



LAND FOR SALE

324 BARLEY SHEAF RD COATESVILLE, PA 19320



PROPERTY DESCRIPTION

Immediate Availability! Development Opportunity in Chester County!

PROPERTY HIGHLIGHTS

- 3 Acre Development Site
- Located in Caln Township, Chester County
- TV-1 Zoning District-Multiple Uses
- Public Water And Sewer Available
- Possible Daycare Center Site
- Concept Plans Available For Review

OFFERING SUMMARY

Sale Price:	Subject To Offer
Lot Size:	3 Acres

DEMOGRAPHICS	1 MILE	5 MILES	10 MILES
Total Households	1,938	32,149	87,126
Total Population	4,888	82,397	228,498
Average HH Income	\$97,333	\$108,683	\$125,944



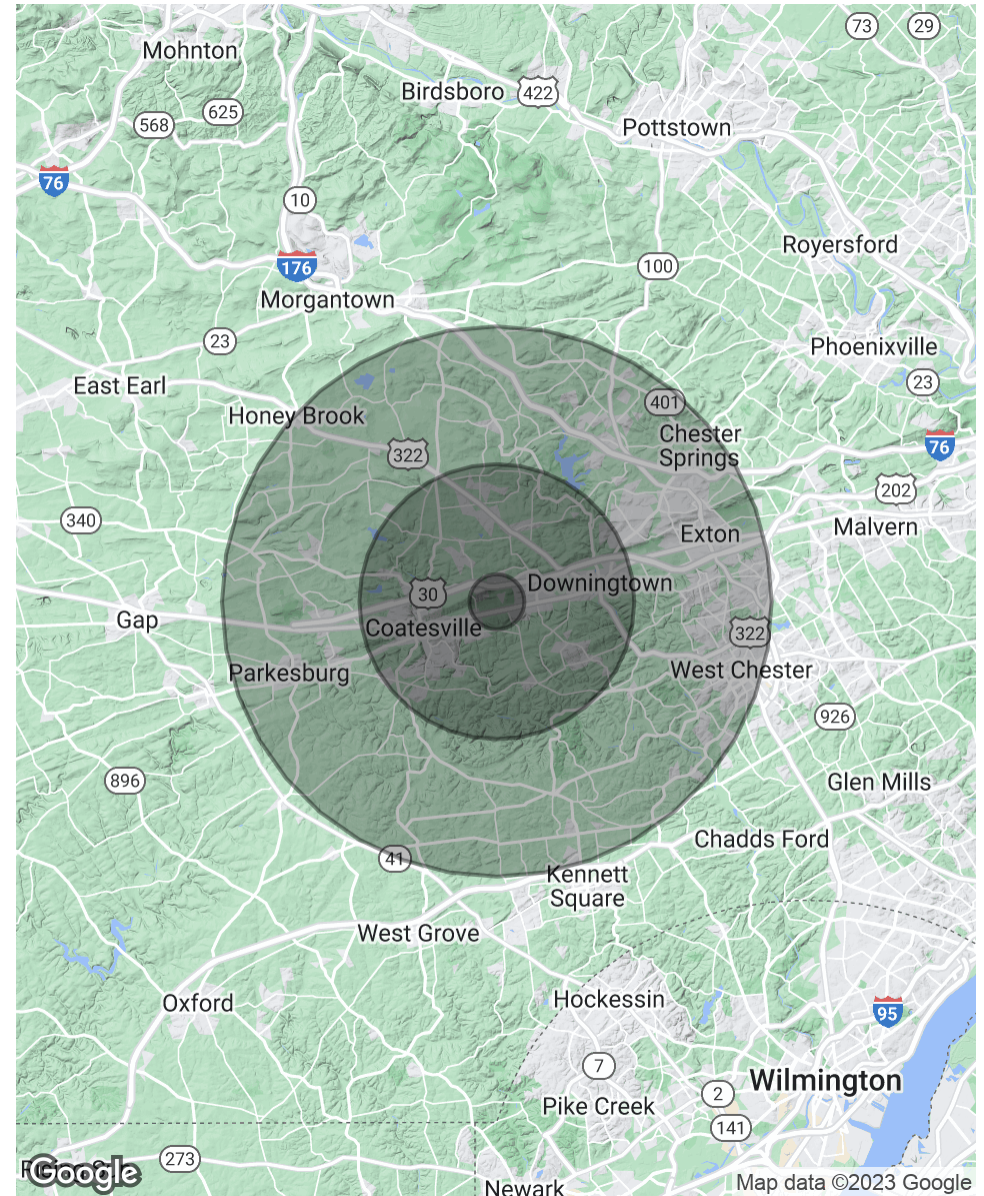
324 Barley Sheaf Rd
Coatesville, PA 19320

CHUCK SWOPE, CCIM
chuck@swopelees.com
610.429.0200 x101



POPULATION	1 MILE	5 MILES	10 MILES
Total Population	4,888	82,397	228,498
Average Age	40.7	40.6	40.8
Average Age (Male)	36.6	40.0	39.8
Average Age (Female)	42.7	41.1	41.8
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	1,938	32,149	87,126
# of Persons per HH	2.5	2.6	2.6
Average HH Income	\$97,333	\$108,683	\$125,944
Average House Value	\$266,227	\$302,973	\$362,699

* Demographic data derived from 2020 ACS - US Census





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Broker of Record

chuck@swopelees.com

Direct: 610.429.0200 x101 | Cell: 610.804.7897

PA #RM 421301

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

MEMBERSHIPS

CCIM

Swope Lees Commercial Real Estate
208 East Market Street
West Chester, PA 19382
610.429.0200