

AVAILABLE FOR LEASE

2947 Felton Road
Norristown, PA 19401



PARADIGM
COMMERCIAL ADVISORS

Justin Flowers
(610) 500-4862
jflowers@paradigmcainc.com

www.paradigmcainc.com

AVAILABLE FOR LEASE

2947 Felton Road
Norristown, PA 19401

- ~2,500 SF FLEX SPACE FOR LEASE!
- 17' CEILING HEIGHT
- 1 DRIVE-IN DOOR
- 5 LOADING DOCKS
- FULLY SPRINKLERED
- ON-SITE PARKING!
- ZONED INDUSTRIAL [I]
- CLOSE PROXIMITY TO US-202, I-476, AND I-276!



PARADIGM
COMMERCIAL ADVISORS

Justin Flowers
(610) 500-4862
jflowers@paradigmcainc.com

www.paradigmcainc.com

The information above is from sources believed reliable, but no warranty is made as to its accuracy. Buyer/Lessee shall confirm all information.

Demographic Summary Report

2947 Felton Rd, Norristown, PA 19401



Radius	1 Mile		3 Mile		5 Mile	
Population						
2030 Projection	9,952		89,802		172,724	
2025 Estimate	9,498		87,814		169,064	
2020 Census	8,083		84,653		163,740	
Growth 2025 - 2030	4.78%		2.26%		2.16%	
Growth 2020 - 2025	17.51%		3.73%		3.25%	
2025 Population by Hispanic Origin	647		16,146		20,957	
2025 Population	9,498		87,814		169,064	
White	6,876	72.39%	47,457	54.04%	108,007	63.89%
Black	1,013	10.67%	16,947	19.30%	22,305	13.19%
Am. Indian & Alaskan	21	0.22%	769	0.88%	947	0.56%
Asian	639	6.73%	5,171	5.89%	13,194	7.80%
Hawaiian & Pacific Island	1	0.01%	20	0.02%	34	0.02%
Other	948	9.98%	17,450	19.87%	24,577	14.54%
U.S. Armed Forces	70		205		288	
Households						
2030 Projection	4,395		34,435		67,882	
2025 Estimate	4,175		33,619		66,363	
2020 Census	3,476		32,270		64,117	
Growth 2025 - 2030	5.27%		2.43%		2.29%	
Growth 2020 - 2025	20.11%		4.18%		3.50%	
Owner Occupied	2,872	68.79%	20,282	60.33%	43,387	65.38%
Renter Occupied	1,302	31.19%	13,337	39.67%	22,976	34.62%
2025 Households by HH Income	4,176		33,619		66,361	
Income: <\$25,000	460	11.02%	4,641	13.80%	7,217	10.88%
Income: \$25,000 - \$50,000	665	15.92%	5,204	15.48%	9,139	13.77%
Income: \$50,000 - \$75,000	571	13.67%	4,246	12.63%	8,583	12.93%
Income: \$75,000 - \$100,000	709	16.98%	4,213	12.53%	7,943	11.97%
Income: \$100,000 - \$125,000	554	13.27%	4,298	12.78%	8,088	12.19%
Income: \$125,000 - \$150,000	267	6.39%	2,660	7.91%	5,278	7.95%
Income: \$150,000 - \$200,000	527	12.62%	3,447	10.25%	7,861	11.85%
Income: \$200,000+	423	10.13%	4,910	14.60%	12,252	18.46%
2025 Avg Household Income	\$107,832		\$115,113		\$127,807	
2025 Med Household Income	\$88,822		\$91,131		\$100,923	