 2021 Average Age, Male | 41.80 | 38.50 | 39.50 |
| 2021 Median Age, Female | 46.80 | 40.90 | 42.50 |
| 2021 Average Age, Female | 45.10 | 41.00 | 42.10 |
| 2021 Population by Occupation Classification | 9,137 | 65,919 | 130,470 |
| Civilian Employed | 5,524 60.46% | 40,307 61.15% | 79,924 61.26% |
| Civilian Unemployed | 324 3.55% | 4,129 6.26% | 6,727 5.16% |
| Civilian Non-Labor Force | 3,289 36.00% | 21,483 32.59% | 43,799 33.57% |
| Armed Forces | 0 0.00% | 0 0.00% | 20 0.02% |
| Households by Marital Status | | | |
| Married | 2,391 | 14,424 | 31,234 |
| Married No Children | 1,605 | 8,615 | 18,589 |
| Married w/Children | 786 | 5,809 | 12,646 |
| 2021 Population by Education | 8,640 | 61,590 | 121,619 |
| Some High School, No Diploma | 694 8.03% | 7,065 11.47% | 10,052 8.27% |
| High School Grad (Incl Equivalency) | 2,129 24.64% | 16,677 27.08% | 30,098 24.75% |
| Some College, No Degree | 2,015 23.32% | 12,785 20.76% | 24,693 20.30% |
| Associate Degree | 322 3.73% | 3,649 5.92% | 6,679 5.49% |
| Bachelor Degree | 2,012 23.29% | 12,547 20.37% | 29,008 23.85% |
| Advanced Degree | 1,468 16.99% | 8,867 14.40% | 21,089 17.34% |

Demographic Detail Report

2947 Felton Rd, Norristown, PA 19401

| Radius | 1 Mile | | 3 Mile | | 5 Mile | |
|---------------------------------------|---------------|--------|---------------|--------|----------------|--------|
| 2021 Population by Occupation | 10,742 | | 77,095 | | 152,980 | |
| Real Estate & Finance | 546 | 5.08% | 3,228 | 4.19% | 7,373 | 4.82% |
| Professional & Management | 3,798 | 35.36% | 22,501 | 29.19% | 50,071 | 32.73% |
| Public Administration | 286 | 2.66% | 1,325 | 1.72% | 2,199 | 1.44% |
| Education & Health | 1,404 | 13.07% | 9,453 | 12.26% | 18,599 | 12.16% |
| Services | 606 | 5.64% | 7,579 | 9.83% | 12,317 | 8.05% |
| Information | 116 | 1.08% | 878 | 1.14% | 1,749 | 1.14% |
| Sales | 1,315 | 12.24% | 8,838 | 11.46% | 17,428 | 11.39% |
| Transportation | 200 | 1.86% | 2,609 | 3.38% | 4,313 | 2.82% |
| Retail | 606 | 5.64% | 4,664 | 6.05% | 8,543 | 5.58% |
| Wholesale | 149 | 1.39% | 1,085 | 1.41% | 2,370 | 1.55% |
| Manufacturing | 772 | 7.19% | 4,618 | 5.99% | 9,028 | 5.90% |
| Production | 471 | 4.38% | 4,332 | 5.62% | 7,752 | 5.07% |
| Construction | 184 | 1.71% | 2,737 | 3.55% | 4,865 | 3.18% |
| Utilities | 102 | 0.95% | 1,462 | 1.90% | 2,861 | 1.87% |
| Agriculture & Mining | 18 | 0.17% | 78 | 0.10% | 131 | 0.09% |
| Farming, Fishing, Forestry | 17 | 0.16% | 41 | 0.05% | 57 | 0.04% |
| Other Services | 152 | 1.42% | 1,667 | 2.16% | 3,324 | 2.17% |
| 2021 Worker Travel Time to Job | 5,283 | | 38,300 | | 75,141 | |
| <30 Minutes | 2,996 | 56.71% | 22,646 | 59.13% | 43,603 | 58.03% |
| 30-60 Minutes | 1,861 | 35.23% | 12,356 | 32.26% | 24,805 | 33.01% |
| 60+ Minutes | 426 | 8.06% | 3,298 | 8.61% | 6,733 | 8.96% |
| 2010 Households by HH Size | 3,530 | | 30,601 | | 60,625 | |
| 1-Person Households | 1,006 | 28.50% | 8,521 | 27.85% | 16,763 | 27.65% |
| 2-Person Households | 1,327 | 37.59% | 9,639 | 31.50% | 19,941 | 32.89% |
| 3-Person Households | 554 | 15.69% | 5,107 | 16.69% | 9,938 | 16.39% |
| 4-Person Households | 416 | 11.78% | 3,993 | 13.05% | 8,192 | 13.51% |
| 5-Person Households | 151 | 4.28% | 1,852 | 6.05% | 3,542 | 5.84% |
| 6-Person Households | 49 | 1.39% | 784 | 2.56% | 1,298 | 2.14% |
| 7 or more Person Households | 27 | 0.76% | 705 | 2.30% | 951 | 1.57% |
| 2021 Average Household Size | 2.20 | | 2.50 | | 2.50 | |
| Households | | | | | | |
| 2026 Projection | 5,143 | | 32,001 | | 63,366 | |
| 2021 Estimate | 4,843 | | 31,465 | | 62,314 | |
| 2010 Census | 3,531 | | 30,602 | | 60,626 | |
| Growth 2021 - 2026 | 6.19% | | 1.70% | | 1.69% | |
| Growth 2010 - 2021 | 37.16% | | 2.82% | | 2.78% | |



Demographic Detail Report

2947 Felton Rd, Norristown, PA 19401

| Radius | 1 Mile | 3 Mile | 5 Mile |
|---------------------------------------|------------------|------------------|------------------|
| 2021 Households by HH Income | 4,843 | 31,464 | 62,314 |
| <\$25,000 | 553 11.42% | 4,829 15.35% | 7,405 11.88% |
| \$25,000 - \$50,000 | 734 15.16% | 5,965 18.96% | 10,512 16.87% |
| \$50,000 - \$75,000 | 856 17.67% | 4,925 15.65% | 9,194 14.75% |
| \$75,000 - \$100,000 | 699 14.43% | 3,958 12.58% | 8,064 12.94% |
| \$100,000 - \$125,000 | 674 13.92% | 3,483 11.07% | 7,057 11.32% |
| \$125,000 - \$150,000 | 367 7.58% | 2,356 7.49% | 4,944 7.93% |
| \$150,000 - \$200,000 | 446 9.21% | 2,566 8.16% | 6,314 10.13% |
| \$200,000+ | 514 10.61% | 3,382 10.75% | 8,824 14.16% |
| 2021 Avg Household Income | \$105,816 | \$100,031 | \$113,719 |
| 2021 Med Household Income | \$84,960 | \$75,082 | \$87,543 |
| 2021 Occupied Housing | 4,843 | 31,465 | 62,315 |
| Owner Occupied | 3,118 64.38% | 19,357 61.52% | 42,065 67.50% |
| Renter Occupied | 1,725 35.62% | 12,108 38.48% | 20,250 32.50% |
| 2010 Housing Units | 5,086 | 34,183 | 67,062 |
| 1 Unit | 3,424 67.32% | 24,207 70.82% | 47,875 71.39% |
| 2 - 4 Units | 143 2.81% | 3,092 9.05% | 4,954 7.39% |
| 5 - 19 Units | 372 7.31% | 2,751 8.05% | 5,321 7.93% |
| 20+ Units | 1,147 22.55% | 4,133 12.09% | 8,912 13.29% |
| 2021 Housing Value | 3,118 | 19,358 | 42,065 |
| <\$100,000 | 88 2.82% | 1,367 7.06% | 1,845 4.39% |
| \$100,000 - \$200,000 | 586 18.79% | 4,745 24.51% | 6,723 15.98% |
| \$200,000 - \$300,000 | 1,384 44.39% | 4,936 25.50% | 10,029 23.84% |
| \$300,000 - \$400,000 | 625 20.04% | 4,361 22.53% | 10,890 25.89% |
| \$400,000 - \$500,000 | 206 6.61% | 1,840 9.51% | 5,429 12.91% |
| \$500,000 - \$1,000,000 | 214 6.86% | 1,915 9.89% | 6,377 15.16% |
| \$1,000,000+ | 15 0.48% | 194 1.00% | 772 1.84% |
| 2021 Median Home Value | \$263,944 | \$272,264 | \$322,364 |
| 2021 Housing Units by Yr Built | 5,087 | 34,241 | 67,320 |
| Built 2010+ | 1,490 29.29% | 2,268 6.62% | 4,522 6.72% |
| Built 2000 - 2010 | 226 4.44% | 1,838 5.37% | 5,455 8.10% |
| Built 1990 - 1999 | 269 5.29% | 2,461 7.19% | 5,840 8.67% |
| Built 1980 - 1989 | 483 9.49% | 3,528 10.30% | 7,525 11.18% |
| Built 1970 - 1979 | 601 11.81% | 4,319 12.61% | 9,034 13.42% |
| Built 1960 - 1969 | 663 13.03% | 4,942 14.43% | 9,340 13.87% |
| Built 1950 - 1959 | 964 18.95% | 5,113 14.93% | 10,154 15.08% |
| Built <1949 | 391 7.69% | 9,772 28.54% | 15,450 22.95% |
| 2021 Median Year Built | 1978 | 1964 | 1968 |

