

AVAILABLE FOR SALE

3211 W 9th Street
Trainer, PA 19061



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

www.paradigmcainc.com

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- +/- 11,600 SQ FT FLEX BUILDING AVAILABLE FOR SALE!
- SITUATED ON 1.54 ACRES!
- 14' CLEAR CEILING HEIGHT
- 1 DRIVE-IN DOOR [12']
- 2 LOADING DOCKS [8']
- FENCED-IN YARD!
- ZONED BUSINESS DISTRICT [B]
- CLOSE PROXIMITY TO I-95, I-476, US-322, AND MORE!



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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

3211 W 9th St, Trainer, PA 19061



Radius	1 Mile	3 Mile	5 Mile
Population			
2030 Projection	15,281	79,388	170,357
2025 Estimate	14,558	77,103	166,491
2020 Census	12,116	70,879	159,190
Growth 2025 - 2030	4.97%	2.96%	2.32%
Growth 2020 - 2025	20.16%	8.78%	4.59%
2025 Population by Hispanic Origin	2,191	6,798	11,944
2025 Population	14,558	77,103	166,491
White	2,685 18.44%	33,501 43.45%	95,488 57.35%
Black	9,255 63.57%	33,580 43.55%	46,824 28.12%
Am. Indian & Alaskan	62 0.43%	197 0.26%	306 0.18%
Asian	82 0.56%	1,057 1.37%	6,733 4.04%
Hawaiian & Pacific Island	14 0.10%	49 0.06%	72 0.04%
Other	2,460 16.90%	8,719 11.31%	17,068 10.25%
U.S. Armed Forces	17	30	38
Households			
2030 Projection	5,785	30,348	65,035
2025 Estimate	5,508	29,450	63,518
2020 Census	4,599	27,169	60,959
Growth 2025 - 2030	5.03%	3.05%	2.39%
Growth 2020 - 2025	19.77%	8.40%	4.20%
Owner Occupied	2,228 40.45%	15,800 53.65%	39,433 62.08%
Renter Occupied	3,279 59.53%	13,650 46.35%	24,085 37.92%
2025 Households by HH Income	5,507	29,453	63,518
Income: <\$25,000	1,802 32.72%	6,382 21.67%	10,087 15.88%
Income: \$25,000 - \$50,000	1,314 23.86%	5,938 20.16%	11,705 18.43%
Income: \$50,000 - \$75,000	933 16.94%	4,918 16.70%	9,880 15.55%
Income: \$75,000 - \$100,000	596 10.82%	4,172 14.16%	7,670 12.08%
Income: \$100,000 - \$125,000	314 5.70%	2,700 9.17%	6,853 10.79%
Income: \$125,000 - \$150,000	119 2.16%	1,634 5.55%	4,854 7.64%
Income: \$150,000 - \$200,000	172 3.12%	1,973 6.70%	5,607 8.83%
Income: \$200,000+	257 4.67%	1,736 5.89%	6,862 10.80%
2025 Avg Household Income	\$63,024	\$81,093	\$100,866
2025 Med Household Income	\$42,993	\$61,271	\$75,284