



**AVAILABLE
FOR LEASE!**

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OFFICE SUITE AVAILABLE FOR LEASE!



LOCATION: 171 W LANCASTER AVENUE - PAOLI PA 19301

PROPERTY HIGHLIGHTS:

- ◆ PROFESSIONAL OFFICE SUITES: ~750-1,200 SF
- ◆ PRIVATE OFFICES, CONFERENCE ROOMS
- ◆ SIGNAGE AVAILABLE ON LANCASTER AVENUE! - SUBJECT TO OVER 21,000 VEHICLES PER DAY!
- ◆ AMPLE ON-SITE PARKING!
- ◆ SECURE! - FOB ACCESS
- ◆ ABUNDANT NATURAL LIGHT
- ◆ CLOSE PROXIMITY TO PAOLI STATION - 1/2 MILE

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

171 W Lancaster Ave, Paoli, PA 19301



Radius	1 Mile	3 Mile	5 Mile
Population			
2027 Projection	7,161	36,242	91,288
2022 Estimate	6,963	35,011	87,650
2010 Census	6,695	32,371	77,698
Growth 2022 - 2027	2.84%	3.52%	4.15%
Growth 2010 - 2022	4.00%	8.16%	12.81%
2022 Population by Age			
	6,963	35,011	87,650
Age 0 - 4	335 4.81%	1,659 4.74%	4,385 5.00%
Age 5 - 9	374 5.37%	1,822 5.20%	4,709 5.37%
Age 10 - 14	407 5.85%	2,101 6.00%	5,291 6.04%
Age 15 - 19	424 6.09%	2,350 6.71%	5,837 6.66%
Age 20 - 24	386 5.54%	2,188 6.25%	5,504 6.28%
Age 25 - 29	340 4.88%	1,864 5.32%	4,857 5.54%
Age 30 - 34	351 5.04%	1,726 4.93%	4,633 5.29%
Age 35 - 39	395 5.67%	1,773 5.06%	4,694 5.36%
Age 40 - 44	417 5.99%	1,891 5.40%	4,800 5.48%
Age 45 - 49	433 6.22%	2,109 6.02%	5,141 5.87%
Age 50 - 54	463 6.65%	2,412 6.89%	5,743 6.55%
Age 55 - 59	503 7.22%	2,688 7.68%	6,322 7.21%
Age 60 - 64	507 7.28%	2,696 7.70%	6,345 7.24%
Age 65 - 69	460 6.61%	2,388 6.82%	5,678 6.48%
Age 70 - 74	391 5.62%	1,951 5.57%	4,736 5.40%
Age 75 - 79	301 4.32%	1,438 4.11%	3,616 4.13%
Age 80 - 84	210 3.02%	946 2.70%	2,492 2.84%
Age 85+	266 3.82%	1,008 2.88%	2,866 3.27%
Age 65+	1,628 23.38%	7,731 22.08%	19,388 22.12%
Median Age	45.60	45.30	44.10
Average Age	43.60	42.90	42.60

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Radius	1 Mile		3 Mile		5 Mile	
2022 Population By Race	6,963		35,011		87,650	
White	5,698	81.83%	29,058	83.00%	72,917	83.19%
Black	379	5.44%	1,090	3.11%	2,419	2.76%
Am. Indian & Alaskan	4	0.06%	49	0.14%	125	0.14%
Asian	742	10.66%	4,280	12.22%	10,822	12.35%
Hawaiian & Pacific Island	1	0.01%	2	0.01%	28	0.03%
Other	139	2.00%	532	1.52%	1,339	1.53%
Population by Hispanic Origin	6,963		35,011		87,650	
Non-Hispanic Origin	6,786	97.46%	33,835	96.64%	84,552	96.47%
Hispanic Origin	177	2.54%	1,176	3.36%	3,099	3.54%
2022 Median Age, Male	43.40		43.50		42.20	
2022 Average Age, Male	42.00		41.80		41.20	
2022 Median Age, Female	47.60		46.90		45.80	
2022 Average Age, Female	45.00		44.00		43.80	
2022 Population by Occupation Classification	5,763		28,959		72,098	
Civilian Employed	3,306	57.37%	18,623	64.31%	45,234	62.74%
Civilian Unemployed	327	5.67%	952	3.29%	2,092	2.90%
Civilian Non-Labor Force	2,128	36.93%	9,363	32.33%	24,737	34.31%
Armed Forces	2	0.03%	21	0.07%	35	0.05%
Households by Marital Status						
Married	1,446		7,940		20,002	
Married No Children	841		4,248		10,799	
Married w/Children	605		3,692		9,203	
2022 Population by Education	5,259		26,004		64,758	
Some High School, No Diploma	174	3.31%	739	2.84%	1,657	2.56%
High School Grad (Incl Equivalency)	961	18.27%	3,047	11.72%	6,956	10.74%
Some College, No Degree	698	13.27%	3,361	12.92%	8,335	12.87%
Associate Degree	222	4.22%	1,114	4.28%	2,834	4.38%
Bachelor Degree	1,779	33.83%	9,092	34.96%	23,171	35.78%
Advanced Degree	1,425	27.10%	8,651	33.27%	21,805	33.67%



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Radius	1 Mile		3 Mile		5 Mile	
2022 Population by Occupation	6,461		36,450		88,993	
Real Estate & Finance	480	7.43%	3,013	8.27%	7,250	8.15%
Professional & Management	2,649	41.00%	15,679	43.02%	38,539	43.31%
Public Administration	49	0.76%	229	0.63%	547	0.61%
Education & Health	881	13.64%	4,235	11.62%	10,588	11.90%
Services	307	4.75%	1,559	4.28%	4,123	4.63%
Information	46	0.71%	338	0.93%	1,118	1.26%
Sales	645	9.98%	3,734	10.24%	8,818	9.91%
Transportation	268	4.15%	1,119	3.07%	2,901	3.26%
Retail	276	4.27%	1,485	4.07%	3,997	4.49%
Wholesale	102	1.58%	578	1.59%	1,321	1.48%
Manufacturing	233	3.61%	1,879	5.16%	4,082	4.59%
Production	153	2.37%	654	1.79%	1,518	1.71%
Construction	157	2.43%	623	1.71%	1,206	1.36%
Utilities	58	0.90%	271	0.74%	673	0.76%
Agriculture & Mining	24	0.37%	193	0.53%	359	0.40%
Farming, Fishing, Forestry	19	0.29%	86	0.24%	164	0.18%
Other Services	114	1.76%	775	2.13%	1,789	2.01%
2022 Worker Travel Time to Job	3,006		17,027		41,206	
<30 Minutes	1,880	62.54%	11,184	65.68%	26,631	64.63%
30-60 Minutes	874	29.08%	4,194	24.63%	10,590	25.70%
60+ Minutes	252	8.38%	1,649	9.68%	3,985	9.67%
2010 Households by HH Size	2,794		12,863		30,534	
1-Person Households	890	31.85%	3,468	26.96%	8,131	26.63%
2-Person Households	938	33.57%	4,293	33.37%	10,367	33.95%
3-Person Households	420	15.03%	1,986	15.44%	4,491	14.71%
4-Person Households	339	12.13%	1,952	15.18%	4,672	15.30%
5-Person Households	149	5.33%	844	6.56%	2,069	6.78%
6-Person Households	45	1.61%	239	1.86%	611	2.00%
7 or more Person Households	13	0.47%	81	0.63%	193	0.63%
2022 Average Household Size	2.30		2.50		2.50	
Households						
2027 Projection	2,988		14,244		35,822	
2022 Estimate	2,905		13,776		34,392	
2010 Census	2,794		12,862		30,535	
Growth 2022 - 2027	2.86%		3.40%		4.16%	
Growth 2010 - 2022	3.97%		7.11%		12.63%	



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Radius	1 Mile	3 Mile	5 Mile
2022 Households by HH Income	2,906	13,773	34,393
<\$25,000	318 10.94%	1,118 8.12%	2,470 7.18%
\$25,000 - \$50,000	450 15.49%	1,235 8.97%	3,253 9.46%
\$50,000 - \$75,000	496 17.07%	1,695 12.31%	4,397 12.78%
\$75,000 - \$100,000	264 9.08%	1,279 9.29%	3,152 9.16%
\$100,000 - \$125,000	258 8.88%	1,409 10.23%	3,383 9.84%
\$125,000 - \$150,000	187 6.43%	855 6.21%	2,441 7.10%
\$150,000 - \$200,000	285 9.81%	1,841 13.37%	4,194 12.19%
\$200,000+	648 22.30%	4,341 31.52%	11,103 32.28%
2022 Avg Household Income	\$131,776	\$161,696	\$162,971
2022 Med Household Income	\$92,897	\$129,400	\$130,546
2022 Occupied Housing	2,905	13,775	34,391
Owner Occupied	2,127 73.22%	10,960 79.56%	26,045 75.73%
Renter Occupied	778 26.78%	2,815 20.44%	8,346 24.27%
2010 Housing Units	3,036	14,463	36,202
1 Unit	2,261 74.47%	11,591 80.14%	27,868 76.98%
2 - 4 Units	186 6.13%	597 4.13%	1,176 3.25%
5 - 19 Units	299 9.85%	1,093 7.56%	4,402 12.16%
20+ Units	290 9.55%	1,182 8.17%	2,756 7.61%
2022 Housing Value	2,127	10,960	26,046
<\$100,000	35 1.65%	140 1.28%	237 0.91%
\$100,000 - \$200,000	79 3.71%	244 2.23%	577 2.22%
\$200,000 - \$300,000	300 14.10%	1,015 9.26%	2,048 7.86%
\$300,000 - \$400,000	647 30.42%	2,073 18.91%	4,009 15.39%
\$400,000 - \$500,000	343 16.13%	1,690 15.42%	4,432 17.02%
\$500,000 - \$1,000,000	552 25.95%	4,655 42.47%	12,022 46.16%
\$1,000,000+	171 8.04%	1,143 10.43%	2,721 10.45%
2022 Median Home Value	\$400,729	\$534,157	\$571,535
2022 Housing Units by Yr Built	3,036	14,495	36,330
Built 2010+	39 1.28%	916 6.32%	4,153 11.43%
Built 2000 - 2010	159 5.24%	643 4.44%	2,409 6.63%
Built 1990 - 1999	346 11.40%	1,813 12.51%	4,239 11.67%
Built 1980 - 1989	325 10.70%	2,816 19.43%	6,310 17.37%
Built 1970 - 1979	356 11.73%	1,678 11.58%	4,983 13.72%
Built 1960 - 1969	355 11.69%	1,927 13.29%	4,937 13.59%
Built 1950 - 1959	768 25.30%	2,495 17.21%	5,042 13.88%
Built <1949	688 22.66%	2,207 15.23%	4,257 11.72%
2022 Median Year Built	1961	1973	1977

