



INDUSTRIAL PROPERTY FOR SALE OR LEASE

835 LINCOLN AVENUE, UNITS 6, 7, & 8 WEST CHESTER, PA 19382



PROPERTY DESCRIPTION

Introducing an exceptional investment opportunity! This industrial property, located at 835 Lincoln Avenue, boasts three units available for sale or lease. The flexible layout and prime location in the West Chester area make this an ideal investment for industrial, warehouse, or distribution purposes.

PROPERTY HIGHLIGHTS

- 8,100 SF Flex Condominium For Sale
- Includes 2,700 SF finished space plus mezzanine.
- Also includes 5,400 SF of warehouse.
- 6 loading docks with 1 sawtooth dock.
- Fully sprinklered, 18' clear height.
- All public utilities.
- West Goshen I-3 zoning.

OFFERING SUMMARY

Sale Price:	\$2,106,000
Lease Rate:	Negotiable
Available SF:	8,100 SF
Building Size:	8,100 SF

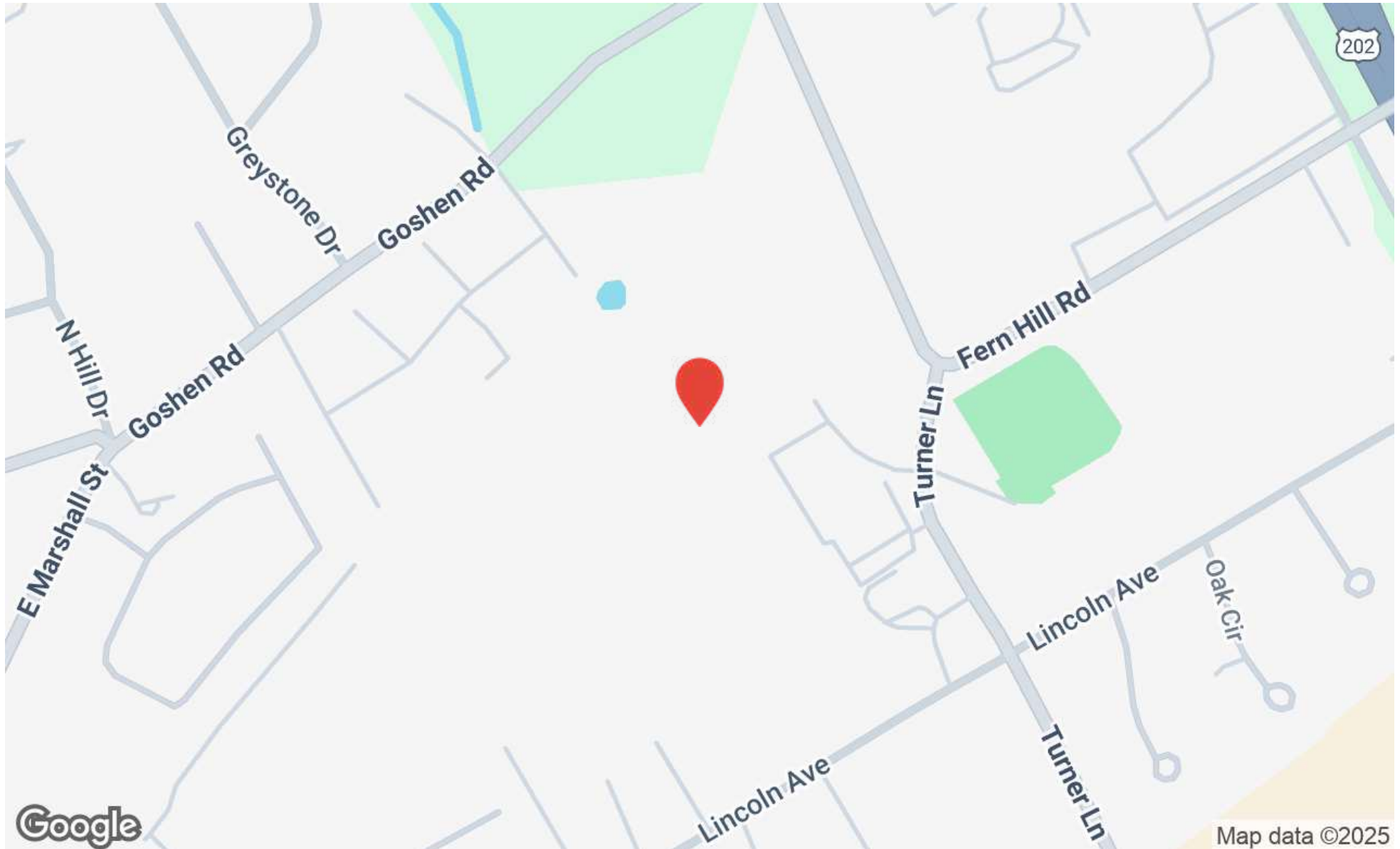
DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	2,836	26,353	46,857
Total Population	6,513	69,835	125,179
Average HH Income	\$132,514	\$158,431	\$172,581



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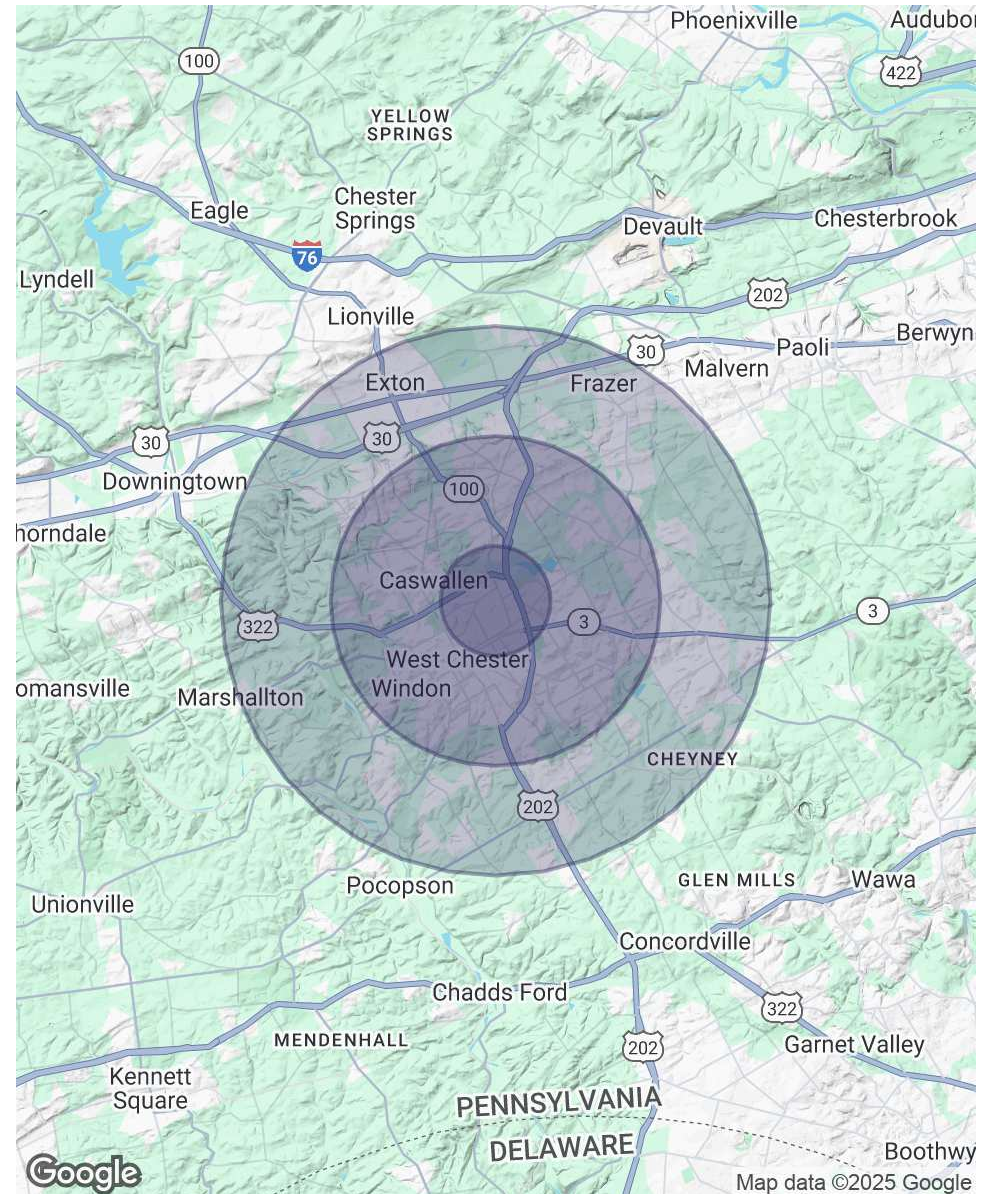
CHUCK SWOPE, CCIM
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	6,513	69,835	125,179
Average Age	42	40	41
Average Age (Male)	41	39	40
Average Age (Female)	44	41	42
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	2,836	26,353	46,857
# of Persons per HH	2.3	2.6	2.7
Average HH Income	\$132,514	\$158,431	\$172,581
Average House Value	\$613,619	\$553,211	\$584,758

Demographics data derived from AlphaMap





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Broker of Record

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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
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