

AVAILABLE FOR SALE

15 Maple Avenue
Paoli, PA 19301



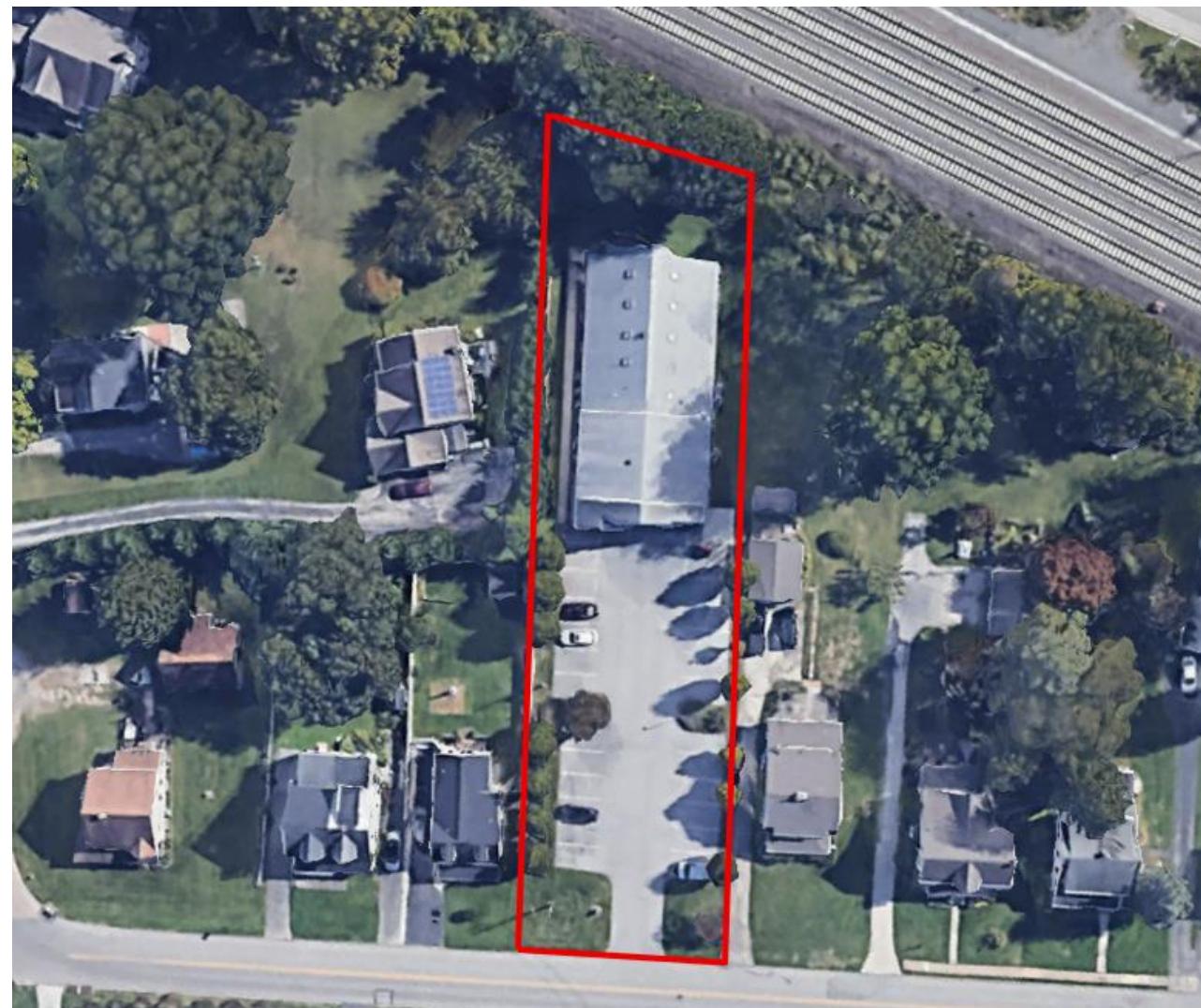
PARADIGM
COMMERCIAL ADVISORS

Justin Flowers
(610) 500-4862
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www.paradigmcainc.com

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



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The information above is from sources believed reliable, but no warranty is made as to its accuracy. Buyer/Lessee shall confirm all information.

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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