

# AVAILABLE FOR LEASE

34 Pennsylvania Avenue  
Malvern, PA 19355



**PARADIGM**  
COMMERCIAL ADVISORS

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34 Pennsylvania Avenue  
Malvern, PA 19355



- ~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!



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# Demographic Summary Report

30-80 Pennsylvania Ave, Malvern, PA 19355



Radius	1 Mile	3 Mile	5 Mile
<b>Population</b>			
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%
<b>2024 Population by Hispanic Origin</b>	288	1,497	3,525
<b>2024 Population</b>	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
<b>Households</b>			
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%
<b>2024 Households by HH Income</b>	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%
<b>2024 Avg Household Income</b>	\$148,407	\$158,487	\$164,759
<b>2024 Med Household Income</b>	\$112,386	\$126,053	\$135,984