

AVAILABLE FOR SALE

8519 Monroe Avenue
Upper Darby, PA 19082



PARADIGM
COMMERCIAL ADVISORS

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www.paradigmcainc.com

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8519 Monroe Avenue
Upper Darby, PA 19082



- GREAT OWNER-USER/INVESTOR OPPORTUNITY!
- 3,426 SF FLEX BUILDING AVAILABLE FOR SALE!
- 1 DRIVE-IN DOOR [9']
- CEILING HEIGHT: UP TO 14'!
- GAS HEAT
- CLOSE PROXIMITY TO I-476, US-1, AND PA-3



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The information above is from sources believed reliable, but no warranty is made as to its accuracy. Buyer/Lessee shall confirm all information.

Demographic Summary Report

8519 Monroe Ave, Upper Darby, PA 19082



Radius	1 Mile		3 Mile		5 Mile	
Population						
2030 Projection	23,718		237,220		597,575	
2025 Estimate	23,583		236,473		594,234	
2020 Census	24,227		242,364		594,780	
Growth 2025 - 2030	0.57%		0.32%		0.56%	
Growth 2020 - 2025	-2.66%		-2.43%		-0.09%	
2025 Population by Hispanic Origin	1,509		13,242		29,212	
2025 Population	23,583		236,473		594,234	
White	15,093	64.00%	106,919	45.21%	235,626	39.65%
Black	4,024	17.06%	89,664	37.92%	267,427	45.00%
Am. Indian & Alaskan	39	0.17%	462	0.20%	1,244	0.21%
Asian	1,964	8.33%	17,735	7.50%	40,104	6.75%
Hawaiian & Pacific Island	0	0.00%	57	0.02%	164	0.03%
Other	2,463	10.44%	21,636	9.15%	49,669	8.36%
U.S. Armed Forces	0		187		444	
Households						
2030 Projection	8,625		89,657		229,021	
2025 Estimate	8,570		89,427		227,978	
2020 Census	8,823		92,221		229,889	
Growth 2025 - 2030	0.64%		0.26%		0.46%	
Growth 2020 - 2025	-2.87%		-3.03%		-0.83%	
Owner Occupied	6,508	75.94%	57,503	64.30%	130,656	57.31%
Renter Occupied	2,062	24.06%	31,924	35.70%	97,322	42.69%
2025 Households by HH Income	8,569		89,427		227,979	
Income: <\$25,000	529	6.17%	14,692	16.43%	47,087	20.65%
Income: \$25,000 - \$50,000	1,413	16.49%	16,291	18.22%	43,353	19.02%
Income: \$50,000 - \$75,000	1,420	16.57%	13,133	14.69%	35,150	15.42%
Income: \$75,000 - \$100,000	1,244	14.52%	10,535	11.78%	25,216	11.06%
Income: \$100,000 - \$125,000	1,064	12.42%	8,817	9.86%	19,942	8.75%
Income: \$125,000 - \$150,000	915	10.68%	6,531	7.30%	13,720	6.02%
Income: \$150,000 - \$200,000	820	9.57%	7,489	8.37%	16,468	7.22%
Income: \$200,000+	1,164	13.58%	11,939	13.35%	27,043	11.86%
2025 Avg Household Income	\$117,487		\$105,631		\$96,592	
2025 Med Household Income	\$93,538		\$76,418		\$66,871	