

# AVAILABLE FOR SALE

833 Lincoln Avenue – Unit 6  
West Chester, PA 19380



**PARADIGM**  
COMMERCIAL ADVISORS

Justin Flowers  
(610) 500-4862  
[jflowers@paradigmccainc.com](mailto:jflowers@paradigmccainc.com)

[www.paradigmccainc.com](http://www.paradigmccainc.com)

# AVAILABLE FOR SALE

833 Lincoln Avenue – Unit 6  
West Chester, PA 19380

- 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!



# 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	