

# 1250 EASTON RD, HORSHAM, Demographic Detail Report

1250 Easton Rd, Horsham, PA 19044

Building Type: **Flex**  
 RBA: **46,000 SF**  
 Typical Floor: **23,000 SF**  
 Total **3,750 SF**

Warehse Avail: -  
 Office Avail: **3,750 SF**  
 % Leased: **100%**  
 Rent/SF/Yr: **Negotiable**



Radius	1 Mile	3 Mile	5 Mile
<b>Population</b>			
2024 Projection	4,054	65,008	172,573
2019 Estimate	4,095	64,198	169,831
2010 Census	4,479	62,590	162,636
Growth 2019 - 2024	-1.00%	1.26%	1.61%
Growth 2010 - 2019	-8.57%	2.57%	4.42%

2019 Population by Age	4,095	64,198	169,831
Age 0 - 4	203 4.96%	3,355 5.23%	8,487 5.00%
Age 5 - 9	215 5.25%	3,595 5.60%	9,370 5.52%
Age 10 - 14	236 5.76%	3,887 6.05%	10,547 6.21%
Age 15 - 19	234 5.71%	3,895 6.07%	10,760 6.34%
Age 20 - 24	227 5.54%	3,735 5.82%	10,036 5.91%
Age 25 - 29	238 5.81%	3,780 5.89%	9,607 5.66%
Age 30 - 34	255 6.23%	4,062 6.33%	9,835 5.79%
Age 35 - 39	244 5.96%	3,986 6.21%	9,687 5.70%
Age 40 - 44	231 5.64%	3,735 5.82%	9,428 5.55%
Age 45 - 49	274 6.69%	4,418 6.88%	11,518 6.78%
Age 50 - 54	297 7.25%	4,910 7.65%	12,943 7.62%
Age 55 - 59	310 7.57%	5,168 8.05%	13,613 8.02%
Age 60 - 64	277 6.76%	4,485 6.99%	11,855 6.98%
Age 65 - 69	238 5.81%	3,554 5.54%	9,425 5.55%
Age 70 - 74	207 5.05%	2,772 4.32%	7,447 4.38%
Age 75 - 79	156 3.81%	1,946 3.03%	5,415 3.19%
Age 80 - 84	121 2.95%	1,419 2.21%	4,281 2.52%
Age 85+	131 3.20%	1,495 2.33%	5,577 3.28%
Age 65+	853 20.83%	11,186 17.42%	32,145 18.93%
<b>Median Age</b>	<b>44.20</b>	<b>42.40</b>	<b>43.50</b>
<b>Average Age</b>	<b>42.60</b>	<b>41.10</b>	<b>41.80</b>

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Radius	1 Mile		3 Mile		5 Mile	
<b>2019 Population By Race</b>	<b>4,095</b>		<b>64,198</b>		<b>169,831</b>	
White	3,734	91.18%	56,963	88.73%	145,485	85.66%
Black	122	2.98%	2,538	3.95%	10,087	5.94%
Am. Indian & Alaskan	15	0.37%	150	0.23%	408	0.24%
Asian	150	3.66%	3,484	5.43%	10,831	6.38%
Hawaiian & Pacific Island	10	0.24%	58	0.09%	114	0.07%
Other	64	1.56%	1,005	1.57%	2,908	1.71%
<b>Population by Hispanic Origin</b>	<b>4,095</b>		<b>64,198</b>		<b>169,831</b>	
Non-Hispanic Origin	3,907	95.41%	60,784	94.68%	161,394	95.03%
Hispanic Origin	188	4.59%	3,414	5.32%	8,437	4.97%
<b>2019 Median Age, Male</b>	<b>42.70</b>		<b>40.70</b>		<b>41.30</b>	
<b>2019 Average Age, Male</b>	<b>41.50</b>		<b>39.90</b>		<b>40.30</b>	
<b>2019 Median Age, Female</b>	<b>45.70</b>		<b>44.10</b>		<b>45.50</b>	
<b>2019 Average Age, Female</b>	<b>43.80</b>		<b>42.20</b>		<b>43.20</b>	
<b>2019 Population by Occupation Classification</b>	<b>3,393</b>		<b>52,582</b>		<b>139,282</b>	
Civilian Employed	2,214	65.25%	36,101	68.66%	89,930	64.57%
Civilian Unemployed	71	2.09%	1,416	2.69%	3,458	2.48%
Civilian Non-Labor Force	1,077	31.74%	14,964	28.46%	45,744	32.84%
Armed Forces	31	0.91%	101	0.19%	150	0.11%
<b>Households by Marital Status</b>						
Married	925		13,825		37,327	
Married No Children	583		8,025		21,115	
Married w/Children	342		5,800		16,212	
<b>2019 Population by Education</b>	<b>3,089</b>		<b>48,288</b>		<b>126,838</b>	
Some High School, No Diploma	199	6.44%	3,111	6.44%	7,562	5.96%
High School Grad (Incl Equivalency)	891	28.84%	13,285	27.51%	33,117	26.11%
Some College, No Degree	853	27.61%	12,089	25.04%	29,962	23.62%
Associate Degree	111	3.59%	2,558	5.30%	6,206	4.89%
Bachelor Degree	668	21.63%	11,288	23.38%	30,870	24.34%
Advanced Degree	367	11.88%	5,957	12.34%	19,121	15.08%

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Radius	1 Mile		3 Mile		5 Mile		
<b>2019 Population by Occupation</b>	<b>4,281</b>		<b>69,022</b>		<b>172,314</b>		
Real Estate & Finance	163	3.81%	3,376	4.89%	8,585	4.98%	
Professional & Management	1,150	26.86%	19,944	28.90%	53,256	30.91%	
Public Administration	60	1.40%	975	1.41%	2,358	1.37%	
Education & Health	599	13.99%	8,491	12.30%	22,763	13.21%	
Services	171	3.99%	4,399	6.37%	11,636	6.75%	
Information	63	1.47%	935	1.35%	2,023	1.17%	
Sales	719	16.80%	9,951	14.42%	23,462	13.62%	
Transportation	118	2.76%	1,659	2.40%	3,851	2.23%	
Retail	271	6.33%	4,347	6.30%	10,103	5.86%	
Wholesale	86	2.01%	1,152	1.67%	2,977	1.73%	
Manufacturing	322	7.52%	4,694	6.80%	10,483	6.08%	
Production	168	3.92%	3,303	4.79%	7,424	4.31%	
Construction	235	5.49%	2,983	4.32%	6,312	3.66%	
Utilities	42	0.98%	1,178	1.71%	2,970	1.72%	
Agriculture & Mining	15	0.35%	88	0.13%	232	0.13%	
Farming, Fishing, Forestry	7	0.16%	61	0.09%	140	0.08%	
Other Services	92	2.15%	1,486	2.15%	3,739	2.17%	
<b>2019 Worker Travel Time to Job</b>	<b>2,118</b>		<b>34,540</b>		<b>86,073</b>		
<30 Minutes	1,356	64.02%	20,910	60.54%	50,586	58.77%	
30-60 Minutes	617	29.13%	10,103	29.25%	26,759	31.09%	
60+ Minutes	145	6.85%	3,527	10.21%	8,728	10.14%	
<b>2010 Households by HH Size</b>	<b>1,643</b>		<b>23,877</b>		<b>61,888</b>		
1-Person Households	336	20.45%	5,635	23.60%	15,094	24.39%	
2-Person Households	608	37.01%	7,851	32.88%	20,099	32.48%	
3-Person Households	283	17.22%	4,350	18.22%	10,502	16.97%	
4-Person Households	250	15.22%	3,706	15.52%	9,923	16.03%	
5-Person Households	113	6.88%	1,619	6.78%	4,359	7.04%	
6-Person Households	29	1.77%	482	2.02%	1,294	2.09%	
7 or more Person Households	24	1.46%	234	0.98%	617	1.00%	
<b>2019 Average Household Size</b>	<b>2.60</b>		<b>2.60</b>		<b>2.60</b>		
<b>Households</b>							
2024 Projection	1,490		24,761		65,846		
2019 Estimate	1,504		24,453		64,760		
2010 Census	1,644		23,877		61,887		
Growth 2019 - 2024	-0.93%		1.26%		1.68%		
Growth 2010 - 2019	-8.52%		2.41%		4.64%		

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Radius	1 Mile	3 Mile	5 Mile
<b>2019 Households by HH Income</b>	<b>1,503</b>	<b>24,454</b>	<b>64,758</b>
<\$25,000	103 6.85%	2,501 10.23%	7,600 11.74%
\$25,000 - \$50,000	291 19.36%	4,136 16.91%	10,666 16.47%
\$50,000 - \$75,000	224 14.90%	4,413 18.05%	10,474 16.17%
\$75,000 - \$100,000	359 23.89%	3,749 15.33%	9,407 14.53%
\$100,000 - \$125,000	251 16.70%	3,133 12.81%	7,488 11.56%
\$125,000 - \$150,000	109 7.25%	2,434 9.95%	5,899 9.11%
\$150,000 - \$200,000	108 7.19%	2,221 9.08%	6,141 9.48%
\$200,000+	58 3.86%	1,867 7.63%	7,083 10.94%
<b>2019 Avg Household Income</b>	<b>\$91,586</b>	<b>\$100,046</b>	<b>\$106,726</b>
<b>2019 Med Household Income</b>	<b>\$84,296</b>	<b>\$82,848</b>	<b>\$84,671</b>
<b>2019 Occupied Housing</b>	<b>1,504</b>	<b>24,454</b>	<b>64,760</b>
Owner Occupied	1,178 78.32%	18,246 74.61%	48,562 74.99%
Renter Occupied	326 21.68%	6,208 25.39%	16,198 25.01%
<b>2010 Housing Units</b>	<b>1,598</b>	<b>25,673</b>	<b>66,828</b>
1 Unit	1,292 80.85%	19,732 76.86%	50,791 76.00%
2 - 4 Units	62 3.88%	1,640 6.39%	3,375 5.05%
5 - 19 Units	167 10.45%	2,553 9.94%	5,794 8.67%
20+ Units	77 4.82%	1,748 6.81%	6,868 10.28%
<b>2019 Housing Value</b>	<b>1,178</b>	<b>18,246</b>	<b>48,561</b>
<\$100,000	9 0.76%	349 1.91%	1,284 2.64%
\$100,000 - \$200,000	53 4.50%	1,647 9.03%	4,281 8.82%
\$200,000 - \$300,000	448 38.03%	6,298 34.52%	14,553 29.97%
\$300,000 - \$400,000	500 42.44%	6,031 33.05%	13,097 26.97%
\$400,000 - \$500,000	142 12.05%	2,266 12.42%	6,926 14.26%
\$500,000 - \$1,000,000	26 2.21%	1,593 8.73%	7,985 16.44%
\$1,000,000+	0 0.00%	62 0.34%	435 0.90%
<b>2019 Median Home Value</b>	<b>\$315,800</b>	<b>\$313,746</b>	<b>\$331,782</b>
<b>2019 Housing Units by Yr Built</b>	<b>1,608</b>	<b>25,830</b>	<b>67,620</b>
Built 2010+	54 3.36%	2,457 9.51%	6,788 10.04%
Built 2000 - 2010	186 11.57%	2,003 7.75%	7,037 10.41%
Built 1990 - 1999	33 2.05%	1,724 6.67%	7,821 11.57%
Built 1980 - 1989	53 3.30%	3,579 13.86%	7,665 11.34%
Built 1970 - 1979	202 12.56%	4,064 15.73%	9,655 14.28%
Built 1960 - 1969	597 37.13%	5,451 21.10%	11,738 17.36%
Built 1950 - 1959	375 23.32%	3,900 15.10%	9,828 14.53%
Built <1949	108 6.72%	2,652 10.27%	7,088 10.48%
<b>2019 Median Year Built</b>	<b>1964</b>	<b>1971</b>	<b>1974</b>

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