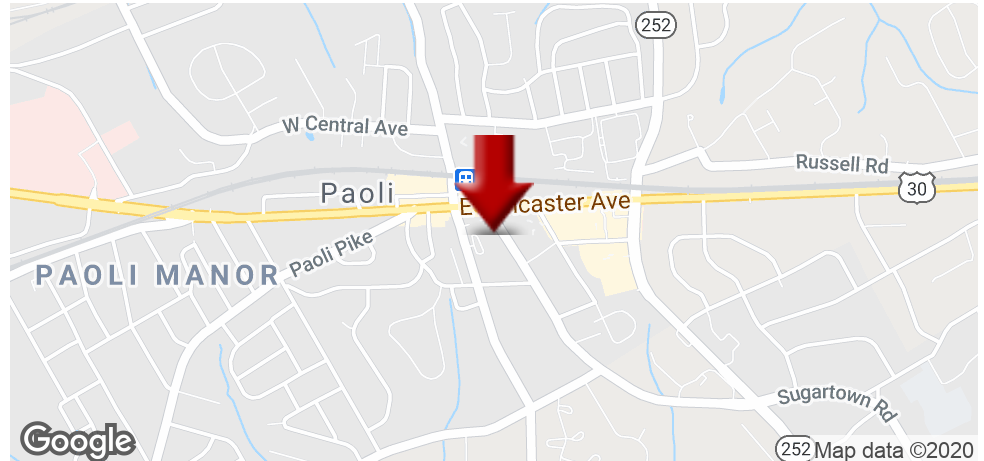


OFFICE FOR LEASE



34 Darby Road, Paoli, PA 19301



OFFERING SUMMARY

AVAILABLE SF:	1,000 SF
LEASE RATE:	\$1,800.00 per month (MG)
LOT SIZE:	0 Acres
BUILDING SIZE:	1,000

PROPERTY OVERVIEW

\$1,800.00 a month plus utilities

PROPERTY HIGHLIGHTS

- First floor office space just off of heavily traveled Route 30 (Lancaster Avenue).
- Ample off street parking.
- Walking distance to public transportation.

KW COMMERCIAL
744 W Lancaster Avenue, Suite 125
Wayne, PA 19087

AMY YANGELLO
Director
O: 610.647.8300
C: 610.716.1649
amyyangello@kwcommercial.com

Each Office Independently Owned and Operated [kwcommercial.com/commercial/McCommercial.action?orgId=5766](https://www.kwcommercial.com/commercial/McCommercial.action?orgId=5766)

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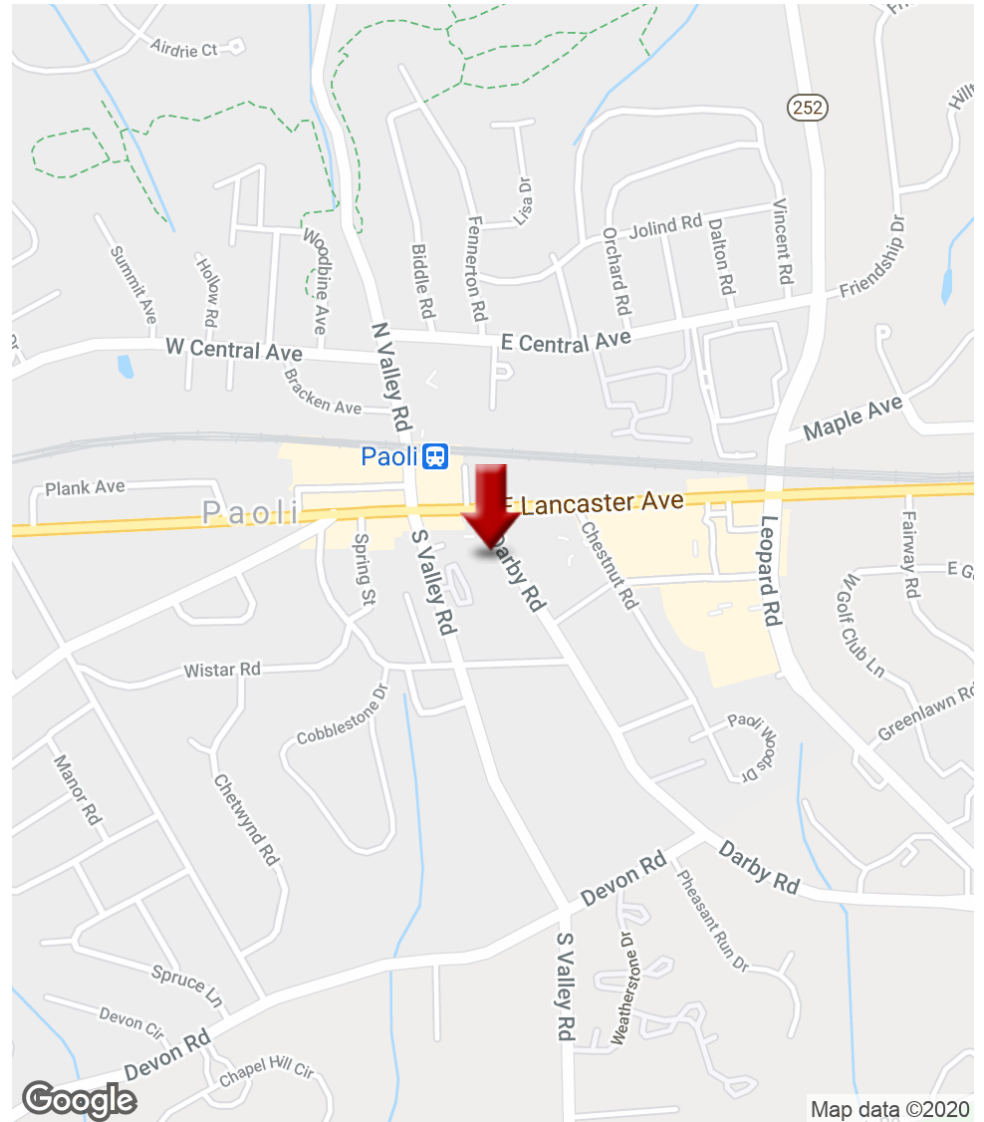
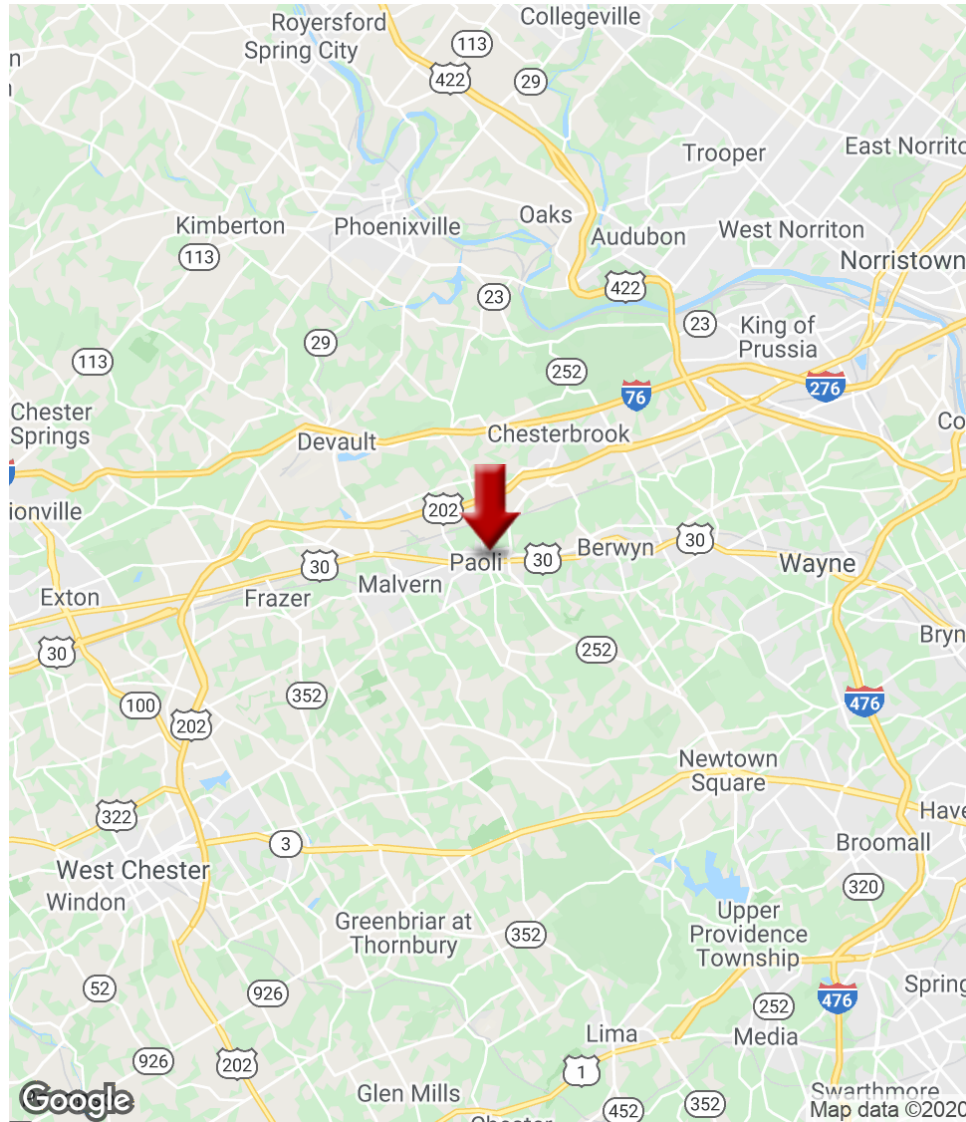
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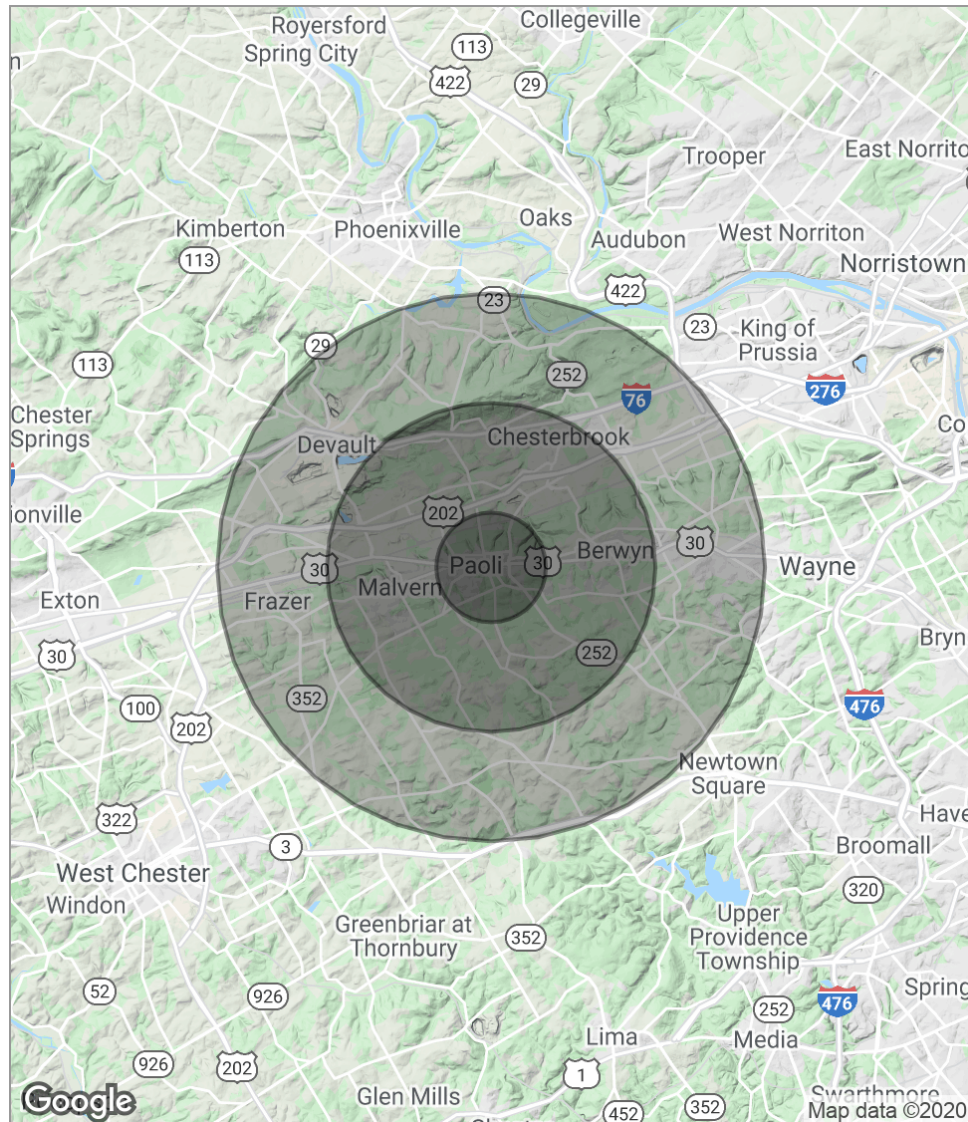
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	6,269	34,035	79,538
Median Age	44.9	44.1	43.1
Median Age (Male)	41.2	42.6	41.7
Median Age (Female)	47.5	45.5	44.3
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	2,753	13,860	31,401
# Of Persons Per HH	2.3	2.5	2.5
Average HH Income	\$121,466	\$139,205	\$146,049
Average House Value	\$406,608	\$502,359	\$532,072

* Demographic data derived from 2010 US Census

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