

AVAILABLE FOR SALE

833 Lincoln Avenue – Unit 6
West Chester, PA 19380



PARADIGM
COMMERCIAL ADVISORS

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

www.paradigmcainc.com

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- 1,800 SF FLEX CONDO FOR SALE
- 20' CEILING HEIGHT
- 2 LOADING DOCKS!
- SITUATED IN LINCOLN INDEPENDENCE PARK
- 3-PHASE POWER
- SPRINKLERED
- ZONED GENERAL INDUSTRIAL [I-3]
- CLOSE PROXIMITY TO US-202, US-322, AND PA-3!



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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.

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Demographic Summary Report

Building E

833 Lincoln Ave, West Chester, PA 19380



Radius	1 Mile	3 Mile	5 Mile
Population			
2029 Projection	8,099	71,503	127,098
2024 Estimate	7,614	68,188	121,080
2020 Census	6,579	64,421	113,362
Growth 2024 - 2029	6.37%	4.86%	4.97%
Growth 2020 - 2024	15.73%	5.85%	6.81%
2024 Population by Hispanic Origin	649	4,537	6,549
2024 Population	7,614	68,188	121,080
White	6,027 79.16%	55,504 81.40%	97,676 80.67%
Black	487 6.40%	3,749 5.50%	5,312 4.39%
Am. Indian & Alaskan	16 0.21%	62 0.09%	98 0.08%
Asian	267 3.51%	2,970 4.36%	8,567 7.08%
Hawaiian & Pacific Island	24 0.32%	74 0.11%	101 0.08%
Other	794 10.43%	5,829 8.55%	9,326 7.70%
U.S. Armed Forces	0	11	34
Households			
2029 Projection	3,492	28,766	49,597
2024 Estimate	3,280	27,371	47,170
2020 Census	2,843	25,760	44,167
Growth 2024 - 2029	6.46%	5.10%	5.15%
Growth 2020 - 2024	15.37%	6.25%	6.80%
Owner Occupied	1,668 50.85%	17,108 62.50%	31,407 66.58%
Renter Occupied	1,612 49.15%	10,264 37.50%	15,763 33.42%
2024 Households by HH Income	3,279	27,371	47,169
Income: <\$25,000	484 14.76%	3,653 13.35%	4,935 10.46%
Income: \$25,000 - \$50,000	442 13.48%	3,191 11.66%	4,484 9.51%
Income: \$50,000 - \$75,000	469 14.30%	3,451 12.61%	5,428 11.51%
Income: \$75,000 - \$100,000	538 16.41%	3,277 11.97%	5,538 11.74%
Income: \$100,000 - \$125,000	350 10.67%	3,115 11.38%	5,829 12.36%
Income: \$125,000 - \$150,000	203 6.19%	2,420 8.84%	4,102 8.70%
Income: \$150,000 - \$200,000	268 8.17%	3,246 11.86%	6,119 12.97%
Income: \$200,000+	525 16.01%	5,018 18.33%	10,734 22.76%
2024 Avg Household Income	\$115,520	\$127,268	\$141,688
2024 Med Household Income	\$86,361	\$100,911	\$113,722