



AVAILABLE FOR SALE IN THE HEART OF PAOLI!



**AVAILABLE
FOR SALE!**

\$629,000

LOCATION: 121 E LANCASTER AVENUE - PAOLI, PA 19301

PROPERTY HIGHLIGHTS:

- ◆ MIXED-USE BUILDING AVAILABLE FOR SALE!
- ◆ ON-SITE [PARKING LOT!] AND STREET PARKING!
- ◆ RETAIL SPACE AND 2 BEDROOM APARTMENT!
- ◆ ZONED TOWN CENTER DISTRICT [TCD]
- ◆ SITUATED ON LANCASTER AVENUE [US ROUTE 30] - VISIBLE TO +/- 40,000 VPD!
- ◆ NEIGHBORING RETAILERS: ACME, WALGREENS, CHASE BANK, DUNKIN', 7-ELEVEN, AND MORE!

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Demographic Detail Report

121 E Lancaster Ave, Paoli, PA 19301



Radius	1 Mile		3 Mile		5 Mile	
Population						
2029 Projection	8,239		43,055		101,072	
2024 Estimate	7,871		41,196		96,761	
2020 Census	7,518		39,620		90,288	
Growth 2024 - 2029	4.68%		4.51%		4.46%	
Growth 2020 - 2024	4.70%		3.98%		7.17%	
2024 Population by Age	7,871		41,196		96,761	
Age 0 - 4	392	4.98%	1,875	4.55%	4,763	4.92%
Age 5 - 9	412	5.23%	2,143	5.20%	5,173	5.35%
Age 10 - 14	463	5.88%	2,595	6.30%	6,047	6.25%
Age 15 - 19	487	6.19%	2,799	6.79%	6,499	6.72%
Age 20 - 24	400	5.08%	2,316	5.62%	5,706	5.90%
Age 25 - 29	403	5.12%	1,957	4.75%	5,080	5.25%
Age 30 - 34	449	5.70%	1,995	4.84%	5,232	5.41%
Age 35 - 39	492	6.25%	2,303	5.59%	5,924	6.12%
Age 40 - 44	524	6.66%	2,609	6.33%	6,284	6.49%
Age 45 - 49	506	6.43%	2,773	6.73%	6,314	6.53%
Age 50 - 54	523	6.64%	2,918	7.08%	6,484	6.70%
Age 55 - 59	532	6.76%	2,904	7.05%	6,573	6.79%
Age 60 - 64	555	7.05%	3,099	7.52%	6,802	7.03%
Age 65 - 69	488	6.20%	2,660	6.46%	5,842	6.04%
Age 70 - 74	428	5.44%	2,249	5.46%	4,972	5.14%
Age 75 - 79	320	4.07%	1,709	4.15%	3,819	3.95%
Age 80 - 84	238	3.02%	1,194	2.90%	2,645	2.73%
Age 85+	260	3.30%	1,099	2.67%	2,602	2.69%
Age 65+	1,734	22.03%	8,911	21.63%	19,880	20.55%
Median Age	44.20		45.00		43.10	
Average Age	43.00		42.90		42.00	

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Radius	1 Mile	3 Mile	5 Mile
2024 Population By Race	7,871	41,196	96,761
White	5,700 72.42%	31,788 77.16%	73,971 76.45%
Black	321 4.08%	1,006 2.44%	2,554 2.64%
Am. Indian & Alaskan	0 0.00%	10 0.02%	29 0.03%
Asian	1,285 16.33%	5,702 13.84%	13,780 14.24%
Hawaiian & Pacific Island	0 0.00%	5 0.01%	21 0.02%
Other	565 7.18%	2,685 6.52%	6,405 6.62%
Population by Hispanic Origin	7,871	41,196	96,761
Non-Hispanic Origin	7,623 96.85%	39,829 96.68%	93,235 96.36%
Hispanic Origin	248 3.15%	1,367 3.32%	3,526 3.64%
2024 Median Age, Male	42.50	43.60	42.10
2024 Average Age, Male	41.60	41.70	41.00
2024 Median Age, Female	45.90	46.30	44.20
2024 Average Age, Female	44.30	44.00	43.00
2024 Population by Occupation Classification	6,509	34,029	79,484
Civilian Employed	3,941 60.55%	21,766 63.96%	52,294 65.79%
Civilian Unemployed	150 2.30%	618 1.82%	1,350 1.70%
Civilian Non-Labor Force	2,405 36.95%	11,595 34.07%	25,782 32.44%
Armed Forces	13 0.20%	50 0.15%	58 0.07%
Households by Marital Status			
Married	1,689	9,113	21,496
Married No Children	946	5,045	11,892
Married w/Children	742	4,068	9,604
2024 Population by Education	5,872	30,483	71,584
Some High School, No Diploma	162 2.76%	706 2.32%	1,806 2.52%
High School Grad (Incl Equivalency)	809 13.78%	3,101 10.17%	6,442 9.00%
Some College, No Degree	710 12.09%	3,366 11.04%	8,470 11.83%
Associate Degree	154 2.62%	1,015 3.33%	3,011 4.21%
Bachelor Degree	1,949 33.19%	11,374 37.31%	26,266 36.69%
Advanced Degree	2,088 35.56%	10,921 35.83%	25,589 35.75%



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2024 Population by Occupation	7,815		42,743		102,801	
Real Estate & Finance	740	9.47%	3,791	8.87%	8,657	8.42%
Professional & Management	3,347	42.83%	19,974	46.73%	48,064	46.75%
Public Administration	77	0.99%	356	0.83%	712	0.69%
Education & Health	1,139	14.57%	5,441	12.73%	12,202	11.87%
Services	210	2.69%	1,196	2.80%	3,425	3.33%
Information	94	1.20%	480	1.12%	1,274	1.24%
Sales	694	8.88%	3,896	9.11%	10,059	9.78%
Transportation	243	3.11%	1,017	2.38%	2,887	2.81%
Retail	291	3.72%	1,338	3.13%	3,259	3.17%
Wholesale	113	1.45%	685	1.60%	1,556	1.51%
Manufacturing	317	4.06%	2,230	5.22%	4,902	4.77%
Production	184	2.35%	655	1.53%	1,611	1.57%
Construction	132	1.69%	498	1.17%	1,181	1.15%
Utilities	53	0.68%	293	0.69%	869	0.85%
Agriculture & Mining	10	0.13%	55	0.13%	162	0.16%
Farming, Fishing, Forestry	10	0.13%	12	0.03%	48	0.05%
Other Services	161	2.06%	826	1.93%	1,933	1.88%
2024 Worker Travel Time to Job	3,109		17,722		42,011	
<30 Minutes	2,035	65.46%	11,350	64.04%	27,355	65.11%
30-60 Minutes	813	26.15%	4,579	25.84%	11,035	26.27%
60+ Minutes	261	8.39%	1,793	10.12%	3,621	8.62%
2020 Households by HH Size	2,996		15,757		34,976	
1-Person Households	842	28.10%	4,369	27.73%	9,164	26.20%
2-Person Households	924	30.84%	4,929	31.28%	11,293	32.29%
3-Person Households	507	16.92%	2,525	16.02%	5,475	15.65%
4-Person Households	490	16.36%	2,583	16.39%	5,881	16.81%
5-Person Households	160	5.34%	1,006	6.38%	2,295	6.56%
6-Person Households	53	1.77%	255	1.62%	637	1.82%
7 or more Person Households	20	0.67%	90	0.57%	231	0.66%
2024 Average Household Size	2.50		2.50		2.50	
Households						
2029 Projection	3,300		17,150		39,583	
2024 Estimate	3,146		16,383		37,810	
2020 Census	2,996		15,758		34,978	
Growth 2024 - 2029	4.90%		4.68%		4.69%	
Growth 2020 - 2024	5.01%		3.97%		8.10%	



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Radius	1 Mile	3 Mile	5 Mile
2024 Households by HH Income	3,148	16,382	37,811
<\$25,000	287 9.12%	1,359 8.30%	2,804 7.42%
\$25,000 - \$50,000	382 12.13%	1,324 8.08%	3,459 9.15%
\$50,000 - \$75,000	383 12.17%	1,709 10.43%	3,855 10.20%
\$75,000 - \$100,000	287 9.12%	1,570 9.58%	3,253 8.60%
\$100,000 - \$125,000	396 12.58%	1,492 9.11%	4,424 11.70%
\$125,000 - \$150,000	169 5.37%	1,074 6.56%	2,754 7.28%
\$150,000 - \$200,000	388 12.33%	2,271 13.86%	4,637 12.26%
\$200,000+	856 27.19%	5,583 34.08%	12,625 33.39%
2024 Avg Household Income	\$148,892	\$168,297	\$166,408
2024 Med Household Income	\$114,835	\$142,155	\$135,080
2024 Occupied Housing	3,146	16,382	37,810
Owner Occupied	2,320 73.74%	12,295 75.05%	26,438 69.92%
Renter Occupied	826 26.26%	4,087 24.95%	11,372 30.08%
2020 Housing Units	3,306	17,252	40,048
1 Unit	2,580 78.04%	13,603 78.85%	29,160 72.81%
2 - 4 Units	147 4.45%	643 3.73%	1,528 3.82%
5 - 19 Units	372 11.25%	1,656 9.60%	4,426 11.05%
20+ Units	207 6.26%	1,350 7.83%	4,934 12.32%
2024 Housing Value	2,320	12,296	26,438
<\$100,000	32 1.38%	162 1.32%	394 1.49%
\$100,000 - \$200,000	22 0.95%	128 1.04%	313 1.18%
\$200,000 - \$300,000	106 4.57%	611 4.97%	950 3.59%
\$300,000 - \$400,000	446 19.22%	1,782 14.49%	2,825 10.69%
\$400,000 - \$500,000	405 17.46%	1,903 15.48%	3,906 14.77%
\$500,000 - \$1,000,000	1,087 46.85%	6,049 49.19%	14,269 53.97%
\$1,000,000+	222 9.57%	1,661 13.51%	3,781 14.30%
2024 Median Home Value	\$568,537	\$629,112	\$669,283
2024 Housing Units by Yr Built	3,306	17,252	40,148
Built 2010+	249 7.53%	1,580 9.16%	7,224 17.99%
Built 2000 - 2010	104 3.15%	673 3.90%	2,111 5.26%
Built 1990 - 1999	350 10.59%	1,426 8.27%	3,582 8.92%
Built 1980 - 1989	578 17.48%	3,544 20.54%	6,495 16.18%
Built 1970 - 1979	392 11.86%	2,425 14.06%	5,009 12.48%
Built 1960 - 1969	268 8.11%	2,221 12.87%	5,050 12.58%
Built 1950 - 1959	814 24.62%	2,972 17.23%	5,662 14.10%
Built <1949	551 16.67%	2,411 13.98%	5,015 12.49%
2024 Median Year Built	1970	1973	1978

