

AVAILABLE **FOR SALE**

1509 Chichester Avenue
Linwood, PA 19061



PARADIGM
COMMERCIAL ADVISORS

Justin Flowers
(610) 500-4862
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www.paradigmccainc.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.

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	