

AVAILABLE **FOR SALE**

15 Maple Avenue
Paoli, PA 19301



PARADIGM
COMMERCIAL ADVISORS

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- TERRIFIC OWNER-USER OPPORTUNITY
- ~9,250 SF OFFICE BUILDING FOR SALE
- CLOSE TO THE PAOLI TRAIN STATION! APPROXIMATELY ½ MILE
- 23 ON-SITE PARKING SPACES
- AMPLE NATURAL LIGHT!
- CLOSE PROXIMITY TO US-30, US-202, I-76, AND I-276!



Demographic Summary Report

15 Maple Ave, Paoli, PA 19301



Radius	1 Mile		3 Mile		5 Mile	
Population						
2029 Projection	7,738		42,759		100,883	
2024 Estimate	7,399		40,928		96,628	
2020 Census	7,100		39,446		90,165	
Growth 2024 - 2029	4.58%		4.47%		4.40%	
Growth 2020 - 2024	4.21%		3.76%		7.17%	
2024 Population by Hispanic Origin	228		1,363		3,381	
2024 Population	7,399		40,928		96,628	
White	5,282	71.39%	31,591	77.19%	74,140	76.73%
Black	296	4.00%	1,001	2.45%	2,543	2.63%
Am. Indian & Alaskan	0	0.00%	10	0.02%	24	0.02%
Asian	1,269	17.15%	5,646	13.79%	13,579	14.05%
Hawaiian & Pacific Island	0	0.00%	5	0.01%	21	0.02%
Other	551	7.45%	2,675	6.54%	6,321	6.54%
U.S. Armed Forces	17		52		60	
Households						
2029 Projection	3,085		17,025		39,459	
2024 Estimate	2,942		16,269		37,710	
2020 Census	2,814		15,679		34,879	
Growth 2024 - 2029	4.86%		4.65%		4.64%	
Growth 2020 - 2024	4.55%		3.76%		8.12%	
Owner Occupied	2,193	74.54%	12,226	75.15%	26,377	69.95%
Renter Occupied	749	25.46%	4,043	24.85%	11,333	30.05%
2024 Households by HH Income	2,943		16,269		37,710	
Income: <\$25,000	277	9.41%	1,353	8.32%	2,777	7.36%
Income: \$25,000 - \$50,000	356	12.10%	1,314	8.08%	3,450	9.15%
Income: \$50,000 - \$75,000	329	11.18%	1,698	10.44%	3,836	10.17%
Income: \$75,000 - \$100,000	247	8.39%	1,552	9.54%	3,212	8.52%
Income: \$100,000 - \$125,000	370	12.57%	1,461	8.98%	4,393	11.65%
Income: \$125,000 - \$150,000	169	5.74%	1,064	6.54%	2,668	7.08%
Income: \$150,000 - \$200,000	371	12.61%	2,258	13.88%	4,617	12.24%
Income: \$200,000+	824	28.00%	5,569	34.23%	12,757	33.83%
2024 Avg Household Income	\$151,035		\$168,597		\$167,284	
2024 Med Household Income	\$117,736		\$142,774		\$136,122	