



**INNOVATIVE**  
MUSC THERAPY AND PERFORMANCE

CHIROPRACTIC

**SWOPE  
LEES**  
COMMERCIAL  
REAL ESTATE

**TURNKEY PT/CHIROPRACTIC/MEDICAL SPACE FOR LEASE**

**1646 WEST CHESTER PIKE, UNIT 20 WEST CHESTER, PA 19382**

610.429.0200  
swopelees.com



### PROPERTY DESCRIPTION

Introducing a prime leasing opportunity at 1646 West Chester Pike, Unit 20, West Chester, PA. With its convenient location and excellent visibility, it presents a remarkable opportunity for businesses seeking to establish or expand their presence. Ample parking and nearby conveniences add to the property's appeal.

### PROPERTY HIGHLIGHTS

- 3,250 SF of medical office space available for lease.
- End unit with windows on 3 sides providing abundant natural light.
- Turnkey PT or Chiropractic space.
- Current Tenant open to selling existing equipment.
- Unit has multiple entrances.

### OFFERING SUMMARY

Lease Rate:	\$18.00 SF/yr (NNN)
Number of Units:	1
Available SF:	3,250 SF
Building Size:	6,400 SF
CAM	\$2.50 / SF

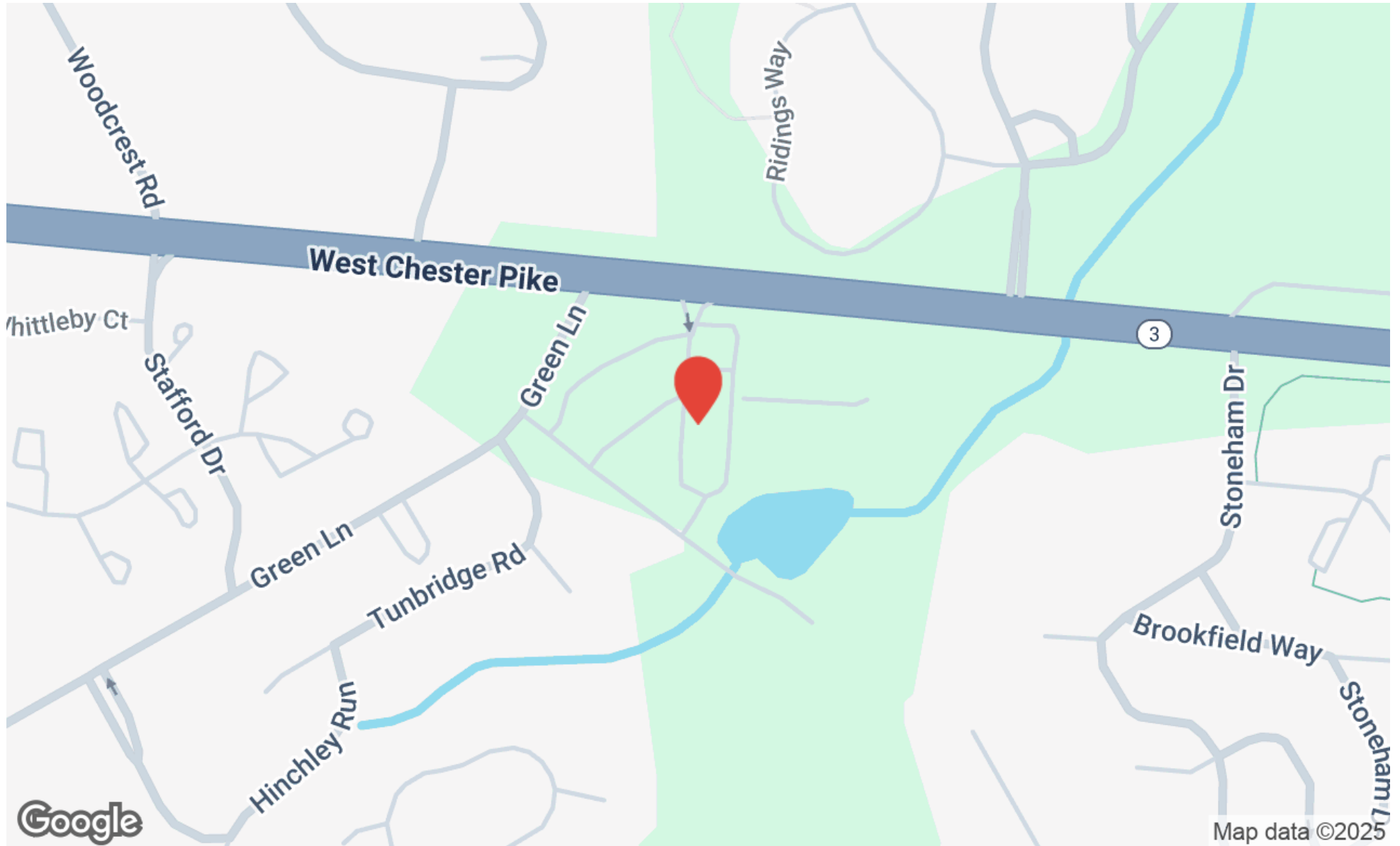
DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	2,434	12,431	35,399
Total Population	5,727	30,920	91,932
Average HH Income	\$198,542	\$184,307	\$173,734

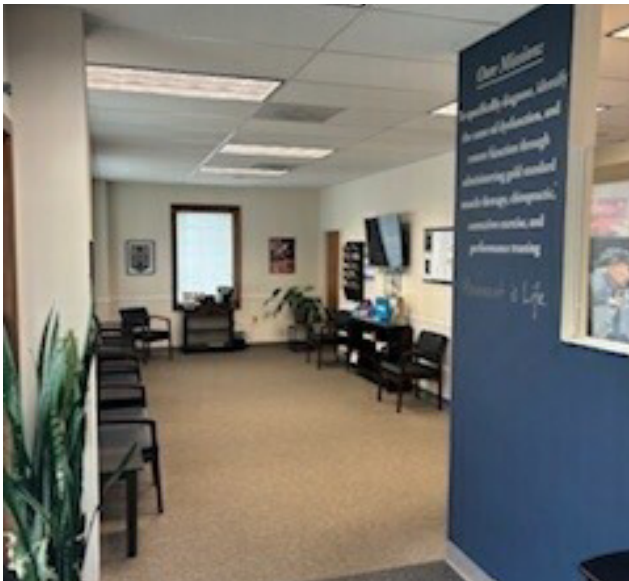


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WEST CHESTER, PA 19382

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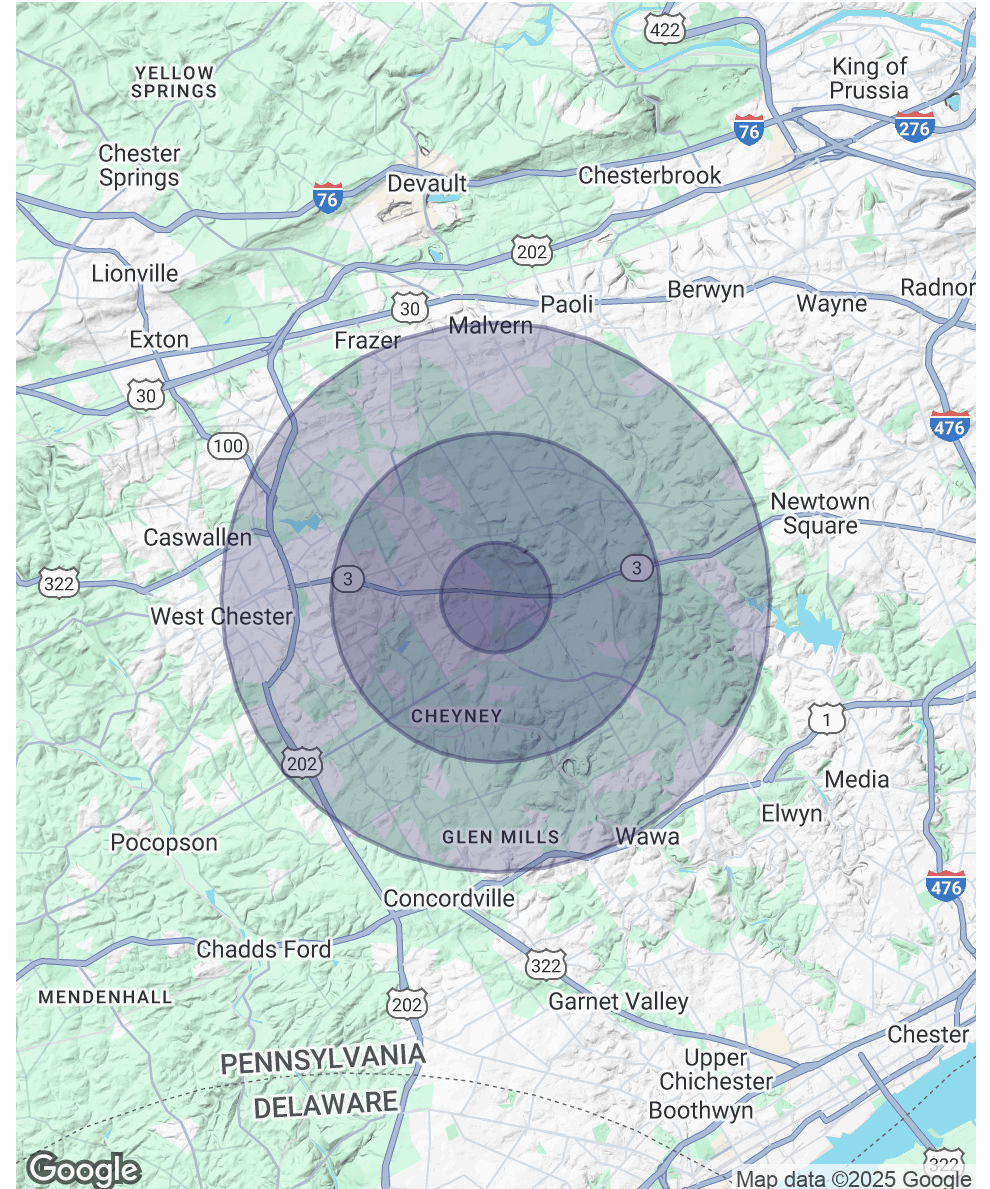
**JIM LEES**  
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	5,727	30,920	91,932
Average Age	45	44	44
Average Age (Male)	44	43	43
Average Age (Female)	46	45	45
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	2,434	12,431	35,399
# of Persons per HH	2.4	2.5	2.6
Average HH Income	\$198,542	\$184,307	\$173,734
Average House Value	\$575,071	\$626,146	\$636,305

*Demographics data derived from AlphaMap*





**LARRY WYGANT**

Associate Broker

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### PROFESSIONAL BACKGROUND

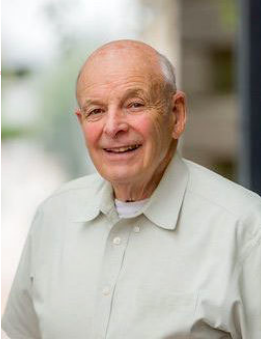
Larry has been a licensed real estate broker since 1994 and has been part of the Swope Lees team for over 10 years assisting clients in purchasing, selling and leasing all types of real estate. During his career Larry has worked for several major Philadelphia Real Estate Developers in the area of construction, development, brokerage and property management. He has overseen the construction of over 4,000,000 square feet of base building and tenant improvements and worked with numerous tenants. Prior to his real estate career Larry was a municipal manager for 10 years. Larry's blend of public sector and real estate experience provides him with a unique background to work with real estate clients regardless of their needs. Larry holds a Bachelors Degree in Community Planning from Penn State University and a Masters Degree in Public Administration from Kent State University. Larry and his wife Gail have lived in West Goshen Township for over 30 years and they have two grown children.



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