



**AVAILABLE  
FOR SALE!**

**\$1,750,000**

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## **FLEX BUILDING AVAILABLE FOR SALE!**



**LOCATION: 821 LINCOLN AVENUE - WEST CHESTER, PA 19380**

### **PROPERTY HIGHLIGHTS:**

- ◆ ~ 9,500 SF FLEX BUILDING FOR SALE!
- ◆ ~ 5,500 SF AVAILABLE FOR OWNER-USER
- ◆ 18' CLEAR CEILING HEIGHT
- ◆ 6 DRIVE-IN DOORS [12']
- ◆ SITUATED ON 1 ACRE!
- ◆ 22 ON-SITE PARKING SPACES
- ◆ ZONED GENERAL INDUSTRIAL [I-3]
- ◆ CLOSE PROXIMITY TO US-202, US-322, AND PA-3!

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

## Conway Bldg 821 Lincoln Ave, West Chester, PA 19380



Radius	1 Mile		3 Mile		5 Mile	
<b>Population</b>						
2029 Projection	10,258		70,567		125,295	
2024 Estimate	9,681		67,277		119,413	
2010 Census	8,573		63,452		111,975	
Growth 2024 - 2029	5.96%		4.89%		4.93%	
Growth 2010 - 2024	12.92%		6.03%		6.64%	
<b>2024 Population by Age</b>						
	<b>9,681</b>		<b>67,277</b>		<b>119,413</b>	
Age 0 - 4	584	6.03%	3,816	5.67%	6,549	5.48%
Age 5 - 9	455	4.70%	3,417	5.08%	6,133	5.14%
Age 10 - 14	438	4.52%	3,440	5.11%	6,299	5.27%
Age 15 - 19	458	4.73%	3,664	5.45%	6,824	5.71%
Age 20 - 24	749	7.74%	5,308	7.89%	8,464	7.09%
Age 25 - 29	1,055	10.90%	5,780	8.59%	8,817	7.38%
Age 30 - 34	984	10.16%	5,029	7.48%	8,172	6.84%
Age 35 - 39	774	8.00%	4,534	6.74%	7,852	6.58%
Age 40 - 44	590	6.09%	4,076	6.06%	7,324	6.13%
Age 45 - 49	491	5.07%	3,685	5.48%	6,729	5.64%
Age 50 - 54	455	4.70%	3,677	5.47%	6,854	5.74%
Age 55 - 59	474	4.90%	3,819	5.68%	7,141	5.98%
Age 60 - 64	536	5.54%	4,220	6.27%	7,864	6.59%
Age 65 - 69	475	4.91%	3,725	5.54%	7,170	6.00%
Age 70 - 74	389	4.02%	3,234	4.81%	6,209	5.20%
Age 75 - 79	294	3.04%	2,488	3.70%	4,700	3.94%
Age 80 - 84	208	2.15%	1,695	2.52%	3,209	2.69%
Age 85+	271	2.80%	1,670	2.48%	3,103	2.60%
Age 65+	1,637	16.91%	12,812	19.04%	24,391	20.43%
<b>Median Age</b>	<b>35.80</b>		<b>38.50</b>		<b>40.40</b>	
<b>Average Age</b>	<b>39.00</b>		<b>40.30</b>		<b>41.30</b>	



# Demographic Detail Report

<b>Conway Bldg</b> 821 Lincoln Ave, West Chester, PA 19380						
Radius	1 Mile		3 Mile		5 Mile	
<b>2024 Population By Race</b>	<b>9,681</b>		<b>67,277</b>		<b>119,413</b>	
White	7,378	76.21%	54,898	81.60%	96,710	80.99%
Black	808	8.35%	3,785	5.63%	5,227	4.38%
Am. Indian & Alaskan	20	0.21%	62	0.09%	97	0.08%
Asian	308	3.18%	2,672	3.97%	8,099	6.78%
Hawaiian & Pacific Island	23	0.24%	75	0.11%	101	0.08%
Other	1,143	11.81%	5,784	8.60%	9,179	7.69%
<b>Population by Hispanic Origin</b>	<b>9,681</b>		<b>67,277</b>		<b>119,413</b>	
Non-Hispanic Origin	8,665	89.51%	62,775	93.31%	112,965	94.60%
Hispanic Origin	1,015	10.48%	4,502	6.69%	6,448	5.40%
<b>2024 Median Age, Male</b>	<b>34.90</b>		<b>37.60</b>		<b>39.20</b>	
<b>2024 Average Age, Male</b>	<b>37.90</b>		<b>39.40</b>		<b>40.20</b>	
<b>2024 Median Age, Female</b>	<b>36.70</b>		<b>39.40</b>		<b>41.70</b>	
<b>2024 Average Age, Female</b>	<b>40.10</b>		<b>41.20</b>		<b>42.30</b>	
<b>2024 Population by Occupation Classification</b>	<b>8,111</b>		<b>55,867</b>		<b>99,062</b>	
Civilian Employed	5,481	67.57%	38,038	68.09%	66,701	67.33%
Civilian Unemployed	180	2.22%	1,123	2.01%	1,800	1.82%
Civilian Non-Labor Force	2,450	30.21%	16,695	29.88%	30,527	30.82%
Armed Forces	0	0.00%	11	0.02%	34	0.03%
<b>Households by Marital Status</b>						
Married	1,464		12,756		24,177	
Married No Children	955		7,810		14,600	
Married w/Children	509		4,947		9,577	
<b>2024 Population by Education</b>	<b>7,501</b>		<b>50,948</b>		<b>89,805</b>	
Some High School, No Diploma	172	2.29%	1,427	2.80%	2,218	2.47%
High School Grad (Incl Equivalency)	1,371	18.28%	7,931	15.57%	12,597	14.03%
Some College, No Degree	1,141	15.21%	8,881	17.43%	14,979	16.68%
Associate Degree	506	6.75%	3,316	6.51%	4,660	5.19%
Bachelor Degree	2,934	39.11%	18,004	35.34%	32,137	35.79%
Advanced Degree	1,377	18.36%	11,389	22.35%	23,214	25.85%



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<b>Conway Bldg</b>						
821 Lincoln Ave, West Chester, PA 19380						
<b>Radius</b>	<b>1 Mile</b>		<b>3 Mile</b>		<b>5 Mile</b>	
<b>2024 Population by Occupation</b>	<b>10,145</b>		<b>70,905</b>		<b>126,002</b>	
Real Estate & Finance	661	6.52%	3,977	5.61%	7,381	5.86%
Professional & Management	4,449	43.85%	28,260	39.86%	51,895	41.19%
Public Administration	78	0.77%	836	1.18%	1,601	1.27%
Education & Health	1,055	10.40%	9,401	13.26%	16,470	13.07%
Services	640	6.31%	5,180	7.31%	7,587	6.02%
Information	124	1.22%	824	1.16%	1,549	1.23%
Sales	1,060	10.45%	7,849	11.07%	13,525	10.73%
Transportation	47	0.46%	403	0.57%	1,021	0.81%
Retail	416	4.10%	3,599	5.08%	6,040	4.79%
Wholesale	111	1.09%	1,165	1.64%	2,327	1.85%
Manufacturing	443	4.37%	3,395	4.79%	6,092	4.83%
Production	335	3.30%	2,005	2.83%	3,313	2.63%
Construction	149	1.47%	1,382	1.95%	2,439	1.94%
Utilities	276	2.72%	1,048	1.48%	1,737	1.38%
Agriculture & Mining	26	0.26%	169	0.24%	352	0.28%
Farming, Fishing, Forestry	7	0.07%	42	0.06%	76	0.06%
Other Services	268	2.64%	1,370	1.93%	2,597	2.06%
<b>2024 Worker Travel Time to Job</b>	<b>4,955</b>		<b>32,566</b>		<b>56,179</b>	
<30 Minutes	3,428	69.18%	21,620	66.39%	35,336	62.90%
30-60 Minutes	1,280	25.83%	8,899	27.33%	16,466	29.31%
60+ Minutes	247	4.98%	2,047	6.29%	4,377	7.79%
<b>2010 Households by HH Size</b>	<b>3,788</b>		<b>25,201</b>		<b>43,613</b>	
1-Person Households	1,410	37.22%	7,304	28.98%	11,558	26.50%
2-Person Households	1,320	34.85%	8,738	34.67%	15,282	35.04%
3-Person Households	453	11.96%	3,660	14.52%	6,626	15.19%
4-Person Households	390	10.30%	3,426	13.59%	6,347	14.55%
5-Person Households	152	4.01%	1,409	5.59%	2,632	6.03%
6-Person Households	37	0.98%	460	1.83%	815	1.87%
7 or more Person Households	26	0.69%	204	0.81%	353	0.81%
<b>2024 Average Household Size</b>	<b>2.20</b>		<b>2.40</b>		<b>2.40</b>	
<b>Households</b>						
2029 Projection	4,510		28,204		48,897	
2024 Estimate	4,253		26,828		46,521	
2010 Census	3,789		25,201		43,612	
Growth 2024 - 2029	6.04%		5.13%		5.11%	
Growth 2010 - 2024	12.25%		6.46%		6.67%	



# Demographic Detail Report

<b>Conway Bldg</b>			
821 Lincoln Ave, West Chester, PA 19380			
Radius	1 Mile	3 Mile	5 Mile
<b>2024 Households by HH Income</b>	<b>4,252</b>	<b>26,830</b>	<b>46,521</b>
<\$25,000	713 16.77%	3,662 13.65%	4,914 10.56%
\$25,000 - \$50,000	618 14.53%	3,142 11.71%	4,439 9.54%
\$50,000 - \$75,000	637 14.98%	3,448 12.85%	5,389 11.58%
\$75,000 - \$100,000	661 15.55%	3,235 12.06%	5,389 11.58%
\$100,000 - \$125,000	491 11.55%	3,039 11.33%	5,677 12.20%
\$125,000 - \$150,000	270 6.35%	2,311 8.61%	4,073 8.76%
\$150,000 - \$200,000	335 7.88%	3,109 11.59%	5,978 12.85%
\$200,000+	527 12.39%	4,884 18.20%	10,662 22.92%
<b>2024 Avg Household Income</b>	<b>\$105,234</b>	<b>\$126,270</b>	<b>\$141,824</b>
<b>2024 Med Household Income</b>	<b>\$80,976</b>	<b>\$99,443</b>	<b>\$113,781</b>
<b>2024 Occupied Housing</b>	<b>4,253</b>	<b>26,828</b>	<b>46,521</b>
Owner Occupied	1,815 42.68%	16,618 61.94%	31,131 66.92%
Renter Occupied	2,438 57.32%	10,210 38.06%	15,390 33.08%
<b>2010 Housing Units</b>	<b>4,557</b>	<b>28,340</b>	<b>49,067</b>
1 Unit	2,248 49.33%	19,091 67.36%	36,043 73.46%
2 - 4 Units	390 8.56%	1,676 5.91%	2,117 4.31%
5 - 19 Units	554 12.16%	3,716 13.11%	5,811 11.84%
20+ Units	1,365 29.95%	3,857 13.61%	5,096 10.39%
<b>2024 Housing Value</b>	<b>1,814</b>	<b>16,618</b>	<b>31,131</b>
<\$100,000	7 0.39%	353 2.12%	584 1.88%
\$100,000 - \$200,000	5 0.28%	564 3.39%	891 2.86%
\$200,000 - \$300,000	262 14.44%	1,228 7.39%	2,533 8.14%
\$300,000 - \$400,000	520 28.67%	3,591 21.61%	5,893 18.93%
\$400,000 - \$500,000	530 29.22%	4,295 25.85%	7,417 23.83%
\$500,000 - \$1,000,000	395 21.78%	6,165 37.10%	12,936 41.55%
\$1,000,000+	95 5.24%	422 2.54%	877 2.82%
<b>2024 Median Home Value</b>	<b>\$421,321</b>	<b>\$459,906</b>	<b>\$476,371</b>
<b>2024 Housing Units by Yr Built</b>	<b>4,555</b>	<b>28,393</b>	<b>49,181</b>
Built 2010+	1,011 22.20%	3,375 11.89%	5,017 10.20%
Built 2000 - 2010	86 1.89%	1,925 6.78%	4,807 9.77%
Built 1990 - 1999	248 5.44%	3,385 11.92%	7,561 15.37%
Built 1980 - 1989	432 9.48%	4,077 14.36%	8,510 17.30%
Built 1970 - 1979	637 13.98%	5,284 18.61%	8,037 16.34%
Built 1960 - 1969	406 8.91%	2,993 10.54%	4,545 9.24%
Built 1950 - 1959	282 6.19%	2,293 8.08%	3,789 7.70%
Built <1949	1,453 31.90%	5,061 17.82%	6,915 14.06%
<b>2024 Median Year Built</b>	<b>1971</b>	<b>1976</b>	<b>1981</b>

