

AVAILABLE **FOR LEASE**

34 Pennsylvania Avenue
Malvern, PA 19355



PARADIGM
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- ~4,050 SF FLEX SPACE FOR LEASE!
- 10'-12' CEILING HEIGHT
- 1 LOADING DOCK [10']
- HEATED & AIR-CONDITIONED!
- 3-PHASE POWER
- ON-SITE PARKING
- ZONED LIMITED INDUSTRIAL [LI]
- CLOSE PROXIMITY TO US-202 AND US-30!

Demographic Summary Report

30-80 Pennsylvania Ave, Malvern, PA 19355



Radius	1 Mile		3 Mile		5 Mile	
Population						
2029 Projection	7,068		38,826		93,622	
2024 Estimate	6,738		36,886		89,512	
2020 Census	6,360		34,083		85,753	
Growth 2024 - 2029	4.90%		5.26%		4.59%	
Growth 2020 - 2024	5.94%		8.22%		4.38%	
2024 Population by Hispanic Origin	288		1,497		3,525	
2024 Population	6,738		36,886		89,512	
White	5,647	83.81%	28,022	75.97%	70,009	78.21%
Black	184	2.73%	979	2.65%	2,104	2.35%
Am. Indian & Alaskan	4	0.06%	18	0.05%	36	0.04%
Asian	425	6.31%	5,357	14.52%	11,448	12.79%
Hawaiian & Pacific Island	0	0.00%	6	0.02%	25	0.03%
Other	479	7.11%	2,504	6.79%	5,889	6.58%
U.S. Armed Forces	10		28		74	
Households						
2029 Projection	3,189		14,871		35,953	
2024 Estimate	3,030		14,108		34,329	
2020 Census	2,832		13,047		32,948	
Growth 2024 - 2029	5.25%		5.41%		4.73%	
Growth 2020 - 2024	6.99%		8.13%		4.19%	
Owner Occupied	1,780	58.75%	10,353	73.38%	26,120	76.09%
Renter Occupied	1,250	41.25%	3,755	26.62%	8,209	23.91%
2024 Households by HH Income	3,030		14,107		34,330	
Income: <\$25,000	339	11.19%	1,246	8.83%	2,717	7.91%
Income: \$25,000 - \$50,000	222	7.33%	1,076	7.63%	2,491	7.26%
Income: \$50,000 - \$75,000	333	10.99%	1,474	10.45%	3,535	10.30%
Income: \$75,000 - \$100,000	458	15.12%	1,404	9.95%	3,229	9.41%
Income: \$100,000 - \$125,000	329	10.86%	1,804	12.79%	3,809	11.10%
Income: \$125,000 - \$150,000	124	4.09%	1,175	8.33%	3,150	9.18%
Income: \$150,000 - \$200,000	437	14.42%	1,795	12.72%	4,590	13.37%
Income: \$200,000+	788	26.01%	4,133	29.30%	10,809	31.49%
2024 Avg Household Income	\$148,407		\$158,487		\$164,759	
2024 Med Household Income	\$112,386		\$126,053		\$135,984	