



**AVAILABLE
FOR LEASE!**

\$1,100 Per Month

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OFFICE SPACE AVAILABLE!



LOCATION: 3545 RHOADS AVENUE, NEWTOWN SQUARE, PA 19073

PROPERTY HIGHLIGHTS:

- ◆ +/- 850 SQUARE FEET OF 1ST FLOOR OFFICE SPACE
- ◆ 4 PRIVATE OFFICES AND A BULLPEN AREA
- ◆ PRIVATE ENTRANCE AT THE FRONT OF THE BUILDING!
- ◆ ON-SITE PARKING!
- ◆ SITUATED JUST OFF OF WEST CHESTER PIKE
- ◆ LOCATED IN HEART OF 'BOOMING' NEWTOWN SQUARE - NEW DEVELOPMENTS UNDERWAY!

The information above has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is Buyer/Lessee responsibility to independently confirm its accuracy and completeness. This is not intended to solicit another Broker's listing.

Demographic Detail Report

Rhoads Ave, Newtown Square, PA 19073

Radius	1 Mile	3 Mile	5 Mile
Population			
2026 Projection	9,363	42,669	154,808
2021 Estimate	8,970	41,927	152,511
2010 Census	7,102	39,037	144,702
Growth 2021 - 2026	4.38%	1.77%	1.51%
Growth 2010 - 2021	26.30%	7.40%	5.40%
2021 Population by Age	8,970	41,927	152,511
Age 0 - 4	387 4.31%	1,834 4.37%	8,401 5.51%
Age 5 - 9	425 4.74%	2,036 4.86%	8,478 5.56%
Age 10 - 14	459 5.12%	2,337 5.57%	8,708 5.71%
Age 15 - 19	541 6.03%	2,846 6.79%	10,430 6.84%
Age 20 - 24	489 5.45%	2,535 6.05%	10,436 6.84%
Age 25 - 29	450 5.02%	2,184 5.21%	10,069 6.60%
Age 30 - 34	436 4.86%	1,968 4.69%	9,364 6.14%
Age 35 - 39	426 4.75%	1,867 4.45%	8,502 5.57%
Age 40 - 44	420 4.68%	1,938 4.62%	7,896 5.18%
Age 45 - 49	487 5.43%	2,359 5.63%	8,589 5.63%
Age 50 - 54	582 6.49%	2,898 6.91%	9,775 6.41%
Age 55 - 59	688 7.67%	3,446 8.22%	11,085 7.27%
Age 60 - 64	723 8.06%	3,566 8.51%	11,072 7.26%
Age 65 - 69	627 6.99%	3,012 7.18%	9,088 5.96%
Age 70 - 74	508 5.66%	2,367 5.65%	6,995 4.59%
Age 75 - 79	392 4.37%	1,716 4.09%	5,000 3.28%
Age 80 - 84	327 3.65%	1,241 2.96%	3,572 2.34%
Age 85+	603 6.72%	1,776 4.24%	5,052 3.31%
Age 65+	2,457 27.39%	10,112 24.12%	29,707 19.48%
Median Age	49.60	48.00	41.20
Average Age	46.20	44.50	41.10

Demographic Detail Report

3553 Rhoads Ave, Newtown Square, PA 19073

Radius	1 Mile		3 Mile		5 Mile	
2021 Population By Race	8,970		41,927		152,511	
White	8,321	92.76%	37,065	88.40%	129,504	84.91%
Black	130	1.45%	827	1.97%	6,466	4.24%
Am. Indian & Alaskan	15	0.17%	47	0.11%	173	0.11%
Asian	411	4.58%	3,478	8.30%	13,848	9.08%
Hawaiian & Pacific Island	1	0.01%	11	0.03%	35	0.02%
Other	92	1.03%	498	1.19%	2,486	1.63%
Population by Hispanic Origin	8,970		41,927		152,511	
Non-Hispanic Origin	8,839	98.54%	41,174	98.20%	148,320	97.25%
Hispanic Origin	130	1.45%	753	1.80%	4,191	2.75%
2021 Median Age, Male	45.60		45.80		39.60	
2021 Average Age, Male	43.40		42.90		39.90	
2021 Median Age, Female	52.90		50.00		42.70	
2021 Average Age, Female	48.70		45.90		42.30	
2021 Population by Occupation Classification	7,591		35,149		124,838	
Civilian Employed	4,177	55.03%	20,210	57.50%	73,814	59.13%
Civilian Unemployed	271	3.57%	1,228	3.49%	5,030	4.03%
Civilian Non-Labor Force	3,143	41.40%	13,711	39.01%	45,983	36.83%
Armed Forces	0	0.00%	0	0.00%	11	0.01%
Households by Marital Status						
Married	1,915		9,869		31,921	
Married No Children	1,220		5,946		17,967	
Married w/Children	696		3,923		13,954	
2021 Population by Education	6,943		31,567		111,720	
Some High School, No Diploma	417	6.01%	1,367	4.33%	3,610	3.23%
High School Grad (Incl Equivalency)	1,387	19.98%	6,255	19.81%	18,088	16.19%
Some College, No Degree	1,339	19.29%	5,622	17.81%	19,072	17.07%
Associate Degree	274	3.95%	1,230	3.90%	5,661	5.07%
Bachelor Degree	1,902	27.39%	8,941	28.32%	33,080	29.61%
Advanced Degree	1,624	23.39%	8,152	25.82%	32,209	28.83%

Demographic Detail Report

3553 Rhoads Ave, Newtown Square, PA 19073						
Radius	1 Mile		3 Mile		5 Mile	
2021 Population by Occupation	8,010		39,187		145,013	
Real Estate & Finance	470	5.87%	2,610	6.66%	8,634	5.95%
Professional & Management	2,742	34.23%	14,284	36.45%	54,517	37.59%
Public Administration	121	1.51%	471	1.20%	1,707	1.18%
Education & Health	1,243	15.52%	5,802	14.81%	22,110	15.25%
Services	593	7.40%	2,307	5.89%	9,144	6.31%
Information	140	1.75%	507	1.29%	1,984	1.37%
Sales	884	11.04%	4,151	10.59%	15,598	10.76%
Transportation	163	2.03%	1,181	3.01%	6,060	4.18%
Retail	418	5.22%	1,820	4.64%	6,052	4.17%
Wholesale	161	2.01%	509	1.30%	1,645	1.13%
Manufacturing	271	3.38%	1,417	3.62%	5,148	3.55%
Production	226	2.82%	1,139	2.91%	3,237	2.23%
Construction	200	2.50%	1,152	2.94%	3,144	2.17%
Utilities	111	1.39%	641	1.64%	2,056	1.42%
Agriculture & Mining	21	0.26%	83	0.21%	261	0.18%
Farming, Fishing, Forestry	17	0.21%	46	0.12%	147	0.10%
Other Services	229	2.86%	1,067	2.72%	3,569	2.46%
2021 Worker Travel Time to Job	4,004		19,030		68,530	
<30 Minutes	2,225	55.57%	10,161	53.39%	37,333	54.48%
30-60 Minutes	1,526	38.11%	7,176	37.71%	25,453	37.14%
60+ Minutes	253	6.32%	1,693	8.90%	5,744	8.38%
2010 Households by HH Size	2,988		14,606		53,416	
1-Person Households	1,024	34.27%	3,409	23.34%	14,502	27.15%
2-Person Households	945	31.63%	5,002	34.25%	17,528	32.81%
3-Person Households	403	13.49%	2,354	16.12%	8,348	15.63%
4-Person Households	358	11.98%	2,250	15.40%	7,924	14.83%
5-Person Households	168	5.62%	1,069	7.32%	3,549	6.64%
6-Person Households	63	2.11%	380	2.60%	1,162	2.18%
7 or more Person Households	27	0.90%	142	0.97%	403	0.75%
2021 Average Household Size	2.30		2.60		2.50	
Households						
2026 Projection	4,030		16,143		57,690	
2021 Estimate	3,851		15,838		56,750	
2010 Census	2,988		14,607		53,416	
Growth 2021 - 2026	4.65%		1.93%		1.66%	
Growth 2010 - 2021	28.88%		8.43%		6.24%	

Demographic Detail Report

3553 Rhoads Ave, Newtown Square, PA 19073					
Radius	1 Mile		3 Mile		5 Mile
2021 Households by HH Income	3,849		15,837		56,751
<\$25,000	375	9.74%	1,198	7.56%	5,262 9.27%
\$25,000 - \$50,000	579	15.04%	1,668	10.53%	6,429 11.33%
\$50,000 - \$75,000	503	13.07%	1,633	10.31%	5,794 10.21%
\$75,000 - \$100,000	533	13.85%	1,832	11.57%	6,219 10.96%
\$100,000 - \$125,000	314	8.16%	1,626	10.27%	5,864 10.33%
\$125,000 - \$150,000	176	4.57%	1,165	7.36%	4,452 7.84%
\$150,000 - \$200,000	452	11.74%	2,117	13.37%	7,029 12.39%
\$200,000+	917	23.82%	4,598	29.03%	15,702 27.67%
2021 Avg Household Income	\$136,411		\$156,438		\$151,301
2021 Med Household Income	\$96,927		\$124,407		\$119,915
2021 Occupied Housing	3,851		15,838		56,750
Owner Occupied	2,693	69.93%	13,392	84.56%	42,102 74.19%
Renter Occupied	1,158	30.07%	2,446	15.44%	14,648 25.81%
2010 Housing Units	4,021		16,474		59,233
1 Unit	2,892	71.92%	14,332	87.00%	45,665 77.09%
2 - 4 Units	200	4.97%	544	3.30%	3,453 5.83%
5 - 19 Units	135	3.36%	465	2.82%	3,898 6.58%
20+ Units	794	19.75%	1,133	6.88%	6,217 10.50%
2021 Housing Value	2,693		13,391		42,101
<\$100,000	14	0.52%	66	0.49%	435 1.03%
\$100,000 - \$200,000	116	4.31%	336	2.51%	1,357 3.22%
\$200,000 - \$300,000	411	15.26%	1,901	14.20%	6,510 15.46%
\$300,000 - \$400,000	754	28.00%	3,037	22.68%	10,376 24.65%
\$400,000 - \$500,000	485	18.01%	2,670	19.94%	7,254 17.23%
\$500,000 - \$1,000,000	825	30.63%	4,530	33.83%	12,919 30.69%
\$1,000,000+	88	3.27%	851	6.36%	3,250 7.72%
2021 Median Home Value	\$410,618		\$450,767		\$432,706
2021 Housing Units by Yr Built	4,021		16,473		59,320
Built 2010+	780	19.40%	1,341	8.14%	3,668 6.18%
Built 2000 - 2010	441	10.97%	915	5.55%	2,075 3.50%
Built 1990 - 1999	116	2.88%	1,243	7.55%	3,122 5.26%
Built 1980 - 1989	158	3.93%	1,627	9.88%	4,815 8.12%
Built 1970 - 1979	654	16.26%	2,210	13.42%	6,142 10.35%
Built 1960 - 1969	406	10.10%	2,424	14.71%	9,023 15.21%
Built 1950 - 1959	960	23.87%	4,425	26.86%	14,726 24.82%
Built <1949	506	12.58%	2,288	13.89%	15,749 26.55%
2021 Median Year Built	1971		1965		1958