



**AVAILABLE  
FOR LEASE!**

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## **FLEX SPACE FOR LEASE IN MALVERN!**



**LOCATION: 46 PENNSYLVANIA AVENUE - MALVERN, PA 19355**

### **PROPERTY HIGHLIGHTS:**

- ◆ +/- 4,050 SQ.FT OF FLEX SPACE FOR LEASE!
- ◆ 10'-12' CEILING HEIGHT
- ◆ 1 LOADING DOCK [10']
- ◆ HEATED/AIR-CONDITIONED
- ◆ 3 PHASE POWER
- ◆ ON-SITE PARKING
- ◆ ZONED LIMITED INDUSTRIAL [LI]
- ◆ CLOSE PROXIMITY TO US-202 AND US-30!

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 Summary Report

46 Pennsylvania Ave, Malvern, PA 19355



Radius	1 Mile		3 Mile		5 Mile	
Population						
2029 Projection	7,068		38,826		93,622	
2024 Estimate	6,738		36,886		89,512	
2020 Census	6,360		34,083		85,753	
Growth 2024 - 2029	4.90%		5.26%		4.59%	
Growth 2020 - 2024	5.94%		8.22%		4.38%	
2024 Population by Hispanic Origin	288		1,497		3,525	
2024 Population	6,738		36,886		89,512	
White	5,647	83.81%	28,022	75.97%	70,009	78.21%
Black	184	2.73%	979	2.65%	2,104	2.35%
Am. Indian & Alaskan	4	0.06%	18	0.05%	36	0.04%
Asian	425	6.31%	5,357	14.52%	11,448	12.79%
Hawaiian & Pacific Island	0	0.00%	6	0.02%	25	0.03%
Other	479	7.11%	2,504	6.79%	5,889	6.58%
U.S. Armed Forces	10		28		74	
Households						
2029 Projection	3,189		14,871		35,953	
2024 Estimate	3,030		14,108		34,329	
2020 Census	2,832		13,047		32,948	
Growth 2024 - 2029	5.25%		5.41%		4.73%	
Growth 2020 - 2024	6.99%		8.13%		4.19%	
Owner Occupied	1,780	58.75%	10,353	73.38%	26,120	76.09%
Renter Occupied	1,250	41.25%	3,755	26.62%	8,209	23.91%
2024 Households by HH Income	3,030		14,107		34,330	
Income: <\$25,000	339	11.19%	1,246	8.83%	2,717	7.91%
Income: \$25,000 - \$50,000	222	7.33%	1,076	7.63%	2,491	7.26%
Income: \$50,000 - \$75,000	333	10.99%	1,474	10.45%	3,535	10.30%
Income: \$75,000 - \$100,000	458	15.12%	1,404	9.95%	3,229	9.41%
Income: \$100,000 - \$125,000	329	10.86%	1,804	12.79%	3,809	11.10%
Income: \$125,000 - \$150,000	124	4.09%	1,175	8.33%	3,150	9.18%
Income: \$150,000 - \$200,000	437	14.42%	1,795	12.72%	4,590	13.37%
Income: \$200,000+	788	26.01%	4,133	29.30%	10,809	31.49%
2024 Avg Household Income	\$148,407		\$158,487		\$164,759	
2024 Med Household Income	\$112,386		\$126,053		\$135,984	