



**SWOPE
LEES**
COMMERCIAL
REAL ESTATE

OFFICE/RETAIL SPACE FOR LEASE

1154 WEST CHESTER PIKE WEST CHESTER, PA 19382

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swopelees.com



1154 West Chester Pike
West Chester, PA 19382

KAITIE O'GRADY
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CHUCK SWOPE, CCIM
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PROPERTY DESCRIPTION

Introducing 1154 West Chester Pike, a prime commercial property available for lease. Its convenient location provides high visibility and easy access, making it an attractive choice for businesses looking to establish a presence in the West Chester area. With its abundant parking and excellent signage opportunities, 1154 West Chester Pike presents an exceptional leasing opportunity for businesses seeking a prominent and adaptable space to call their own.

PROPERTY HIGHLIGHTS

- 4,800 SF open layout suitable for a variety of office/retail units.
- Two units currently available.
- The two office units can also be combined
- Ample parking on site with over 60 spaces.
- Sizeable frontage directly off Route 3
- Flexible lease terms.

OFFERING SUMMARY

Lease Rate:	Negotiable
Number of Units:	2
Available SF:	1,200 - 2,400 SF
Building Size:	4,800 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	4,184	25,716	43,841
Total Population	10,233	65,823	116,859
Average HH Income	\$130,609	\$156,433	\$174,675



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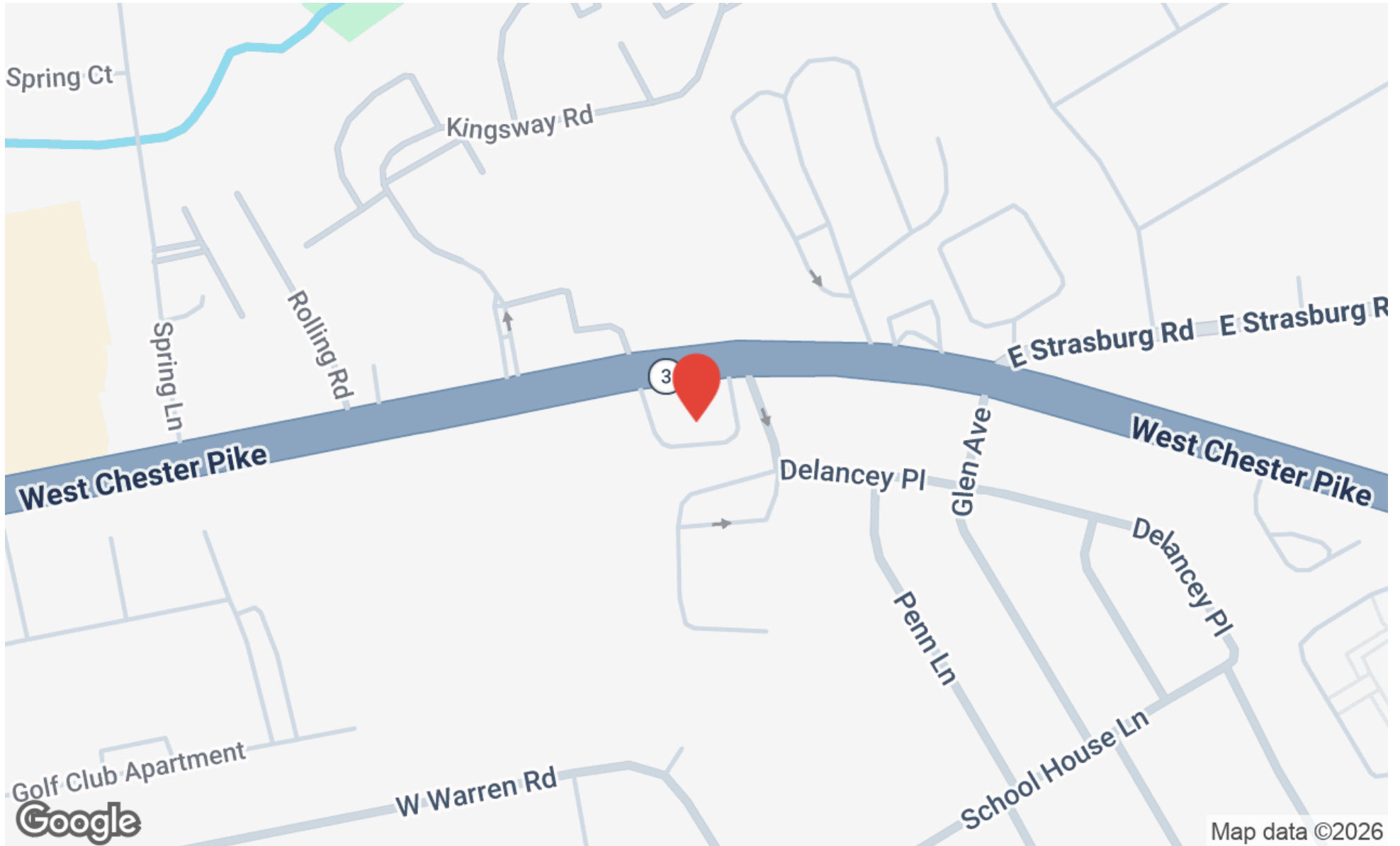




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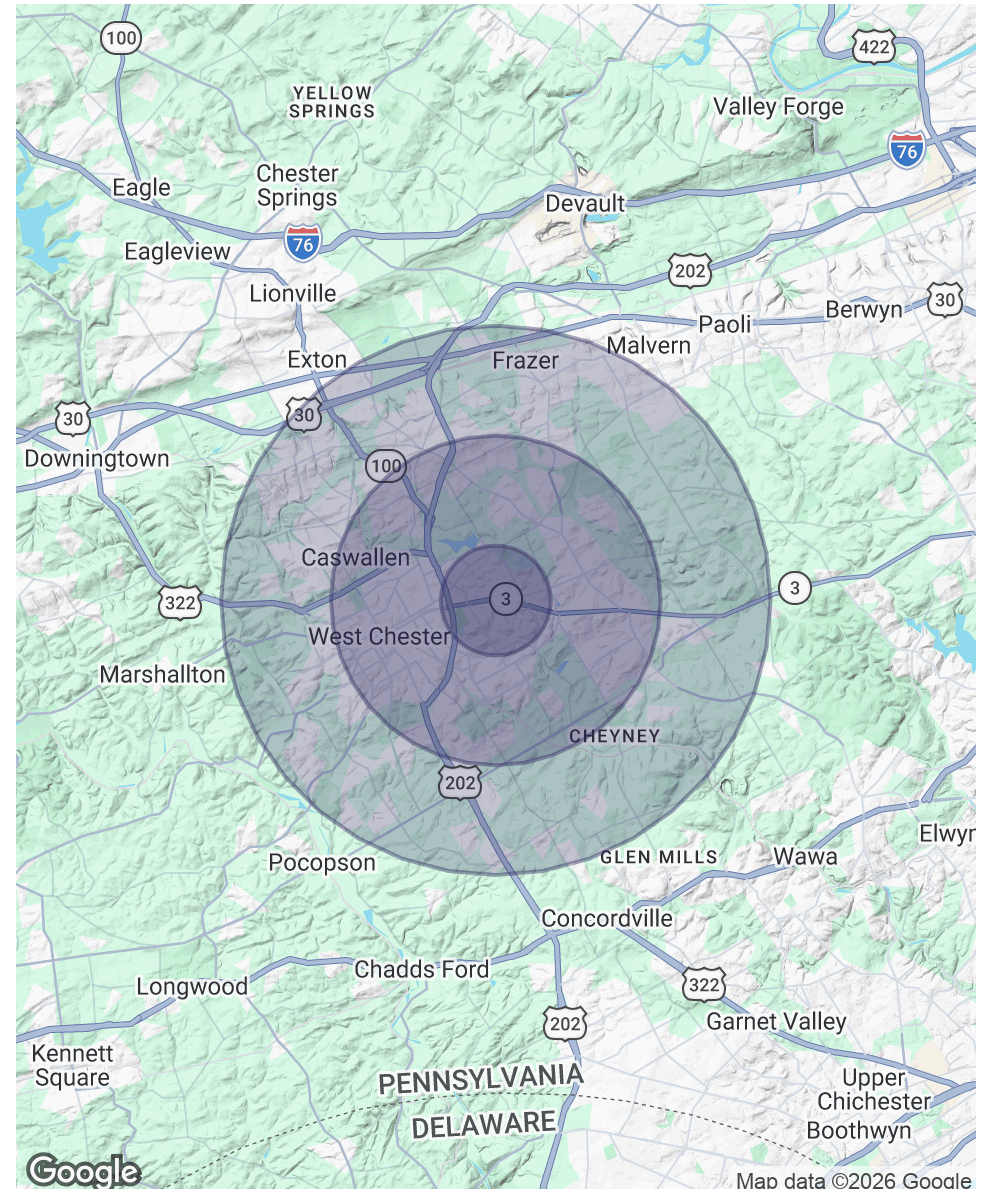
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	10,233	65,823	116,859
Average Age	40	41	41
Average Age (Male)	39	40	40
Average Age (Female)	41	42	42
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	4,184	25,716	43,841
# of Persons per HH	2.4	2.6	2.7
Average HH Income	\$130,609	\$156,433	\$174,675
Average House Value	\$478,862	\$560,467	\$597,484

2020 American Community Survey (ACS)





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KAITIE O'GRADY

Sales Associate

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PA #RS376804

PROFESSIONAL BACKGROUND

I am dedicated to helping businesses find the perfect location to thrive. Serving Chester County and the surrounding areas, I bring a fresh perspective, strong market knowledge, and a commitment to client success. Whether you're looking to lease, buy, or invest, I'm here to guide you every step of the way. Let's build your business together!

EDUCATION

Colibri Real Estate

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PROFESSIONAL BACKGROUND

Chuck Swope, CCIM has been in the real estate industry for nearly 20 years, and over 16 years as a commercial real estate broker. Swope obtained his undergraduate degree from Washington College, Chestertown, MD and his graduate degree from the University of Pennsylvania, Philadelphia, PA. He enjoys spending time outdoors in the Chesapeake Bay region, traveling, exciting food and drinks, and collects rescue dogs.

EDUCATION

BA, Washington College, Chestertown, MD

MA, University of Pennsylvania, Philadelphia, PA

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