

AVAILABLE FOR SALE

270 Lancaster Avenue – Unit B2  
Malvern, PA 19355



Justin Flowers  
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[www.paradigmcainc.com](http://www.paradigmcainc.com)

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- TERRIFIC OWNER-USER OPPORTUNITY!
- ~1,020 SF OFFICE CONDO FOR SALE!
- 4 PRIVATE OFFICES, CONFERENCE ROOM, & KITCHENETTE!
- BASEMENT AVAILABLE FOR ADDITIONAL STORAGE!
- AMPLE ON-SITE PARKING!
- SIGNAGE AVAILABLE ON LANCASTER AVENUE [US ROUTE 30]! – SUBJECT TO OVER 16,000 VpD!



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# Demographic Summary Report

## Liberty Square Condominiums

270 Lancaster Ave, Malvern, PA 19355



Radius	1 Mile		3 Mile		5 Mile	
<b>Population</b>						
2029 Projection	6,616		38,281		98,602	
2024 Estimate	6,207		36,389		93,787	
2020 Census	5,299		33,742		87,254	
Growth 2024 - 2029	6.59%		5.20%		5.13%	
Growth 2020 - 2024	17.14%		7.84%		7.49%	
<b>2024 Population by Hispanic Origin</b>	255		1,825		4,011	
<b>2024 Population</b>	6,207		36,389		93,787	
White	4,725	76.12%	27,936	76.77%	72,281	77.07%
Black	154	2.48%	837	2.30%	2,612	2.79%
Am. Indian & Alaskan	6	0.10%	24	0.07%	53	0.06%
Asian	893	14.39%	4,965	13.64%	12,168	12.97%
Hawaiian & Pacific Island	0	0.00%	7	0.02%	32	0.03%
Other	428	6.90%	2,620	7.20%	6,641	7.08%
U.S. Armed Forces	1		23		57	
<b>Households</b>						
2029 Projection	2,332		14,603		37,596	
2024 Estimate	2,185		13,866		35,739	
2020 Census	1,869		12,891		33,454	
Growth 2024 - 2029	6.73%		5.32%		5.20%	
Growth 2020 - 2024	16.91%		7.56%		6.83%	
Owner Occupied	1,640	75.06%	10,398	74.99%	26,086	72.99%
Renter Occupied	546	24.99%	3,468	25.01%	9,653	27.01%
<b>2024 Households by HH Income</b>	2,186		13,866		35,741	
Income: <\$25,000	182	8.33%	1,230	8.87%	2,747	7.69%
Income: \$25,000 - \$50,000	152	6.95%	867	6.25%	2,581	7.22%
Income: \$50,000 - \$75,000	261	11.94%	1,485	10.71%	3,686	10.31%
Income: \$75,000 - \$100,000	214	9.79%	1,537	11.08%	3,871	10.83%
Income: \$100,000 - \$125,000	332	15.19%	1,774	12.79%	4,285	11.99%
Income: \$125,000 - \$150,000	112	5.12%	1,469	10.59%	3,397	9.50%
Income: \$150,000 - \$200,000	329	15.05%	1,847	13.32%	5,005	14.00%
Income: \$200,000+	604	27.63%	3,657	26.37%	10,169	28.45%
<b>2024 Avg Household Income</b>	\$156,008		\$154,285		\$159,159	
<b>2024 Med Household Income</b>	\$121,385		\$125,681		\$130,155	