

AVAILABLE FOR SALE

1509 Chichester Avenue
Linwood, PA 19061



PARADIGM
COMMERCIAL ADVISORS

Justin Flowers
(610) 500-4862
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www.paradigmcainc.com

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- TERRIFIC OWNER-USER OPPORTUNITY!
- ~4,600 SF OFFICE BUILDING FOR SALE
- SITUATED AT THE INTERSECTION OF CHICHESTER AVENUE & MARKET STREET - ~20,000 VPD!
- AMPLE ON-SITE PARKING
- GREAT DENSITY: 5 MILE POPULATION OVER 162,000!
- 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.

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Demographic Summary Report

1509 Chichester Ave, Linwood, PA 19061



Radius	1 Mile	3 Mile	5 Mile
Population			
2029 Projection	8,554	69,146	162,768
2024 Estimate	8,638	68,921	162,352
2020 Census	8,775	67,039	159,245
Growth 2024 - 2029	-0.97%	0.33%	0.26%
Growth 2020 - 2024	-1.56%	2.81%	1.95%
2024 Population by Hispanic Origin	448	4,913	10,672
2024 Population	8,638	68,921	162,352
White	5,786 66.98%	34,431 49.96%	93,778 57.76%
Black	1,889 21.87%	24,447 35.47%	45,045 27.75%
Am. Indian & Alaskan	8 0.09%	85 0.12%	244 0.15%
Asian	82 0.95%	2,798 4.06%	6,995 4.31%
Hawaiian & Pacific Island	0 0.00%	0 0.00%	0 0.00%
Other	874 10.12%	7,160 10.39%	16,290 10.03%
U.S. Armed Forces	0	22	82
Households			
2029 Projection	3,193	27,594	62,768
2024 Estimate	3,226	27,503	62,611
2020 Census	3,288	26,829	61,667
Growth 2024 - 2029	-1.02%	0.33%	0.25%
Growth 2020 - 2024	-1.89%	2.51%	1.53%
Owner Occupied	1,874 58.09%	14,918 54.24%	39,539 63.15%
Renter Occupied	1,352 41.91%	12,585 45.76%	23,071 36.85%
2024 Households by HH Income	3,226	27,504	62,609
Income: <\$25,000	631 19.56%	5,660 20.58%	11,092 17.72%
Income: \$25,000 - \$50,000	824 25.54%	5,933 21.57%	11,912 19.03%
Income: \$50,000 - \$75,000	437 13.55%	4,765 17.32%	9,898 15.81%
Income: \$75,000 - \$100,000	570 17.67%	3,352 12.19%	7,960 12.71%
Income: \$100,000 - \$125,000	220 6.82%	2,276 8.28%	5,834 9.32%
Income: \$125,000 - \$150,000	177 5.49%	1,520 5.53%	4,442 7.09%
Income: \$150,000 - \$200,000	295 9.14%	2,428 8.83%	5,738 9.16%
Income: \$200,000+	72 2.23%	1,570 5.71%	5,733 9.16%
2024 Avg Household Income	\$74,069	\$82,337	\$95,023
2024 Med Household Income	\$56,422	\$61,226	\$70,759