



INDUSTRIAL PROPERTY FOR SALE OR LEASE

833 LINCOLN AVENUE, UNIT 4 WEST CHESTER, PA 19382



PROPERTY DESCRIPTION

Introducing 833 Lincoln Avenue, Unit 4 in West Chester, PA a prime industrial/flex space condominium for sale. This property is equipped to accommodate various industrial and flex space needs making it an ideal option for an owner/user. The strategic location in West Chester, PA further enhances its appeal, providing easy access to key transportation routes and local amenities. Don't miss the chance to make this premier industrial/flex space yours.

PROPERTY HIGHLIGHTS

- 1,800 SF of flex space including office and warehouse.
- West Goshen Twp. I-3 zoning.
- Two loading docks.
- 18' clear height.
- Storage mezzanine.
- All public utilities.

OFFERING SUMMARY

Sale Price:	\$515,000
Lease Rate:	Lease Rate Negotiable
Number of Units:	1
Available SF:	1,800 SF
Building Size:	18,000 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	3,521	26,401	46,857
Total Population	7,859	70,023	125,179
Average HH Income	\$125,846	\$158,207	\$172,581



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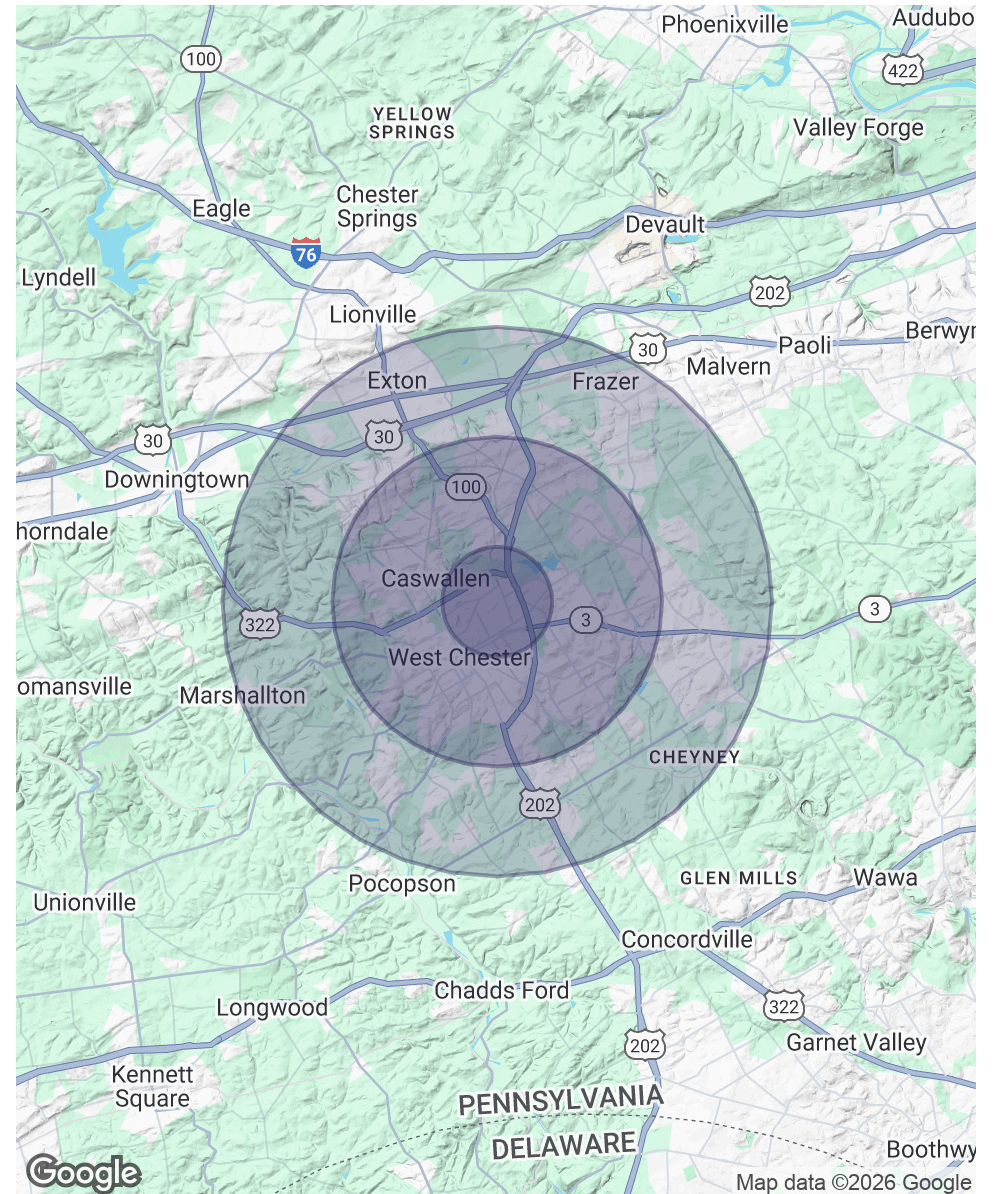
CHUCK SWOPE, CCIM
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	7,859	70,023	125,179
Average Age	41	40	41
Average Age (Male)	40	39	40
Average Age (Female)	43	41	42
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	3,521	26,401	46,857
# of Persons per HH	2.2	2.7	2.7
Average HH Income	\$125,846	\$158,207	\$172,581
Average House Value	\$596,637	\$553,809	\$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

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