



**SWOPE  
LEES**  
COMMERCIAL  
REAL ESTATE

**MOVE-IN READY OFFICE CONDO FOR SALE**  
**23 TURNER LANE WEST CHESTER, PA 19380**

610.429.0200  
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## OFFERING SUMMARY

Sale Price:	\$445,000
Building Size:	4,000 SF
Available SF:	2,000 SF
Number of Units:	2
Price / SF:	\$111.25
Renovated:	2026

## PROPERTY OVERVIEW

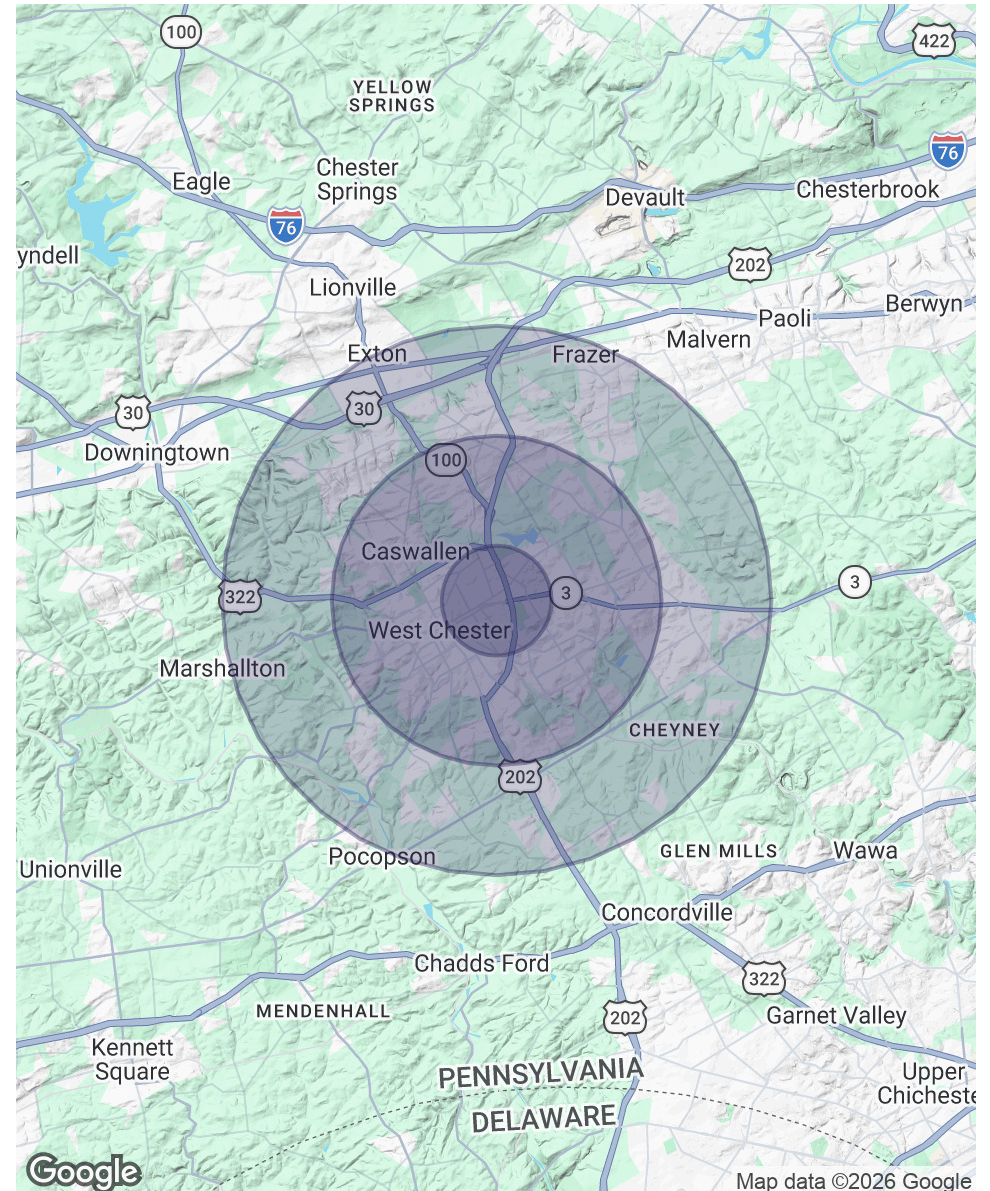
This 2,000 SF office condominium presents an ideal opportunity, featuring a renovated interior with new paint, upgraded lighting, ceiling tiles, bathroom fixtures, and kitchen cabinetry, creating a modern, turnkey environment. The space features a thoughtfully designed, highly functional layout that maximizes every inch for efficient use. Final flooring will be completed with tenant-selected carpet prior to installation.

## PROPERTY HIGHLIGHTS

- 2,000 SF Second Floor Walk-up, Professional Office Space
- Highly Functional Layout Maximizing Usable Space
- Seven Private Offices with Abundant Natural Light
- Reception Area, Conference Room, & Eat-in Kitchen
- Walking Distance to West Goshen Shopping Center, Banking & Restaurants
- Ample On Site Parking
- Good Visibility With Easy Access to Major Highways

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	10,715	69,203	117,789
Average Age	37	40	41
Average Age (Male)	37	39	40
Average Age (Female)	38	41	42
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	4,548	26,190	44,118
# of Persons per HH	2.4	2.6	2.7
Average HH Income	\$112,846	\$157,772	\$173,201
Average House Value	\$518,355	\$558,067	\$588,299

2020 American Community Survey (ACS)





**GLA<sup>(1)</sup>**  
1790.3 ft<sup>2</sup>

**Non-Standard Finished<sup>(2)</sup>**  
23.27 ft<sup>2</sup>

(1) Finished, above grade

(2) Rooms with straight ceiling below 7 ft, or sloped ceiling below 7 ft for more than half of room area

Ext. wall thickness assumed: 6 in

Reduced headroom

..... Below 5 ft

Areas with headroom below 5 ft are excluded

Calculations reference the ANSI-Z765 standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

**GIRAFFE360**



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