



**AVAILABLE
FOR LEASE!**

Contact:

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OFFICE SPACE FOR LEASE!



LOCATION: 147 W LANCASTER AVENUE - PAOLI, PA 19301

PROPERTY HIGHLIGHTS:

- ◆ UP TO +/- 1,500 SQUARE FEET OF OFFICE SPACE!
- ◆ 4 PRIVATE OFFICES/KITCHENETTE
- ◆ SIGNAGE AVAILABLE ON HEAVILY TRAVELED LANCASTER AVENUE - OVER 23,000 VPD!
- ◆ AMPLE ON SITE PARKING
- ◆ PRIVATE BATHROOM!
- ◆ ABUNDANT NATURAL LIGHT!
- ◆ CLOSE PROXIMITY TO PAOLI TRAIN STATION - 1/2 MILE

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

147 W Lancaster Ave, Paoli, PA 19301

Radius	1 Mile	3 Mile	5 Mile
Population			
2027 Projection	7,216	36,577	91,740
2022 Estimate	7,019	35,346	88,076
2010 Census	6,762	32,747	77,995
Growth 2022 - 2027	2.81%	3.48%	4.16%
Growth 2010 - 2022	3.80%	7.94%	12.93%
2022 Population by Hispanic Origin	175	1,180	3,114
2022 Population	7,019	35,346	88,076
White	5,739 81.76%	29,338 83.00%	73,278 83.20%
Black	377 5.37%	1,092 3.09%	2,437 2.77%
Am. Indian & Alaskan	4 0.06%	49 0.14%	125 0.14%
Asian	761 10.84%	4,326 12.24%	10,862 12.33%
Hawaiian & Pacific Island	1 0.01%	2 0.01%	28 0.03%
Other	138 1.97%	539 1.52%	1,347 1.53%
U.S. Armed Forces	2	21	35
Households			
2027 Projection	2,993	14,403	35,993
2022 Estimate	2,910	13,934	34,553
2010 Census	2,804	13,038	30,647
Growth 2022 - 2027	2.85%	3.37%	4.17%
Growth 2010 - 2022	3.78%	6.87%	12.75%
Owner Occupied	2,147 73.78%	11,097 79.64%	26,180 75.77%
Renter Occupied	763 26.22%	2,837 20.36%	8,373 24.23%
2022 Households by HH Income	2,912	13,934	34,552
Income: <\$25,000	318 10.92%	1,125 8.07%	2,475 7.16%
Income: \$25,000 - \$50,000	438 15.04%	1,243 8.92%	3,261 9.44%
Income: \$50,000 - \$75,000	489 16.79%	1,715 12.31%	4,403 12.74%
Income: \$75,000 - \$100,000	260 8.93%	1,288 9.24%	3,171 9.18%
Income: \$100,000 - \$125,000	255 8.76%	1,421 10.20%	3,395 9.83%
Income: \$125,000 - \$150,000	188 6.46%	866 6.22%	2,441 7.06%
Income: \$150,000 - \$200,000	284 9.75%	1,860 13.35%	4,193 12.14%
Income: \$200,000+	680 23.35%	4,416 31.69%	11,213 32.45%
2022 Avg Household Income	\$134,359	\$162,114	\$163,309
2022 Med Household Income	\$95,288	\$130,052	\$130,848

