

KARMAR REALTY GROUP, INC.

COMMERCIAL & INVESTMENT REAL ESTATE SERVICES

SALE OR LEASE



242 WILMINGTON PIKE, CHADDS FORD, PA 19317

DESCRIPTION:

- 2,500 +/- SF RETAIL BUILDING
- SITUATED ON A .91 ACRE SITE
- FORMERLY FUZZY BUTTS GOD DAYCARE
- THREE BEDROOMS WITH NEWLY RENOVATED KITCHEN AND BATH
- LOWER LEVEL FEATURES OFFICE SPACE WITH FOUR INDIVIDUAL DAY CARE ROOMS FOR PETS

FEATURES:

- SITUATED DIRECTLY OFF RT 202
- PUBLIC WATER & ON-SITE SEWER
- CLOSE PROXIMITY TO RT 1, RT 322, RT 926, RT 52, RT 491, RT 92 & I-95
- SURROUNDED BY RETAIL, OFFICE, HOTELS, MEDICAL & RESTAURANTS
- EASILY ACCESSIBLE TO PHILADELPHIA, DELAWARE & NEW JERSEY

TERMS:

- RENTAL RATE - NEGOTIABLE
- VARIOUS LEASE OPTIONS AVAILABLE
- SALE PRICE - \$1,000,000.00
- TAXES APPROXIMATELY \$7,497.00 ANNUALLY

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SUBJECT PROPERTY

GATEWAY CORPORATE CENTER

TD Bank

Wawa

ExtraSpace Storage

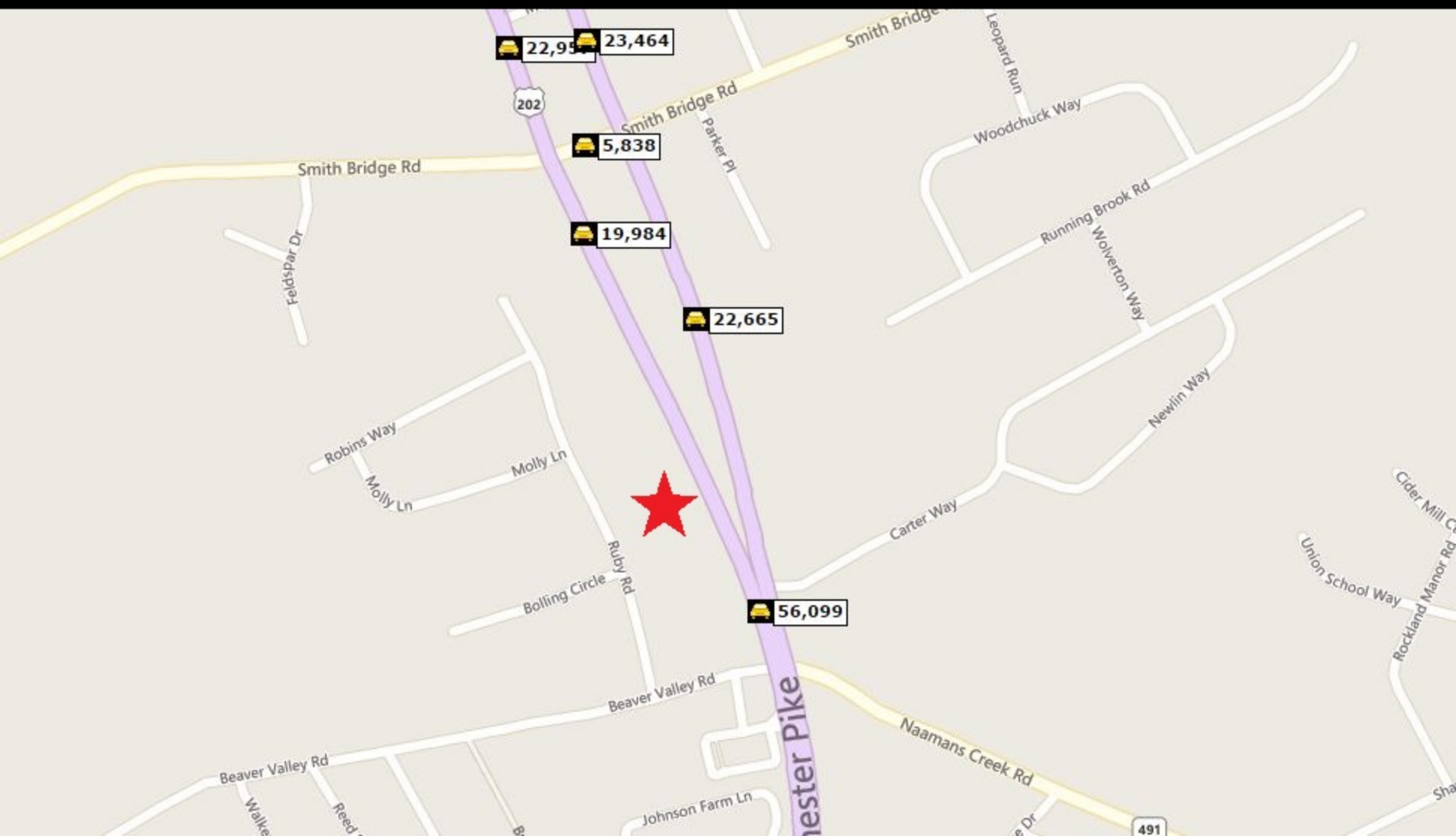
THE MEAT HOUSE
Walgreens

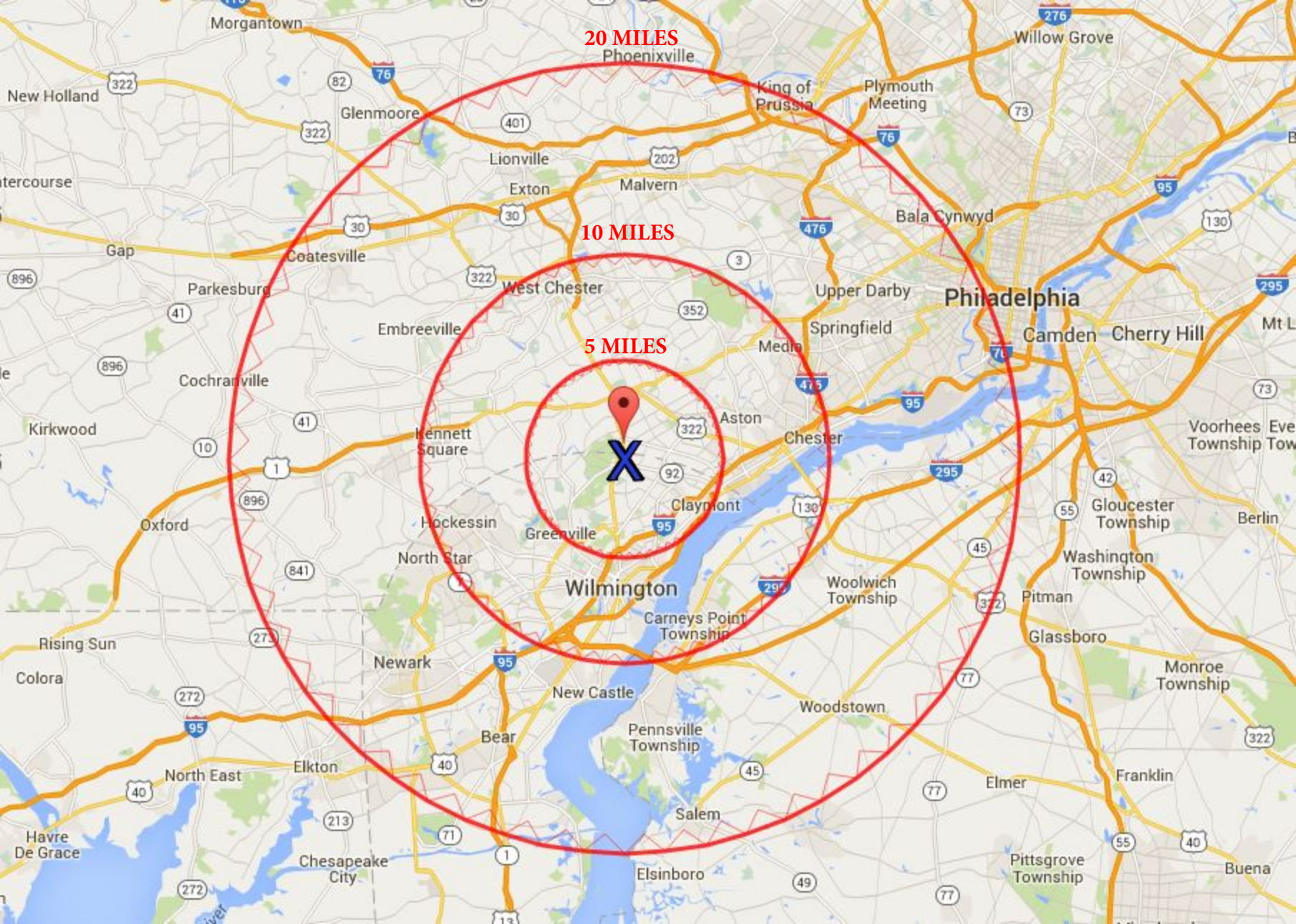
CHRISTIANA CARE HEALTH SYSTEM
Center for Heart & Vascular Health

VALLEYBROOK
AT CHADDE FORD

FIREBIRDS
WOOD FIRED GRILL
ANYTIME FITNESS

TRAFFIC COUNT





20 MILES
Phoenixville

10 MILES

5 MILES

Philadelphia

Wilmington

Chapter 210. Zoning

Article XIII. C-1 Local Commercial District

§ 210-118. Purpose.

C-1 Local Commercial Districts are designed to provide for special requirements of retail convenience-type commercial establishments and encourage attractive, compact retail commercial development. In Concordville, the C-1 District is also designed to provide for a Concordville Village Overlay District consistent with § **210-2C(4)** of the overall objectives of the Zoning Ordinance by creating a Concordville Village District that would include historic structures along Concord Road and Route 1 as significant elements of its identity.

§ 210-119. Use regulations.

A building may be erected or used, and a lot may be used or occupied for any one or combination of the following uses and no other, and subject to § **210-224** dealing with prohibited uses and performance standards, provided that the use and conversion of any existing dwelling shall comply with the provisions of Article **XXVI**, Chapter **210**, and § **210-225**, and provided that the demolition of, or special exception or conditional use for a historic resource shown on the **Historic Resources Map**, or any subdivision, land development or construction activity within 300 feet of a historic resource shall be subject to the provisions of Township Code, Article XIXA, Historic Preservation, of Chapter **210**, Zoning, relating to historic preservation, and further provided that the use shall comply with the provisions of Article **XX**, Floodplain Conservation District, of Chapter **210**, and further provided that the use shall comply with the provisions of § **210-125.1**, Concordville Village Overlay District, in particular § **210-125.1D**.

- A. Uses by right (permitted principal uses). Except as set forth in § **210-125.1** for the Concordville Village Overlay District, the following shall apply for properties within the C-1 District located outside of the Concordville Village Overlay District:
- (1) Retail store or shop and with a gross floor area of less than 30,000 square feet.
 - (2) Retail service and repair, or personal service, provided that:
 - (a) Any repair or service activity, if located on the ground floor, shall be not less than 10 feet from the front of the building and shall be screened by a wall or partition from the front portion of the building used by customers.
 - (b) The area devoted to retail service and/or repair shall constitute not more than 80% of the gross floor area.
 - (c) Any materials employed will not involve danger of fire or explosion.
 - (3) Office, utility office, professional office.

- (4) Studio, broadcasting studio.
- (5) Bank or financial institution.
- (6) Automatic self-service laundry, when served by public sewer.
- (7) Club, social.
- (8) Health center; health spa and physical fitness club.
- (9) Commercial greenhouse.
- (10) Contractor's shop, including carpenter, cabinetmaking, furniture repair, light metal working, tinsmith, plumbing, or similar shop, provided that the gross floor area devoted to such use shall not exceed 8,000 square feet.
- (11) Shops of craftsmen, provided that the gross floor area devoted to such use shall not exceed 8,000 square feet.
- (12) Library.
- (13) Restaurant.
- (14) Tourist house/home.
- (15) Antique shop.
- (16) (Reserved)
- (17) Day-care center.
- (18) Automated teller machine (ATM).
- (19) Commercial drop-off and pick-up boxes.
- (20) Motor vehicle parts and accessories store.
- (21) Museum.
- (22) Convenience store or mini-market of up to 4,000 square feet of building area, and without the sale of gasoline. Whenever such store or market involves the sale of gasoline as an accessory use, it shall be governed by § **210-119D(2)**.
- (23) Agricultural use.

B. Accessory uses. Except as set forth in § **210-125.1** for the Concordville Village Overlay District, the following shall apply for properties within the C-1 District located outside of the Concordville Village Overlay District:

- (1) Vehicle parking lot as an accessory use to the principal permitted commercial uses.
- (2) Accessory use on the same lot with and customarily incidental to any of the above permitted uses, which use may include:
 - (a) Storage within a completely enclosed building in conjunction with a permitted use.
 - (b) Living accommodation for the proprietor of a store or business establishment, or for a watchman or caretaker or live-work units, provided that no such dwelling accommodation should be located on the first floor.
 - (c) Signs as permitted in Article **XXIII** of Chapter **210**, Zoning.

- C. Uses by special exception. Except as set forth in § **210-125.1** for the Concordville Village Overlay District, the following shall apply for properties within the C-1 District located outside of the Concordville Village Overlay District:
- (1) When authorized by the Zoning Hearing Board, any use of the same general character as those permitted by right (principal permitted uses) and not provided for in any other commercial district.
 - (2) Roadside stand (temporary) for the sale of farm products grown on site.
 - (3) Veterinary office, consisting of a facility for the practice of veterinary medicine by a licensed veterinary doctor, provided that:
 - (a) The keeping or kenneling of all animals shall be inside the veterinary medicine building facility.
 - (b) All kennels shall be constructed of such sound-absorbing material as specified by the Concord Township Building Inspector.
 - (c) All animals shall be housed indoors.
 - (4) Car wash.
 - (5) Flex space.
 - (6) Motor vehicle service station (not to include a repair shop or car wash establishment as a principal use), provided that:
 - (a) A minimum lot width of not less than 200 feet shall be provided along each street on which the lot fronts.
 - (b) Access to roads shall be at least 50 feet from any intersection.
 - (c) All activities except those performed at the fuel pumps shall be in accordance with the Concord Township Building Code and Fire Code, and shall be fenced.
 - (d) Fuel pumps shall be at least 40 feet from any ultimate street right-of-way.
 - (e) All storage of materials, parts, equipment, and refuse shall be within a completely fenced area.
 - (7) Motor vehicle repair shop and/or body shop, provided that:
 - (a) All repair work, including paint spraying, is done within an enclosed building.
 - (b) All storage materials, parts, and refuse is within an enclosed building.
 - (c) All vehicles awaiting repair are stored in an enclosed area screened from adjacent streets and properties by a wall or solid fence at least six feet high constructed of concrete, concrete blocks, wooden planks, or bricks, with access only through solid gates.
 - (8) Funeral home.
 - (9) Emergency service facility.^[1]
- [1] *Editor's Note: Former Subsection C(10), which permitted outside restaurant use as a special exception use, which immediately followed this subsection, was repealed 8-25-2015 by Ord. No. 367.*

D. Conditional uses, subject to the provisions of Article **XXVII** of Chapter **210**. The following shall apply to

C-1 District properties located outside of the Concordville Village Overlay District. None of the conditional uses listed below shall apply to the Concordville Village Overlay District.

- (1) Retail store or shop with a gross floor area of 30,000 square feet and greater, subject to **§ 210-121**.
 - (2) Convenience store or mini-market of 4,000 square feet or more, and/or including the sale of gasoline as an accessory use, provided:
 - (a) Said use is designed for commercial goods and hours of operation which encourage short stops for specific items rather than extensive shopping trips.
 - (b) The lot on which such use is established shall not be less than three acres in size.
 - (c) The lot on which such use is established shall be located at a highway intersection with the lot containing frontage on two highways classified as principal arterial highways and/or collector highways by Chapter **160**, Subdivision and Land Development.
 - (3) Restaurant, fast-food.
 - (4) Any establishment that receives a transfer of a liquor license.
 - (5) Outside restaurant use, including the service of food, beverage and/or liquor, provided that: [Added 8-25-2015 by Ord. No. 367]
 - (a) All outside service areas are limited to 10% of the size of the indoor service area.
 - (b) No outside restaurant use is permitted with respect to any restaurant property which borders a residential district.
 - (c) No outside bar, no outside entertainment, music, or games, and no outside food preparation, grilling or cooking is permitted.
- E. The uses permitted by right, special exception or conditional use shall not include adult entertainment uses, as defined in Chapter **210**, Zoning.

§ 210-120. Yard and area regulations.

Except as set forth in **§ 210-125.1** for the Concordville Village Overlay District, the following shall apply for properties within the C-1 District located outside the Concordville Village Overlay District:

- A. Lot area and lot width. Except as otherwise required, every lot shall have a lot area of not less than 6,500 square feet and such lot shall be not less than 50 feet in width at the building line.
- B. Total impervious coverage. The total impervious coverage shall not exceed 80% of the lot area.
- C. Total building area coverage. The building area coverage shall not exceed 55% of the lot area.
- D. Minimum structure setback.
 - (1) Front yard: 20 feet from each street right-of-way on which the lot abuts.
 - (2) Side yards: for every detached building, two side yards, neither of which shall be less than 12 feet in width. For every semidetached building, one side yard, which shall be not less than 12 feet in width.
 - (3) Rear yard: 25 feet.

- E. Height. No building shall exceed two stories or 35 feet in height.

§ 210-121. Special development regulations.

The following regulations shall apply to all properties in the C-1 District:

- A. Along each side or rear property line which directly abuts a residence district in the Township or a similar district in an adjoining municipality, a screen buffer planting strip of not less than 30 feet in width as defined in Chapter **210**, Article **XXI**, Landscaping, shall be provided. Parking shall not be permitted within the buffer planting strip. Any part or portion of site which is not used for buildings, other structures, loading or parking spaces and aisles, sidewalks and designated storage areas shall be planted with an all-season ground cover and shall be landscaped according to an overall landscape plan to be reviewed and evaluated by the Township in accordance with Chapter **210**, Article **XXI**, Landscaping, and Chapter **160**, Subdivision and Land Development.
- B. No storage of merchandise, articles or equipment shall be permitted outside a building except for plant material sales or plant nursery, and no goods, articles or equipment shall be stored, displayed or offered for sale beyond the front lines of a building. No outdoor vending machine, or similar use shall be allowed in any required yard abutting a street or on a public sidewalk, and no more than two such machines shall be permitted on a lot. If there are more than two, then such machines shall be inside a building.
- C. Any establishment which furnishes carts or mobile baskets for shopping shall provide definite areas within that required space for storage of shopping carts. Each designed storage area shall be clearly marked for storage of shopping carts.
- D. No use shall be permitted which is objectionable as defined in § **210-224**.
- E. The off-street parking, off-street loading and special requirements relating to highway frontage prescribed in Chapter **210**, Article **XXII**, shall apply in commercial districts, and each use shall comply with the provisions of § **210-219**, relating to waste disposal.
- F. Screening of roof objects. Water towers, storage tanks, processing equipment, stand fans, skylights, cooling towers, vents, satellite dishes and any other structures or equipment which rise above the roofline shall be limited to five feet in height and shall be effectively shielded from view from any public or private dedicated street by an architecturally sound method to be submitted by the developer which shall be approved, in writing, by the Board of Supervisors before construction or erection of said structures or equipment.
- G. Whenever the total gross floor area of a building, on a lot, exceeds 30,000 square feet, the design standards of Article **VIII** of Chapter **160**, Subdivision and Land Development, shall apply.
- H. Conditional uses shall be governed by the provisions of Article **XXVII** of Chapter **210**.

§ 210-122. Landscaping regulations.

See Article **XXI** of Chapter **210**.

§ 210-123. Sign regulations.

See Article **XXIII** of Chapter **210**, and § **210-125.1** for properties located within the Concordville Village Overlay District.

§ 210-124. Off-street parking and loading regulations.

See Article **XXII** of Chapter **210**, and § **210-125.1** for properties located within the Concordville Village Overlay District.

§ 210-125. Site plan review regulations.

See Chapter **160**, Subdivision and Land Development.

§ 210-125.1. Concordville Village Overlay District.

- A. Application of regulations. In the Concordville Village Overlay District, the regulations contained in this § **210-125.1** shall apply.
- B. Intent. Pursuant to the powers and authority granted by the Pennsylvania Municipalities Planning Code, Act No. 247, as amended, the regulations of the Concordville Village Overlay District are intended:
 - (1) To help implement the Concord Township Comprehensive Plan.
 - (2) To help implement the objectives in § **210-2C(4)** of the overall objectives of the Zoning Ordinance by creating a Concordville Village District that would include historic structures along Concord Road and Route 1 as significant elements of its identity.
- C. Designation of Concord Village Overlay District boundaries.
 - (1) The Concordville Village Overlay District shall be as shown on the map by the same name dated May 2, 2006, which is attached hereto as **Exhibit A**.^[1]
[1] Editor's Note: Exhibit A is included at the end of this chapter.
- D. Use regulations for the Concordville Village Overlay District.
 - (1) Uses by right (permitted principal uses).
 - (a) Retail store or shop and with a gross floor area of less than 15,000 square feet on the ground floor of a building.
 - (b) Office, professional office.
 - (c) Studio, broadcasting studio.
 - (d) Bank or financial institution.
 - (e) Club, social.
 - (f) Health center; health spa and physical fitness club.
 - (g) Shops of craftsmen for carpentry, cabinetmaking, furniture repair, light metal working, tinsmith, or similar shop, provided that the gross floor area devoted to such use shall not exceed 8,000 square feet on the ground floor of a building, and further provided that no such shop shall be part of a live-work unit.
 - (h) Library.
 - (i) Restaurant, without a drive-through.

- (j) Antique shop.
 - (k) Day-care center.
 - (l) Museum.
 - (m) Convenience store or mini-market of up to 4,000 square feet of gross floor area on the ground floor of a building, and without the sale of gasoline.
- (2) Accessory uses in the Concordville Village Overlay District.
- (a) Vehicle parking lot as an accessory use to the principal permitted commercial uses.
 - (b) Accessory use on the same lot with and customarily incidental to any of the above permitted uses, which use may include:
 - [1] Storage within a completely enclosed building in conjunction with a permitted use.
 - [2] Signs as permitted in Article **XXIII** of Chapter **210**, Zoning.
- (3) Uses by special exception in the Concordville Village Overlay District.
- (a) When authorized by the Zoning Hearing Board, any use of the same general character as those permitted by right (principal permitted uses) and not provided for in any other commercial district.
 - (b) Veterinary office, consisting of a facility for the practice of veterinary medicine by a licensed veterinary doctor, provided that:
 - [1] The keeping or kenneling of all animals shall be inside the veterinary medicine building facility.
 - [2] All kennels shall be constructed of such sound-absorbing material as specified by the Concord Township Codes Enforcement Officer.
 - [3] All animals shall be housed indoors.
 - (c) Emergency service facility.
 - (d) Outside restaurant use, including the service of food, beverage and/or liquor, provided that:
 - [1] All outside service areas are limited to 10% of the size of the indoor service area.
 - [2] No outside restaurant use is permitted with respect to any restaurant property which borders a residential district.
- (4) Conditional uses, subject to the provisions of Article **XXVII** of Chapter **210**.
- (a) Retail store or shop with a gross floor area of 15,000 square feet to a maximum of 30,000 square feet on the ground floor of a building, subject to § **210-125.1F** and, in particular, the two pages of Design Guidelines for Retail Building Design (for large-scale buildings).
 - (b) Live-work units, subject to the transfer of development rights, as per § **210-238**.
 - (c) Any establishment that receives a transfer of a liquor license.
- (5) The uses permitted by right, special exception, or conditional use shall not include adult entertainment uses, as defined in Chapter **210**, Zoning.
- E. Yard and area regulations for the Concordville Village Overlay District.

- (1) Lot area and lot width. Except as otherwise required, every lot shall have a lot area of not less than 6,500 square feet and such lot shall be not less than 50 feet in width at the building line.
- (2) Total impervious coverage. The total impervious coverage shall not exceed 70% of the lot area.
- (3) Total building area coverage. The building area coverage shall not exceed 50% of the lot area.
- (4) Minimum structure setback/build-to line.
 - (a) Front yard: 15 to 20 feet from each street right-of-way on which the lot abuts, as a build-to line.
 - (b) Side yards: for every detached building, two side yards, neither of which shall be less than 12 feet in width; for every semidetached building, one side yard, which shall be not less than 12 feet in width.
 - (c) Rear yard: 25 feet.

F. Other design standards.

- (1) The other design standards below shall apply. All design features and streetscape elements expressed below are intended to be generally consistent with the Concordville Village Development Strategy Plan dated May 2, 2006, **Exhibit B.**^[2]

[2] *Editor's Note: The aerial photo of the Concordville Village Overlay District is included at the end of this chapter. The remainder of **Exhibit B** is on file in the Township offices.*

- (2) Building widths.
 - (a) The width of any new building shall be as follows:
 - [1] The width of individual bays of new buildings shall be in the range of 24 feet to 32 feet. If a new building exceeds 32 feet in width, there shall be a recess or projection of up to four feet, to differentiate the bays of the building in twenty-four- to thirty-two-foot wide sections.
- (3) Building heights shall be as follows:
 - (a) The minimum building height shall be 20 feet.
 - (b) The maximum building height shall be 35 feet, except that the Board of Supervisors may allow live-work units in a building of up to 45 feet in height as a conditional use.
- (4) Buildings shall be located as follows:
 - (a) All new buildings shall be placed at the build-to line adjoining the sidewalk, in alignment with existing buildings on the block, thereby forming a street wall.
 - (b) In the event that a building is redeveloped in the exact location as exists, and cannot be feasibly moved to the build-to line, street wall elements such as walls, pillars, colonnades, and the like shall be installed and maintained in general alignment with existing buildings on the block.
- (5) Building uses shall be as follows:
 - (a) New buildings shall be vertically mixed in use to the maximum extent possible with ground floor retail, and with office or residential use above the ground floor. Live-work units, when approved as a conditional use, may provide opportunities for residential use on the second or third floors.

- (6) Parking shall be arranged as follows:
- (a) Parking shall be located and maintained to the side or rear of buildings.
 - (b) Shared parking may be permitted when approved by the Board of Supervisors, with guidance from the Township Engineer and the Urban Land Institute publication titled "Shared Parking," Second Edition, 2005, or the most current edition thereof.
- (7) Design shall also be in accordance with the guidelines and best practices set forth on the pages that follow pertaining to:^[3]
- (a) Adaptive reuse of buildings.
 - (b) Rehabilitation of buildings.
 - (c) Building location.
 - (d) Building scale.
 - (e) Porches, porticos and stoops.
 - (f) Village-scale buildings.
 - (g) Retail building design.
 - (h) Context sensitive.
 - (i) Live-work units.
 - (j) Streetscape.
 - (k) Streets and service lanes (alleys).
 - (l) Street-lights.
 - (m) Sidewalks.
 - (n) Street edge strips.
 - (o) Curbs and curb cuts.
 - (p) Parking: off-street.
 - (q) Parking: on-street.
 - (r) Traffic calming.
 - (s) Signage.
 - (t) Street furniture.
 - (u) Awnings and banners.
 - (v) Pavement materials.
 - (w) Dumpsters.

[3] *Editor's Note: These pages are on file in the Township offices.*

Demographic Detail Report

242 Wilmington Pike, Chadds Ford, PA 19317



Radius	1 Mile		3 Mile		5 Mile	
Population						
2020 Projection	5,776		33,416		107,959	
2015 Estimate	5,725		32,896		106,093	
2010 Census	5,675		32,556		105,065	
Growth 2015 - 2020	0.89%		1.58%		1.76%	
Growth 2010 - 2015	0.88%		1.04%		0.98%	
2015 Population by Age						
	5,725		32,896		106,093	
Age 0 - 4	285	4.98%	1,575	4.79%	5,319	5.01%
Age 5 - 9	336	5.87%	1,781	5.41%	5,744	5.41%
Age 10 - 14	420	7.34%	2,118	6.44%	6,445	6.07%
Age 15 - 19	450	7.86%	2,249	6.84%	6,928	6.53%
Age 20 - 24	365	6.38%	1,938	5.89%	6,438	6.07%
Age 25 - 29	283	4.94%	1,588	4.83%	5,591	5.27%
Age 30 - 34	256	4.47%	1,473	4.48%	5,265	4.96%
Age 35 - 39	270	4.72%	1,550	4.71%	5,328	5.02%
Age 40 - 44	358	6.25%	1,938	5.89%	6,307	5.94%
Age 45 - 49	447	7.81%	2,350	7.14%	7,435	7.01%
Age 50 - 54	472	8.24%	2,613	7.94%	8,335	7.86%
Age 55 - 59	427	7.46%	2,607	7.92%	8,470	7.98%
Age 60 - 64	336	5.87%	2,275	6.92%	7,529	7.10%
Age 65 - 69	256	4.47%	1,888	5.74%	6,178	5.82%
Age 70 - 74	203	3.55%	1,495	4.54%	4,749	4.48%
Age 75 - 79	181	3.16%	1,213	3.69%	3,610	3.40%
Age 80 - 84	170	2.97%	1,028	3.13%	2,884	2.72%
Age 85+	210	3.67%	1,218	3.70%	3,537	3.33%
Age 65+	1,020	17.82%	6,842	20.80%	20,958	19.75%
Median Age	42.80		45.50		44.70	
Average Age	40.80		42.70		42.30	

Demographic Detail Report

242 Wilmington Pike, Chadds Ford, PA 19317

Radius	1 Mile		3 Mile		5 Mile	
2015 Population By Race	5,725		32,896		106,093	
White	4,998	87.30%	28,313	86.07%	89,056	83.94%
Black	146	2.55%	1,190	3.62%	8,597	8.10%
Am. Indian & Alaskan	7	0.12%	49	0.15%	224	0.21%
Asian	487	8.51%	2,869	8.72%	6,652	6.27%
Hawaiian & Pacific Island	0	0.00%	4	0.01%	34	0.03%
Other	87	1.52%	471	1.43%	1,529	1.44%
Population by Hispanic Origin	5,725		32,896		106,093	
Non-Hispanic Origin	5,574	97.36%	32,096	97.57%	103,201	97.27%
Hispanic Origin	151	2.64%	800	2.43%	2,892	2.73%
2015 Median Age, Male	41.20		43.60		42.60	
2015 Average Age, Male	39.30		41.30		40.80	
2015 Median Age, Female	44.20		47.00		46.50	
2015 Average Age, Female	42.10		44.10		43.60	
2015 Population by Occupation Classification	4,595		26,971		87,200	
Civilian Employed	2,373	51.64%	15,865	58.82%	53,181	60.99%
Civilian Unemployed	110	2.39%	730	2.71%	2,377	2.73%
Civilian Non-Labor Force	2,110	45.92%	10,358	38.40%	31,571	36.21%
Armed Forces	2	0.04%	18	0.07%	71	0.08%
Households by Marital Status						
Married	1,285		7,902		23,991	
Married No Children	655		4,635		14,302	
Married w/Children	631		3,267		9,689	
2015 Population by Education	4,043		24,237		78,796	
Some High School, No Diploma	222	5.49%	941	3.88%	3,835	4.87%
High School Grad (Incl Equivalency)	830	20.53%	5,070	20.92%	17,228	21.86%
Some College, No Degree	733	18.13%	5,185	21.39%	16,915	21.47%
Associate Degree	173	4.28%	1,002	4.13%	3,579	4.54%
Bachelor Degree	1,232	30.47%	6,770	27.93%	20,902	26.53%
Advanced Degree	853	21.10%	5,269	21.74%	16,337	20.73%

Demographic Detail Report

242 Wilmington Pike, Chadds Ford, PA 19317

Radius	1 Mile		3 Mile		5 Mile	
2015 Population by Occupation	4,492		30,252		101,422	
Real Estate & Finance	259	5.77%	1,738	5.75%	5,731	5.65%
Professional & Management	1,716	38.20%	10,890	36.00%	35,080	34.59%
Public Administration	37	0.82%	393	1.30%	1,630	1.61%
Education & Health	514	11.44%	3,782	12.50%	12,791	12.61%
Services	209	4.65%	1,433	4.74%	5,615	5.54%
Information	51	1.14%	288	0.95%	1,153	1.14%
Sales	500	11.13%	4,002	13.23%	13,486	13.30%
Transportation	13	0.29%	312	1.03%	1,510	1.49%
Retail	194	4.32%	1,523	5.03%	5,067	5.00%
Wholesale	96	2.14%	514	1.70%	1,675	1.65%
Manufacturing	361	8.04%	2,013	6.65%	6,611	6.52%
Production	174	3.87%	1,051	3.47%	3,302	3.26%
Construction	108	2.40%	816	2.70%	3,160	3.12%
Utilities	88	1.96%	621	2.05%	1,949	1.92%
Agriculture & Mining	63	1.40%	137	0.45%	227	0.22%
Farming, Fishing, Forestry	30	0.67%	62	0.20%	82	0.08%
Other Services	79	1.76%	677	2.24%	2,353	2.32%
2015 Worker Travel Time to Job	2,268		15,056		50,429	
<30 Minutes	1,310	57.76%	9,710	64.49%	32,685	64.81%
30-60 Minutes	723	31.88%	4,232	28.11%	14,200	28.16%
60+ Minutes	235	10.36%	1,114	7.40%	3,544	7.03%
2010 Households by HH Size	2,207		12,698		40,565	
1-Person Households	616	27.91%	3,113	24.52%	10,278	25.34%
2-Person Households	699	31.67%	4,540	35.75%	14,249	35.13%
3-Person Households	299	13.55%	1,916	15.09%	6,462	15.93%
4-Person Households	341	15.45%	1,920	15.12%	5,908	14.56%
5-Person Households	179	8.11%	839	6.61%	2,532	6.24%
6-Person Households	53	2.40%	270	2.13%	807	1.99%
7 or more Person Households	20	0.91%	100	0.79%	329	0.81%
2015 Average Household Size	2.60		2.50		2.50	
Households						
2020 Projection	2,250		13,046		41,798	
2015 Estimate	2,230		12,838		41,024	
2010 Census	2,208		12,699		40,564	
Growth 2015 - 2020	0.90%		1.62%		1.89%	
Growth 2010 - 2015	1.00%		1.09%		1.13%	

Demographic Detail Report

242 Wilmington Pike, Chadds Ford, PA 19317

Radius	1 Mile		3 Mile		5 Mile	
2015 Households by HH Income	2,231		12,837		41,025	
<\$25,000	173	7.75%	1,036	8.07%	3,864	9.42%
\$25,000 - \$50,000	323	14.48%	1,794	13.98%	6,255	15.25%
\$50,000 - \$75,000	390	17.48%	2,004	15.61%	6,298	15.35%
\$75,000 - \$100,000	312	13.98%	1,737	13.53%	5,524	13.46%
\$100,000 - \$125,000	186	8.34%	1,427	11.12%	4,219	10.28%
\$125,000 - \$150,000	123	5.51%	1,140	8.88%	3,862	9.41%
\$150,000 - \$200,000	317	14.21%	1,578	12.29%	4,782	11.66%
\$200,000+	407	18.24%	2,121	16.52%	6,221	15.16%
2015 Avg Household Income	\$128,420		\$125,550		\$120,441	
2015 Med Household Income	\$93,389		\$97,804		\$93,534	
2015 Occupied Housing	2,230		12,838		41,024	
Owner Occupied	1,530	68.61%	10,219	79.60%	32,012	78.03%
Renter Occupied	700	31.39%	2,619	20.40%	9,012	21.97%
2010 Housing Units	2,277		12,921		41,967	
1 Unit	1,613	70.84%	10,148	78.54%	33,220	79.16%
2 - 4 Units	22	0.97%	234	1.81%	1,051	2.50%
5 - 19 Units	36	1.58%	623	4.82%	3,331	7.94%
20+ Units	606	26.61%	1,916	14.83%	4,365	10.40%
2015 Housing Value	1,529		10,219		32,013	
<\$100,000	76	4.97%	688	6.73%	1,412	4.41%
\$100,000 - \$200,000	48	3.14%	544	5.32%	2,298	7.18%
\$200,000 - \$300,000	208	13.60%	1,680	16.44%	7,703	24.06%
\$300,000 - \$400,000	328	21.45%	3,237	31.68%	8,986	28.07%
\$400,000 - \$500,000	346	22.63%	1,949	19.07%	5,492	17.16%
\$500,000 - \$1,000,000	496	32.44%	1,951	19.09%	5,568	17.39%
\$1,000,000+	27	1.77%	170	1.66%	554	1.73%
2015 Median Home Value	\$430,202		\$367,886		\$351,118	
2015 Housing Units by Yr Built	2,316		13,251		42,340	
Built 2010+	22	0.95%	147	1.11%	655	1.55%
Built 2000 - 2010	1,079	46.59%	3,442	25.98%	6,158	14.54%
Built 1990 - 1999	566	24.44%	1,987	15.00%	5,661	13.37%
Built 1980 - 1989	191	8.25%	1,506	11.37%	4,592	10.85%
Built 1970 - 1979	84	3.63%	2,018	15.23%	6,423	15.17%
Built 1960 - 1969	109	4.71%	2,694	20.33%	8,399	19.84%
Built 1950 - 1959	106	4.58%	773	5.83%	6,953	16.42%
Built <1949	159	6.87%	684	5.16%	3,499	8.26%
2015 Median Year Built	1998		1982		1973	