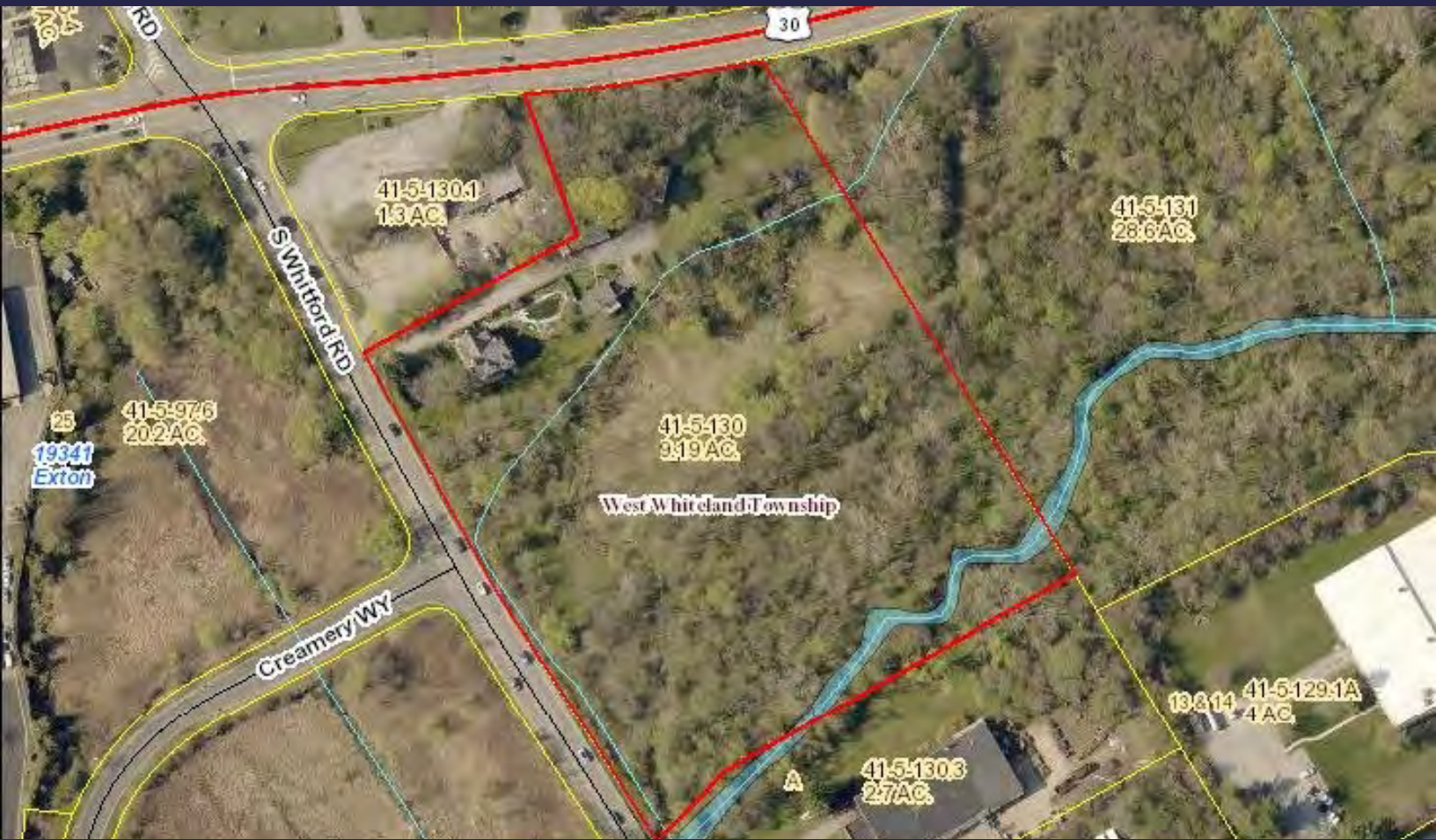


9.19 ± ACRES AVAILABLE FOR SALE



105 S Whitford Rd, Exton

Sale Price: \$750,000

OVERVIEW:

Acres	9.19 Acres
Existing Buildings:	2 Homes, office, and garage
Utilities:	On-site Septic (public sewer on site), Well Water
Zoning:	I-1 Light Industrial
Township:	West Whiteland
Parcel ID:	41-5-130
Development:	The next door property is also For Sale – 390 W Lincoln Highway. The combined properties can accommodate a larger development.

LOCATION: Excellent location, near the corner of Lincoln Hwy and Whitford Rd. It is minutes from Route 30 bypass, Route 100, and 202. Nearby is Main Street at Exton, Exton Mall, Wegmans, and numerous eateries and restaurants.

Contact:

Phil Earley, CCIM
610.225.0900
philearley@liebermanearley.com

LIEBERMAN EARLEY & COMPANY

The Meadows 485 Devon Park Drive Suite 110 Wayne, PA 610.688.4300

Information contained herein has been obtained from the owner of the property or from sources deemed reliable. We have no reason to doubt its accuracy but make no warranty or representation. All information is submitted subject to errors, omissions, change, withdrawal without notice and any special listing conditions of the owner.

Executive Summary

105 S Whitford Rd, Exton, Pennsylvania, 19341
 Drive Time: 5, 10, 15 minute radii

Prepared by Esri
 Latitude: 40.02403
 Longitude: 75.84322

	5 minutes	10 minutes	15 minutes
Population			
2000 Population	9,258	54,060	147,695
2010 Population	10,782	60,482	166,615
2020 Population	11,359	62,571	179,424
2025 Population	13,591	66,066	186,266
2000-2010 Annual Rate	1.54%	1.13%	1.21%
2010-2020 Annual Rate	0.51%	0.33%	0.73%
2020-2025 Annual Rate	3.65%	1.09%	0.75%
2020 Male Population	48.8%	49.0%	48.9%
2020 Female Population	51.2%	51.0%	51.1%
2020 Median Age	39.7	40.0	38.9

In the identified area, the current year population is 179,424. In 2010, the Census count in the area was 166,615. The rate of change since 2010 was 0.73% annually. The five-year projection for the population in the area is 186,266 representing a change of 0.75% annually from 2020 to 2025. Currently, the population is 48.9% male and 51.1% female.

Median Age

The median age in this area is 39.7, compared to U.S. median age of 38.5.

Race and Ethnicity

2020 White Alone	72.2%	79.9%	80.9%
2020 Black Alone	4.5%	4.5%	5.4%
2020 American Indian/Alaska Native Alone	0.2%	0.1%	0.2%
2020 Asian Alone	19.8%	11.9%	9.4%
2020 Pacific Islander Alone	0.0%	0.0%	0.0%
2020 Other Race	0.6%	1.3%	1.8%
2020 Two or More Races	2.5%	2.3%	2.2%
2020 Hispanic Origin (Any Race)	3.1%	4.3%	5.7%

Persons of Hispanic origin represent 5.7% of the population in the identified area compared to 18.8% of the U.S. population. Persons of Hispanic Origin may be of any race. The Diversity Index, which measures the probability that two people from the same area will be from different race/ethnic groups, is 40.5 in the identified area, compared to 65.1 for the U.S. as a whole.

Households

2020 Wealth Index	155	173	176
2000 Households	4,026	20,685	54,893
2010 Households	4,636	23,408	62,620
2020 Total Households	4,910	24,367	67,701
2025 Total Households	5,851	25,777	70,424
2000-2010 Annual Rate	1.42%	1.24%	1.33%
2010-2020 Annual Rate	0.56%	0.39%	0.76%
2020-2025 Annual Rate	3.57%	1.13%	0.79%
2020 Average Household Size	2.30	2.54	2.56

The household count in this area has changed from 62,620 in 2010 to 67,701 in the current year, a change of 0.76% annually. The five-year projection of households is 70,424, a change of 0.79% annually from the current year total. Average household size is currently 2.56, compared to 2.56 in the year 2010. The number of families in the current year is 44,626 in the specified area.

Data Note: Income is expressed in current dollars. Housing Affordability Index and Percent of Income for Mortgage calculations are only available for areas with 50 or more owner-occupied housing units.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2020 and 2025. Esri converted Census 2000 data into 2010 geography.

Executive Summary

105 S Whitford Rd, Exton, Pennsylvania, 19341
 Drive Time: 5, 10, 15 minute radii

Prepared by Esri
 Latitude: 40.02403
 Longitude: 75.84322

	5 minutes	10 minutes	15 minutes
Mortgage Income			
2020 Percent of Income for Mortgage	14.8%	14.5%	15.2%
Median Household Income			
2020 Median Household Income	\$102,570	\$104,034	\$102,718
2025 Median Household Income	\$109,438	\$109,908	\$108,513
2020-2025 Annual Rate	1.30%	1.10%	1.10%
Average Household Income			
2020 Average Household Income	\$128,495	\$133,139	\$134,372
2025 Average Household Income	\$144,018	\$146,522	\$147,560
2020-2025 Annual Rate	2.31%	1.93%	1.89%
Per Capita Income			
2020 Per Capita Income	\$53,061	\$51,214	\$50,623
2025 Per Capita Income	\$59,155	\$56,475	\$55,688
2020-2025 Annual Rate	2.20%	1.97%	1.93%

Households by Income

Current median household income is \$102,718 in the area, compared to \$62,203 for all U.S. households. Median household income is projected to be \$108,513 in five years, compared to \$67,325 for all U.S. households

Current average household income is \$134,372 in this area, compared to \$90,054 for all U.S. households. Average household income is projected to be \$147,560 in five years, compared to \$99,510 for all U.S. households

Current per capita income is \$50,623 in the area, compared to the U.S. per capita income of \$34,136. The per capita income is projected to be \$55,688 in five years, compared to \$37,691 for all U.S. households

Housing

2020 Housing Affordability Index	147	148	139
2000 Total Housing Units	4,154	21,244	56,614
2000 Owner Occupied Housing Units	2,470	15,165	39,497
2000 Renter Occupied Housing Units	1,556	5,520	15,396
2000 Vacant Housing Units	128	559	1,721
2010 Total Housing Units	4,928	24,549	65,786
2010 Owner Occupied Housing Units	3,020	17,430	45,465
2010 Renter Occupied Housing Units	1,616	5,978	17,155
2010 Vacant Housing Units	292	1,141	3,166
2020 Total Housing Units	5,271	25,611	71,272
2020 Owner Occupied Housing Units	3,066	17,640	47,685
2020 Renter Occupied Housing Units	1,844	6,727	20,016
2020 Vacant Housing Units	361	1,244	3,571
2025 Total Housing Units	6,226	27,097	74,223
2025 Owner Occupied Housing Units	3,094	17,916	48,766
2025 Renter Occupied Housing Units	2,757	7,861	21,658
2025 Vacant Housing Units	375	1,320	3,799

Currently, 66.9% of the 71,272 housing units in the area are owner occupied; 28.1%, renter occupied; and 5.0% are vacant. Currently, in the U.S., 56.4% of the housing units in the area are owner occupied; 32.3% are renter occupied; and 11.3% are vacant. In 2010, there were 65,786 housing units in the area - 69.1% owner occupied, 26.1% renter occupied, and 4.8% vacant. The annual rate of change in housing units since 2010 is 3.62%. Median home value in the area is \$374,559, compared to a median home value of \$235,127 for the U.S. In five years, median value is projected to change by 0.93% annually to \$392,272.

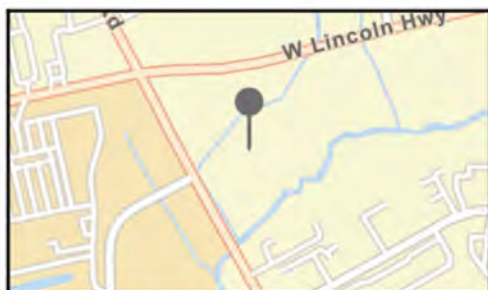
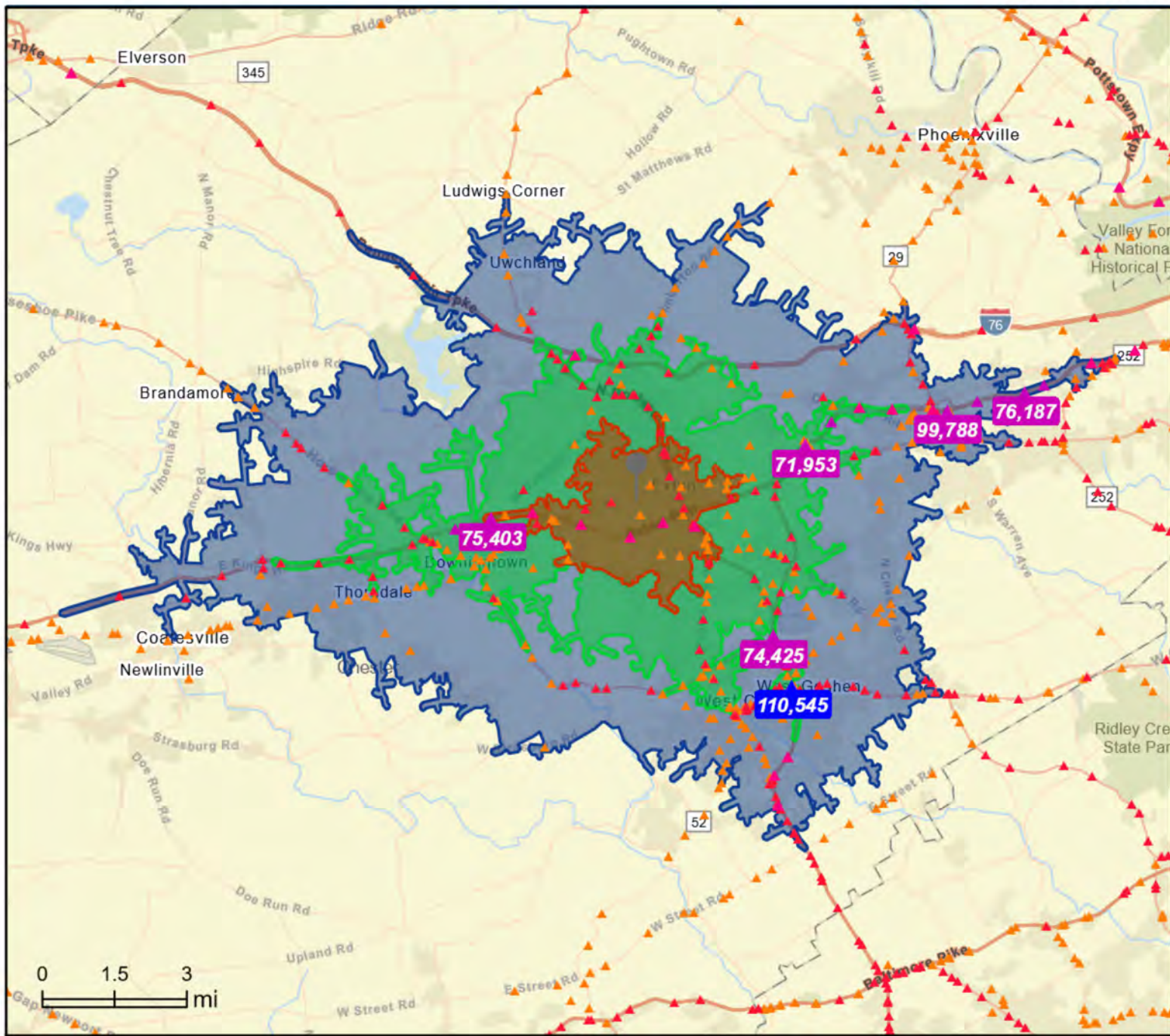
Data Note: Income is expressed in current dollars. Housing Affordability Index and Percent of Income for Mortgage calculations are only available for areas with 50 or more owner-occupied housing units.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2020 and 2025. Esri converted Census 2000 data into 2010 geography.

Traffic Count Map

105 S Whitford Rd, Exton, Pennsylvania, 19341
 Drive Time: 5, 10, 15 minute radii

Prepared by Esri
 Latitude: 40.02401
 Longitude: -75.64322



- Average Daily Traffic Volume**
- ▲ Up to 6,000 vehicles per day
 - ▲ 6,001 - 15,000
 - ▲ 15,001 - 30,000
 - ▲ 30,001 - 50,000
 - ▲ 50,001 - 100,000
 - ▲ More than 100,000 per day



Source: ©2020 Kalibrate Technologies (Q4 2020).

105 S Whitford Rd, Exton



LIEBERMAN EARLEY & COMPANY

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