



### PROPERTY DESCRIPTION

Rare 5,580-square-foot office suite occupies two contiguous units on the ground level at 602 Jeffers Circle. Built in 1989, the space conveys a polished, adaptable layout with opportunities for private offices, collaborative work areas, and conference facilities. Large windows provide abundant natural light, while recently refreshed interiors accommodate a modern office aesthetic. The suite includes dedicated restrooms, pantry areas, and ample storage, delivering turnkey convenience. Valley View Business Park ownership ensures a well-maintained environment, and generous parking supports clients and staff. This offering presents a compelling value for an investor seeking a stabilized professional asset.

### PROPERTY HIGHLIGHTS

- Ground-floor tenants enjoy direct access and visibility
- 5,580 square feet in two contiguous suites
- Built in 1989 with refreshed interior finishes
- Flexible floor plan ideal for firms needing private and open spaces
- Large windows maximize natural light throughout

### BEILER-CAMPBELL COMMERCIAL

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### OFFERING SUMMARY

Sale Price:	\$950,000
Number of Units:	2
Lot Size:	1,300 Acres
Building Size:	5,580 SF

DEMOGRAPHICS	0.25 MILES	0.5 MILES	1 MILE
Total Households	42	193	978
Total Population	107	508	2,580
Average HH Income	\$139,828	\$132,641	\$139,124



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COMMERCIAL DIVISION

VALLEY VIEW BUSINESS PARK

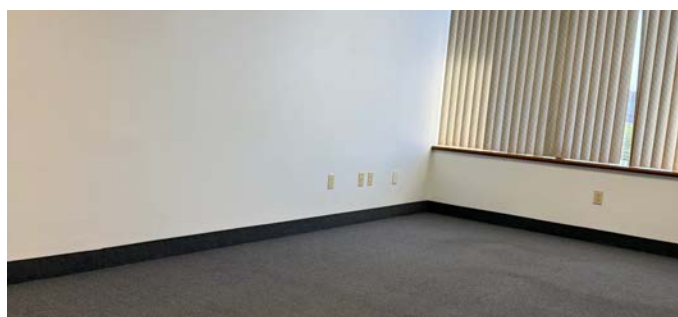
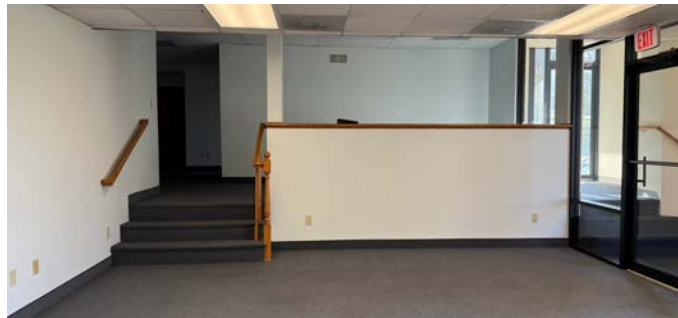
602 JEFFERS CIR #106-107, EXTON, PA 19341

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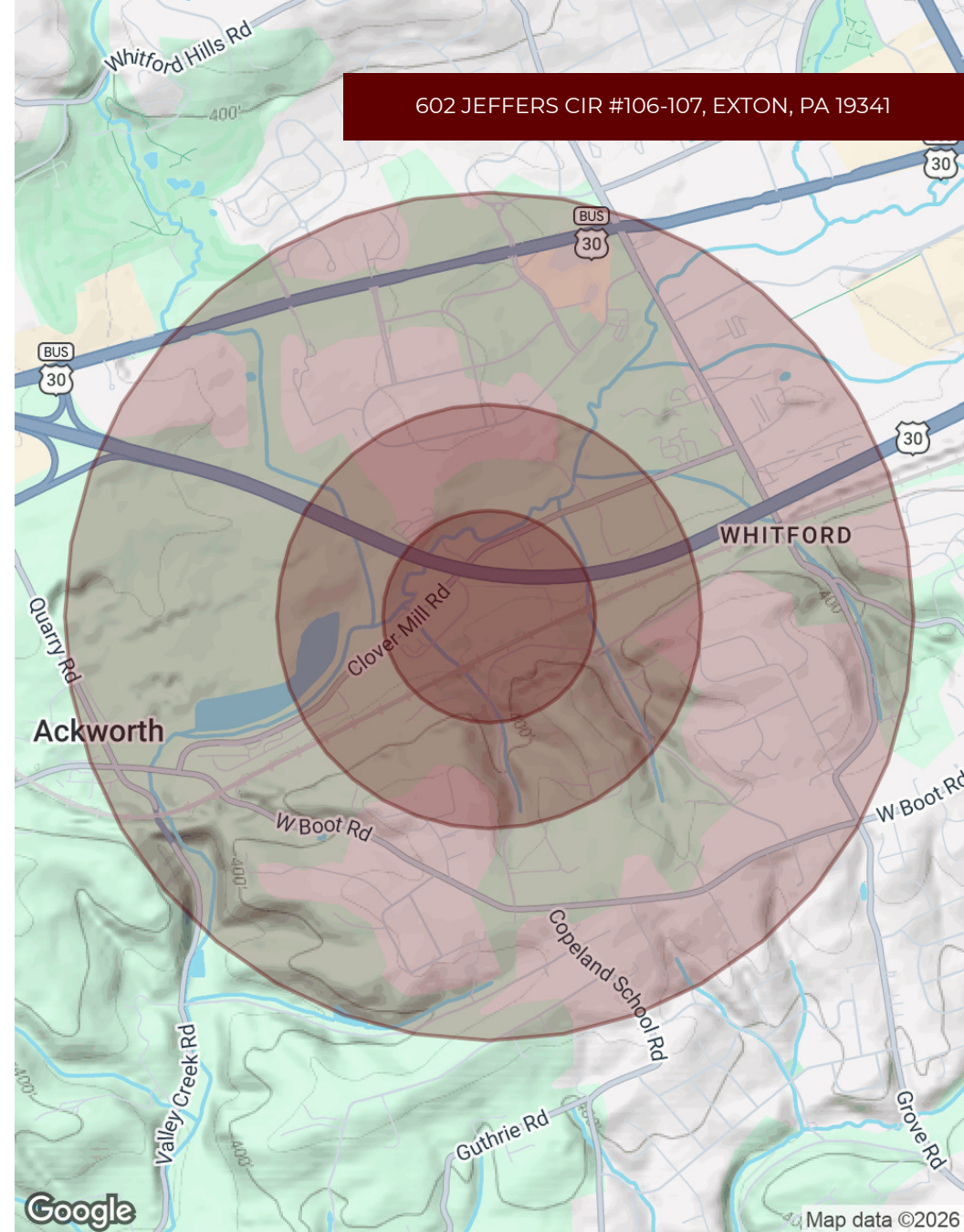


## VALLEY VIEW BUSINESS PARK

<b>POPULATION</b>	<b>0.25 MILES</b>	<b>0.5 MILES</b>	<b>1 MILE</b>
Total Population	107	508	2,580
Average Age	35.3	35.7	37.5
Average Age (Male)	35.2	35.2	37.2
Average Age (Female)	35.4	36.5	37.8

<b>HOUSEHOLDS &amp; INCOME</b>	<b>0.25 MILES</b>	<b>0.5 MILES</b>	<b>1 MILE</b>
Total Households	42	193	978
# of Persons per HH	2.5	2.6	2.6
Average HH Income	\$139,828	\$132,641	\$139,124
Average House Value	\$813,982	\$792,111	\$653,564

2023 American Community Survey (ACS)



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