

322 Pawlings Rd

322 Pawlings Rd, Phoenixville, PA 19460



Joseph Leone

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322 Pawlings Rd

\$0.57 - \$1.43 /SF/Month

Approximately 3500 sf of office / warehouse space for lease. 1750 first floor space consists of 2 offices, reception area , bathroom and open warehouse area with double doors for loading with double doors for loading. 2nd floor consists of 3 offices and bullpen Space. There is also 350 sf covered storage space and approximately 2500 sf (50sf X 50 sf) lay down yard available for and additional \$500/mo. Tenant pays Heat and electricity. Landlord pays taxes and Sewer. This space would be great space for a contractor wh needs some office and needs to store equipment and tools uder roof and needs a small outdoor lay down yard. Centrally located in Chester County near Route 422, Route 23, 724, 113 and Pennsylvania Turnpike. 15 minutes to King of Prussia.

For more information visit:

http://www.crelisting.net/Vta1Aj_5w/?StepID=107

Total Space Available:	3,850 SF
Rental Rate:	\$0.57 - \$1.43 /SF/Month
Min. Divisible:	350 SF
Max. Contiguous:	2,000 SF
Property Type:	Industrial
Property Sub-type:	Flex Space
Additional Sub-types:	Warehouse, Office Building
Building Size:	2,000 SF
Lot Size:	1.30 AC

Space 1

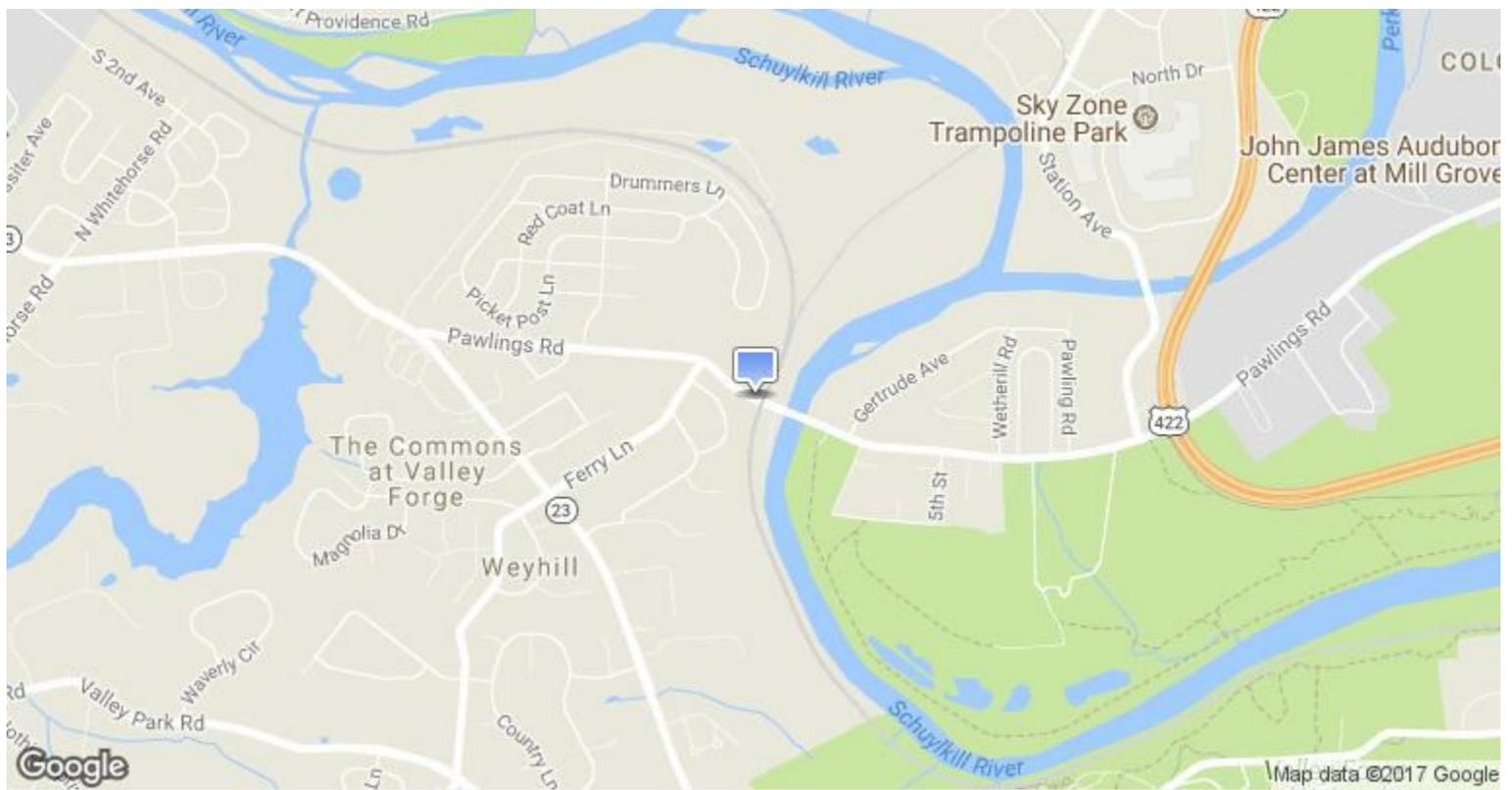
1

Space Available	3,500 SF
Rental Rate	\$2,000 /Month
Space / Lot Type	Flex Space
Min. Divisible	2,000 SF
Max. Contiguous	2,000 SF
Lease Type	Modified Net
Date Available	Aug 2017

Space 2

2

Space Available	350 SF
Rental Rate	\$500 /Month
Space / Lot Type	Warehouse
Lease Type	Industrial Gross
Date Available	Aug 2017



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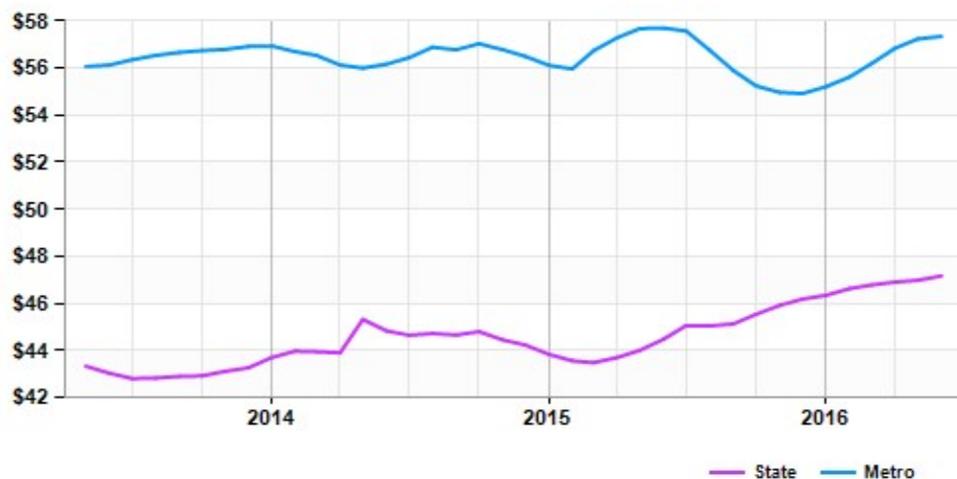


Property Photos



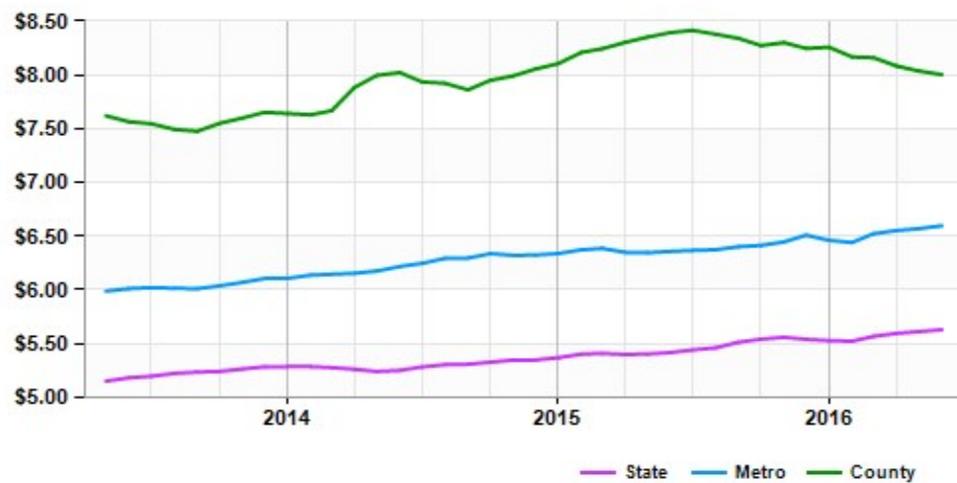
Market Trends

Asking Prices Industrial for Sale Phoenixville, PA (\$/SF)



	Jun 16	vs. 3 mo. prior	Y-O-Y
State	\$47.16	+0.8%	+6.0%
Metro	\$57	+2.1%	-0.6%

Asking Rent Industrial for Lease Phoenixville, PA (\$/SF/Year)



	Jun 16	vs. 3 mo. prior	Y-O-Y
State	\$5.63	+1.1%	+3.9%
Metro	\$6.60	+1.1%	+3.7%
County	\$8.00	-1.9%	-4.7%

Demographics

Population	1-mi.	3-mi.	5-mi.
2015 Male Population	1,299	17,897	54,274
2015 Female Population	1,309	18,145	55,716
% 2015 Male Population	49.81%	49.66%	49.34%
% 2015 Female Population	50.19%	50.34%	50.66%
2015 Total Population: Adult	1,706	27,528	86,130
2015 Total Daytime Population	2,855	34,539	170,821
2015 Total Employees	1,314	16,184	113,236
2015 Total Population: Median Age	38	39	41
2015 Total Population: Adult Median Age	47	48	49
2015 Total population: Under 5 years	209	2,331	6,144
2015 Total population: 5 to 9 years	336	2,434	6,680
2015 Total population: 10 to 14 years	252	2,287	6,756
2015 Total population: 15 to 19 years	156	2,143	6,525
2015 Total population: 20 to 24 years	71	1,622	5,443
2015 Total population: 25 to 29 years	44	2,315	7,132
2015 Total population: 30 to 34 years	89	2,631	7,405
2015 Total population: 35 to 39 years	224	2,516	7,054
2015 Total population: 40 to 44 years	295	2,706	7,944
2015 Total population: 45 to 49 years	254	2,822	8,355
2015 Total population: 50 to 54 years	189	2,863	8,764
2015 Total population: 55 to 59 years	177	2,475	7,823
2015 Total population: 60 to 64 years	107	2,014	6,330
2015 Total population: 65 to 69 years	82	1,717	5,442
2015 Total population: 70 to 74 years	62	1,196	4,075
2015 Total population: 75 to 79 years	27	803	2,927
2015 Total population: 80 to 84 years	14	573	2,550
2015 Total population: 85 years and over	20	594	2,641
% 2015 Total population: Under 5 years	8.01%	6.47%	5.59%
% 2015 Total population: 5 to 9 years	12.88%	6.75%	6.07%
% 2015 Total population: 10 to 14 years	9.66%	6.35%	6.14%
% 2015 Total population: 15 to 19 years	5.98%	5.95%	5.93%
% 2015 Total population: 20 to 24 years	2.72%	4.50%	4.95%
% 2015 Total population: 25 to 29 years	1.69%	6.42%	6.48%
% 2015 Total population: 30 to 34 years	3.41%	7.30%	6.73%
% 2015 Total population: 35 to 39 years	8.59%	6.98%	6.41%
% 2015 Total population: 40 to 44 years	11.31%	7.51%	7.22%
% 2015 Total population: 45 to 49 years	9.74%	7.83%	7.60%
% 2015 Total population: 50 to 54 years	7.25%	7.94%	7.97%
% 2015 Total population: 55 to 59 years	6.79%	6.87%	7.11%
% 2015 Total population: 60 to 64 years	4.10%	5.59%	5.76%
% 2015 Total population: 65 to 69 years	3.14%	4.76%	4.95%
% 2015 Total population: 70 to 74 years	2.38%	3.32%	3.70%
% 2015 Total population: 75 to 79 years	1.04%	2.23%	2.66%

Demographics

Population (Cont.)	1-mi.	3-mi.	5-mi.
% 2015 Total population: 80 to 84 years	0.54%	1.59%	2.32%
% 2015 Total population: 85 years and over	0.77%	1.65%	2.40%
2015 White alone	2,317	29,168	90,536
2015 Black or African American alone	50	1,981	6,052
2015 American Indian and Alaska Native alone	n/a	55	139
2015 Asian alone	188	3,510	10,085
2015 Native Hawaiian and OPI alone	n/a	31	48
2015 Some Other Race alone	7	556	1,127
2015 Two or More Races alone	46	741	2,003
2015 Hispanic	65	1,775	4,023
2015 Not Hispanic	2,543	34,267	105,967
% 2015 White alone	88.84%	80.93%	82.31%
% 2015 Black or African American alone	1.92%	5.50%	5.50%
% 2015 American Indian and Alaska Native alone	0.00%	0.15%	0.13%
% 2015 Asian alone	7.21%	9.74%	9.17%
% 2015 Native Hawaiian and OPI alone	0.00%	0.09%	0.04%
% 2015 Some Other Race alone	0.27%	1.54%	1.02%
% 2015 Two or More Races alone	1.76%	2.06%	1.82%
% 2015 Hispanic	2.49%	4.92%	3.66%
% 2015 Not Hispanic	97.51%	95.08%	96.34%
2015 Not Hispanic: White alone	1,344	26,343	85,669
2015 Not Hispanic: Black or African American alone	20	1,351	6,649
2015 Not Hispanic: American Indian and Alaska Native alone	n/a	27	69
2015 Not Hispanic: Asian alone	81	1,090	3,753
2015 Not Hispanic: Native Hawaiian and OPI alone	n/a	5	29
2015 Not Hispanic: Some Other Race alone	n/a	37	100
2015 Not Hispanic: Two or More Races	8	223	729
% 2015 Not Hispanic: White alone	91.80%	88.66%	86.50%
% 2015 Not Hispanic: Black or African American alone	1.37%	4.55%	6.71%
% 2015 Not Hispanic: American Indian and Alaska Native alone	0.00%	0.09%	0.07%
% 2015 Not Hispanic: Asian alone	5.53%	3.67%	3.79%
% 2015 Not Hispanic: Native Hawaiian and OPI alone	0.00%	0.02%	0.03%
% 2015 Not Hispanic: Some Other Race alone	0.00%	0.12%	0.10%
% 2015 Not Hispanic: Two or More Races	0.55%	0.75%	0.74%

Population Change	1-mi.	3-mi.	5-mi.
Total: Employees (NAICS)	n/a	n/a	n/a
Total: Establishments (NAICS)	n/a	n/a	n/a
2015 Total Population	2,608	36,042	109,990
2015 Households	778	14,039	43,111

Demographics

Population Change (Cont.)

	1-mi.	3-mi.	5-mi.
Population Change 2010-2015	60	683	2,601
Household Change 2010-2015	11	170	677
% Population Change 2010-2015	2.35%	1.93%	2.42%
% Household Change 2010-2015	1.43%	1.23%	1.60%
Population Change 2000-2015	1,144	6,328	10,947
Household Change 2000-2015	284	2,067	5,784
% Population Change 2000 to 2015	78.14%	21.30%	11.05%
% Household Change 2000 to 2015	57.49%	17.27%	15.50%

Housing

	1-mi.	3-mi.	5-mi.
2015 Housing Units	525	12,538	38,778
2015 Occupied Housing Units	494	11,973	37,327
2015 Owner Occupied Housing Units	453	9,030	28,270
2015 Renter Occupied Housing Units	41	2,943	9,057
2015 Vacant Housings Units	31	566	1,450
% 2015 Occupied Housing Units	94.10%	95.49%	96.26%
% 2015 Owner occupied housing units	91.70%	75.42%	75.74%
% 2015 Renter occupied housing units	8.30%	24.58%	24.26%
% 2000 Vacant housing units	5.90%	4.51%	3.74%

Income

	1-mi.	3-mi.	5-mi.
2015 Household Income: Median	\$168,580	\$92,369	\$88,684
2015 Household Income: Average	\$204,865	\$125,564	\$122,171
2015 Per Capita Income	\$61,114	\$49,454	\$49,534
2015 Household income: Less than \$10,000	11	454	1,264
2015 Household income: \$10,000 to \$14,999	6	334	1,047
2015 Household income: \$15,000 to \$19,999	3	318	1,001
2015 Household income: \$20,000 to \$24,999	2	389	1,426
2015 Household income: \$25,000 to \$29,999	8	348	1,192
2015 Household income: \$30,000 to \$34,999	17	533	1,454
2015 Household income: \$35,000 to \$39,999	11	457	1,462
2015 Household income: \$40,000 to \$44,999	2	377	1,297
2015 Household income: \$45,000 to \$49,999	7	515	1,546
2015 Household income: \$50,000 to \$59,999	9	905	2,885
2015 Household income: \$60,000 to \$74,999	37	1,134	3,909
2015 Household income: \$75,000 to \$99,999	62	1,807	5,613
2015 Household income: \$100,000 to \$124,999	89	1,636	4,873
2015 Household income: \$125,000 to \$149,999	70	973	3,017
2015 Household income: \$150,000 to \$199,999	148	1,688	4,777
2015 Household income: \$200,000 or more	296	2,171	6,348
% 2015 Household income: Less than \$10,000	1.41%	3.23%	2.93%
% 2015 Household income: \$10,000 to \$14,999	0.77%	2.38%	2.43%

Demographics

Income (Cont.)	1-mi.	3-mi.	5-mi.
% 2015 Household income: \$15,000 to \$19,999	0.39%	2.27%	2.32%
% 2015 Household income: \$20,000 to \$24,999	0.26%	2.77%	3.31%
% 2015 Household income: \$25,000 to \$29,999	1.03%	2.48%	2.76%
% 2015 Household income: \$30,000 to \$34,999	2.19%	3.80%	3.37%
% 2015 Household income: \$35,000 to \$39,999	1.41%	3.26%	3.39%
% 2015 Household income: \$40,000 to \$44,999	0.26%	2.69%	3.01%
% 2015 Household income: \$45,000 to \$49,999	0.90%	3.67%	3.59%
% 2015 Household income: \$50,000 to \$59,999	1.16%	6.45%	6.69%
% 2015 Household income: \$60,000 to \$74,999	4.76%	8.08%	9.07%
% 2015 Household income: \$75,000 to \$99,999	7.97%	12.87%	13.02%
% 2015 Household income: \$100,000 to \$124,999	11.44%	11.65%	11.30%
% 2015 Household income: \$125,000 to \$149,999	9.00%	6.93%	7.00%
% 2015 Household income: \$150,000 to \$199,999	19.02%	12.02%	11.08%
% 2015 Household income: \$200,000 or more	38.05%	15.46%	14.72%

Retail Sales Volume	1-mi.	3-mi.	5-mi.
2015 Childrens/Infants clothing stores	\$249,768	\$4,087,948	\$12,394,885
2015 Jewelry stores	\$117,006	\$1,704,370	\$5,186,861
2015 Mens clothing stores	\$322,014	\$5,082,682	\$15,483,612
2015 Shoe stores	\$322,352	\$5,104,390	\$15,521,577
2015 Womens clothing stores	\$560,668	\$8,833,754	\$26,977,241
2015 Automobile dealers	\$4,693,164	\$71,344,191	\$217,590,451
2015 Automotive parts and accessories stores	\$847,897	\$13,429,272	\$41,048,822
2015 Other motor vehicle dealers	\$109,307	\$1,810,193	\$5,539,612
2015 Tire dealers	\$377,356	\$5,982,474	\$18,285,706
2015 Hardware stores	\$20,780	\$306,482	\$933,897
2015 Home centers	\$214,682	\$3,103,058	\$9,459,293
2015 Nursery and garden centers	\$284,043	\$3,912,796	\$11,957,459
2015 Outdoor power equipment stores	\$101,599	\$1,588,501	\$4,855,204
2015 Paint andwallpaper stores	\$21,141	\$332,888	\$1,013,038
2015 Appliance, television, and other electronics stores	\$637,451	\$9,637,495	\$29,385,621
2015 Camera andphotographic supplies stores	\$53,756	\$782,787	\$2,379,728
2015 Computer andsoftware stores	\$1,476,256	\$24,215,720	\$74,077,350
2015 Beer, wine, and liquor stores	\$291,828	\$4,459,378	\$13,614,339
2015 Convenience stores	\$1,160,089	\$18,710,461	\$57,004,379
2015 Restaurant Expenditures	\$1,221,183	\$18,617,513	\$56,782,716
2015 Supermarkets and other grocery (except convenience) stores	\$4,127,581	\$67,823,121	\$207,339,466
2015 Furniture stores	\$458,107	\$6,830,735	\$20,800,107
2015 Home furnishings stores	\$1,490,390	\$23,116,668	\$70,679,474
2015 General merchandise stores	\$8,168,857	\$123,422,135	\$376,705,993
2015 Gasoline stations with convenience stores	\$3,572,743	\$58,574,794	\$178,761,030
2015 Other gasoline stations	\$2,538,525	\$41,976,814	\$128,198,634
2015 Department stores (excl leased depts)	\$8,051,851	\$121,717,765	\$371,519,132
2015 General merchandise stores	\$8,168,857	\$123,422,135	\$376,705,993
2015 Other health and personal care stores	\$317,065	\$4,826,651	\$14,756,026

Demographics

Retail Sales Volume (Cont.)

	1-mi.	3-mi.	5-mi.
2015 Pharmacies and drug stores	\$1,163,216	\$18,466,618	\$56,635,173
2015 Pet and pet supplies stores	\$302,616	\$4,937,243	\$15,100,370
2015 Book, periodical, and music stores	\$57,565	\$840,185	\$2,569,055
2015 Hobby, toy, and game stores	\$130,967	\$2,120,000	\$6,465,385
2015 Musical instrument and supplies stores	\$17,668	\$248,923	\$754,910
2015 Sewing, needlework, and piece goods stores	\$24,195	\$404,373	\$1,245,178
2015 Sporting goods stores	\$154,929	\$2,288,141	\$6,952,599