



BRAND NEW OFFICE/MEDICAL



**AVAILABLE
FOR LEASE**

LOCATION: 300 Springhouse Dr, Collegeville, PA 19426

Contact:

PROPERTY HIGHLIGHTS:

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- ◆ 7,000 SF FIRST FLOOR - BRAND NEW GREY SHELL
- ◆ VISIBLE FROM RT29 (S. COLLEGEVILLE RD)
- ◆ RT 29: +/- 18,958 COMBINED ADT;
- ◆ DEMOGRAPHICS WITHIN 5 MI: POPULATION +/-129,403 & AHI +/- \$104,299
- ◆ PART OF PROVIDENCE CORPORATE CENTER ALONG WITH GODDARD SCHOOL, MAIN LINE HEALTH CENTER, WELLS FARGO SERVICES, PEOPLESHARE AMONG OTHERS
- ◆ NEIGHBORS INCLUDE: PROVIDENCE TOWN CENTER WITH WEGMANS, MOVIE TAVERN, BEST BUY, MICHAELS & MORE!



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Demographic Detail Report

300 Springhouse Dr, Collegeville, PA 19426

Building Type: **Class B Office** Total Available: **9,348 SF**
 Class: **B** % Leased: **100%**
 RBA: **20,000 SF** Rent/SF/Yr: **Negotiable**
 Typical Floor: **10,000 SF**



Radius	1 Mile	3 Mile	5 Mile
Population			
2028 Projection	3,307	47,074	133,635
2023 Estimate	3,073	45,227	129,403
2010 Census	2,146	40,108	119,586
Growth 2023 - 2028	7.61%	4.08%	3.27%
Growth 2010 - 2023	43.20%	12.76%	8.21%
2023 Population by Age			
	3,073	45,227	129,403
Age 0 - 4	161 5.24%	2,476 5.47%	6,705 5.18%
Age 5 - 9	186 6.05%	2,689 5.95%	7,342 5.67%
Age 10 - 14	230 7.48%	3,042 6.73%	8,215 6.35%
Age 15 - 19	246 8.01%	3,175 7.02%	8,466 6.54%
Age 20 - 24	213 6.93%	2,915 6.45%	7,705 5.95%
Age 25 - 29	183 5.96%	2,756 6.09%	7,413 5.73%
Age 30 - 34	168 5.47%	2,770 6.12%	7,966 6.16%
Age 35 - 39	179 5.82%	2,931 6.48%	8,902 6.88%
Age 40 - 44	204 6.64%	3,047 6.74%	9,261 7.16%
Age 45 - 49	221 7.19%	3,035 6.71%	8,971 6.93%
Age 50 - 54	238 7.74%	3,184 7.04%	9,210 7.12%
Age 55 - 59	235 7.65%	3,214 7.11%	9,251 7.15%
Age 60 - 64	208 6.77%	3,002 6.64%	8,670 6.70%
Age 65 - 69	158 5.14%	2,453 5.42%	7,171 5.54%
Age 70 - 74	109 3.55%	1,867 4.13%	5,531 4.27%
Age 75 - 79	67 2.18%	1,246 2.75%	3,794 2.93%
Age 80 - 84	37 1.20%	738 1.63%	2,377 1.84%
Age 85+	28 0.91%	686 1.52%	2,454 1.90%
Age 65+	399 12.98%	6,990 15.46%	21,327 16.48%
Median Age	39.10	39.80	41.10
Average Age	38.10	39.20	40.20



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Radius	1 Mile		3 Mile		5 Mile		
2023 Population By Race	3,073		45,227		129,403		
White	2,537	82.56%	37,047	81.91%	106,526	82.32%	
Black	149	4.85%	2,674	5.91%	9,572	7.40%	
Am. Indian & Alaskan	10	0.33%	139	0.31%	293	0.23%	
Asian	298	9.70%	4,242	9.38%	10,032	7.75%	
Hawaiian & Pacific Island	4	0.13%	52	0.11%	88	0.07%	
Other	75	2.44%	1,072	2.37%	2,892	2.23%	
Population by Hispanic Origin	3,073		45,227		129,403		
Non-Hispanic Origin	2,935	95.51%	43,092	95.28%	123,181	95.19%	
Hispanic Origin	138	4.49%	2,135	4.72%	6,222	4.81%	
2023 Median Age, Male	37.80		38.90		40.50		
2023 Average Age, Male	37.30		38.40		39.60		
2023 Median Age, Female	40.50		40.60		41.70		
2023 Average Age, Female	39.00		39.90		40.80		
2023 Population by Occupation Classification	2,446		36,387		105,453		
Civilian Employed	1,792	73.26%	25,415	69.85%	70,118	66.49%	
Civilian Unemployed	68	2.78%	980	2.69%	2,517	2.39%	
Civilian Non-Labor Force	581	23.75%	9,968	27.39%	32,765	31.07%	
Armed Forces	5	0.20%	24	0.07%	53	0.05%	
Households by Marital Status							
Married	706		9,443		26,219		
Married No Children	290		4,419		13,226		
Married w/Children	416		5,024		12,994		
2023 Population by Education	2,170		32,670		95,813		
Some High School, No Diploma	44	2.03%	1,048	3.21%	4,905	5.12%	
High School Grad (Incl Equivalency)	251	11.57%	5,871	17.97%	21,790	22.74%	
Some College, No Degree	426	19.63%	6,785	20.77%	19,631	20.49%	
Associate Degree	134	6.18%	1,740	5.33%	4,844	5.06%	
Bachelor Degree	715	32.95%	10,365	31.73%	27,748	28.96%	
Advanced Degree	600	27.65%	6,861	21.00%	16,895	17.63%	



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Radius	1 Mile		3 Mile		5 Mile	
2023 Population by Occupation	3,433		48,529		133,083	
Real Estate & Finance	252	7.34%	3,284	6.77%	8,362	6.28%
Professional & Management	1,379	40.17%	18,226	37.56%	48,526	36.46%
Public Administration	12	0.35%	486	1.00%	1,647	1.24%
Education & Health	382	11.13%	5,925	12.21%	15,473	11.63%
Services	145	4.22%	2,893	5.96%	8,844	6.65%
Information	41	1.19%	554	1.14%	1,618	1.22%
Sales	370	10.78%	5,469	11.27%	15,194	11.42%
Transportation	27	0.79%	399	0.82%	1,196	0.90%
Retail	123	3.58%	2,108	4.34%	6,122	4.60%
Wholesale	81	2.36%	910	1.88%	2,396	1.80%
Manufacturing	331	9.64%	3,467	7.14%	9,292	6.98%
Production	113	3.29%	1,710	3.52%	5,264	3.96%
Construction	67	1.95%	1,200	2.47%	4,050	3.04%
Utilities	51	1.49%	768	1.58%	2,209	1.66%
Agriculture & Mining	0	0.00%	84	0.17%	282	0.21%
Farming, Fishing, Forestry	0	0.00%	40	0.08%	120	0.09%
Other Services	59	1.72%	1,006	2.07%	2,488	1.87%
2023 Worker Travel Time to Job	1,632		23,229		64,637	
<30 Minutes	718	44.00%	11,687	50.31%	33,724	52.17%
30-60 Minutes	752	46.08%	8,861	38.15%	23,753	36.75%
60+ Minutes	162	9.93%	2,681	11.54%	7,160	11.08%
2010 Households by HH Size	731		14,004		43,653	
1-Person Households	133	18.19%	3,012	21.51%	11,056	25.33%
2-Person Households	210	28.73%	4,342	31.01%	13,871	31.78%
3-Person Households	130	17.78%	2,472	17.65%	7,267	16.65%
4-Person Households	154	21.07%	2,622	18.72%	7,202	16.50%
5-Person Households	74	10.12%	1,109	7.92%	3,013	6.90%
6-Person Households	23	3.15%	325	2.32%	873	2.00%
7 or more Person Households	7	0.96%	122	0.87%	371	0.85%
2023 Average Household Size	2.90		2.70		2.60	
Households						
2028 Projection	1,115		16,501		48,856	
2023 Estimate	1,036		15,840		47,271	
2010 Census	731		14,005		43,654	
Growth 2023 - 2028	7.63%		4.17%		3.35%	
Growth 2010 - 2023	41.72%		13.10%		8.29%	



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Radius	1 Mile	3 Mile	5 Mile
2023 Households by HH Income	1,037	15,837	47,270
<\$25,000	45 4.34%	1,380 8.71%	4,655 9.85%
\$25,000 - \$50,000	22 2.12%	1,585 10.01%	6,014 12.72%
\$50,000 - \$75,000	49 4.73%	1,929 12.18%	6,424 13.59%
\$75,000 - \$100,000	130 12.54%	1,797 11.35%	5,491 11.62%
\$100,000 - \$125,000	71 6.85%	1,885 11.90%	6,111 12.93%
\$125,000 - \$150,000	47 4.53%	1,639 10.35%	3,903 8.26%
\$150,000 - \$200,000	101 9.74%	2,054 12.97%	6,470 13.69%
\$200,000+	572 55.16%	3,568 22.53%	8,202 17.35%
2023 Avg Household Income	\$217,463	\$142,805	\$128,498
2023 Med Household Income	\$218,706	\$116,279	\$104,299
2023 Occupied Housing	1,037	15,840	47,271
Owner Occupied	935 90.16%	12,974 81.91%	35,236 74.54%
Renter Occupied	102 9.84%	2,866 18.09%	12,035 25.46%
2010 Housing Units	1,051	16,463	48,740
1 Unit	969 92.20%	14,069 85.46%	37,654 77.25%
2 - 4 Units	29 2.76%	779 4.73%	2,567 5.27%
5 - 19 Units	17 1.62%	830 5.04%	3,868 7.94%
20+ Units	36 3.43%	785 4.77%	4,651 9.54%
2023 Housing Value	935	12,974	35,235
<\$100,000	7 0.75%	520 4.01%	2,698 7.66%
\$100,000 - \$200,000	17 1.82%	929 7.16%	2,929 8.31%
\$200,000 - \$300,000	42 4.49%	3,153 24.30%	8,930 25.34%
\$300,000 - \$400,000	47 5.03%	2,456 18.93%	7,350 20.86%
\$400,000 - \$500,000	188 20.11%	2,643 20.37%	6,413 18.20%
\$500,000 - \$1,000,000	631 67.49%	3,051 23.52%	6,593 18.71%
\$1,000,000+	3 0.32%	222 1.71%	322 0.91%
2023 Median Home Value	\$631,933	\$376,750	\$341,639
2023 Housing Units by Yr Built	1,051	16,476	49,591
Built 2010+	300 28.54%	2,074 12.59%	3,917 7.90%
Built 2000 - 2010	171 16.27%	2,762 16.76%	8,321 16.78%
Built 1990 - 1999	324 30.83%	3,776 22.92%	9,069 18.29%
Built 1980 - 1989	89 8.47%	1,124 6.82%	4,230 8.53%
Built 1970 - 1979	54 5.14%	1,908 11.58%	5,952 12.00%
Built 1960 - 1969	25 2.38%	973 5.91%	4,607 9.29%
Built 1950 - 1959	26 2.47%	1,036 6.29%	4,431 8.94%
Built <1949	62 5.90%	2,823 17.13%	9,064 18.28%
2023 Median Year Built	1997	1990	1981

