



**TURNKEY HEALTHCARE SPACE IN WEST CHESTER**  
**1646 WEST CHESTER PIKE, UNIT 20 WEST CHESTER, PA 19382**



## PROPERTY DESCRIPTION

A rare opportunity to lease a fully built-out healthcare office in one of Chester County's most desirable corridors. Currently occupied by a physical therapy practice, this 3,250 SF end-unit suite offers a highly functional layout featuring open treatment areas, private exam rooms, abundant natural light, multiple entrances, and ample on-site parking. The property provides convenient access to West Chester and the surrounding Main Line communities. Ideal for chiropractic, physical therapy, or specialty healthcare users seeking a move-in-ready solution. Existing therapy and treatment equipment may also be available for purchase, further reducing occupancy expenses.

## PROPERTY HIGHLIGHTS

- 3,250 SF move-in ready healthcare office
- End-unit with windows on three sides providing abundant natural light.
- Multiple treatment rooms and open therapy areas
- Existing PT/chiropractic equipment available for purchase
- Multiple points of entry
- Ample on-site parking

## OFFERING SUMMARY

|                  |                                      |
|------------------|--------------------------------------|
| Lease Rate:      | PRICE REDUCTION: \$16.50 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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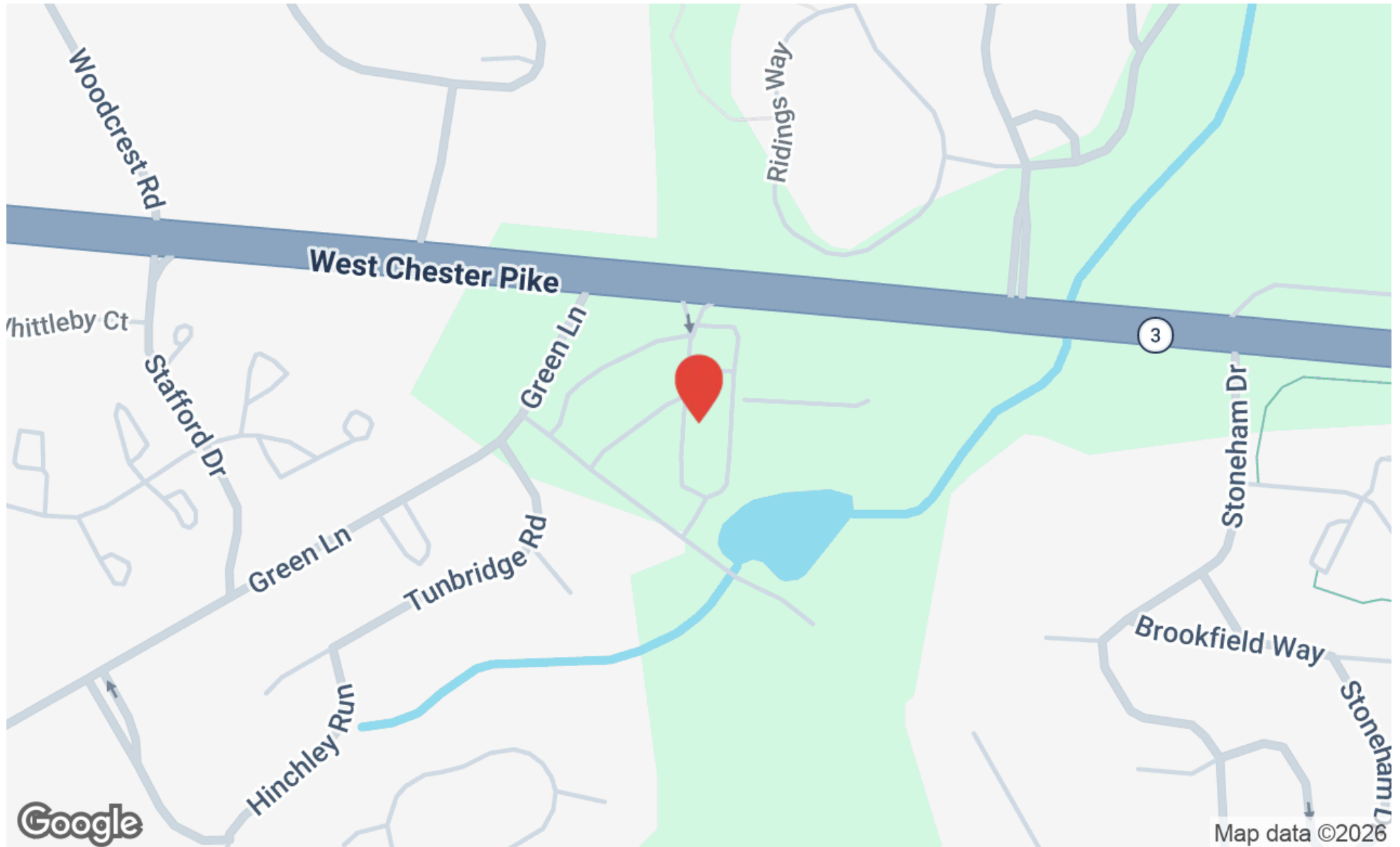




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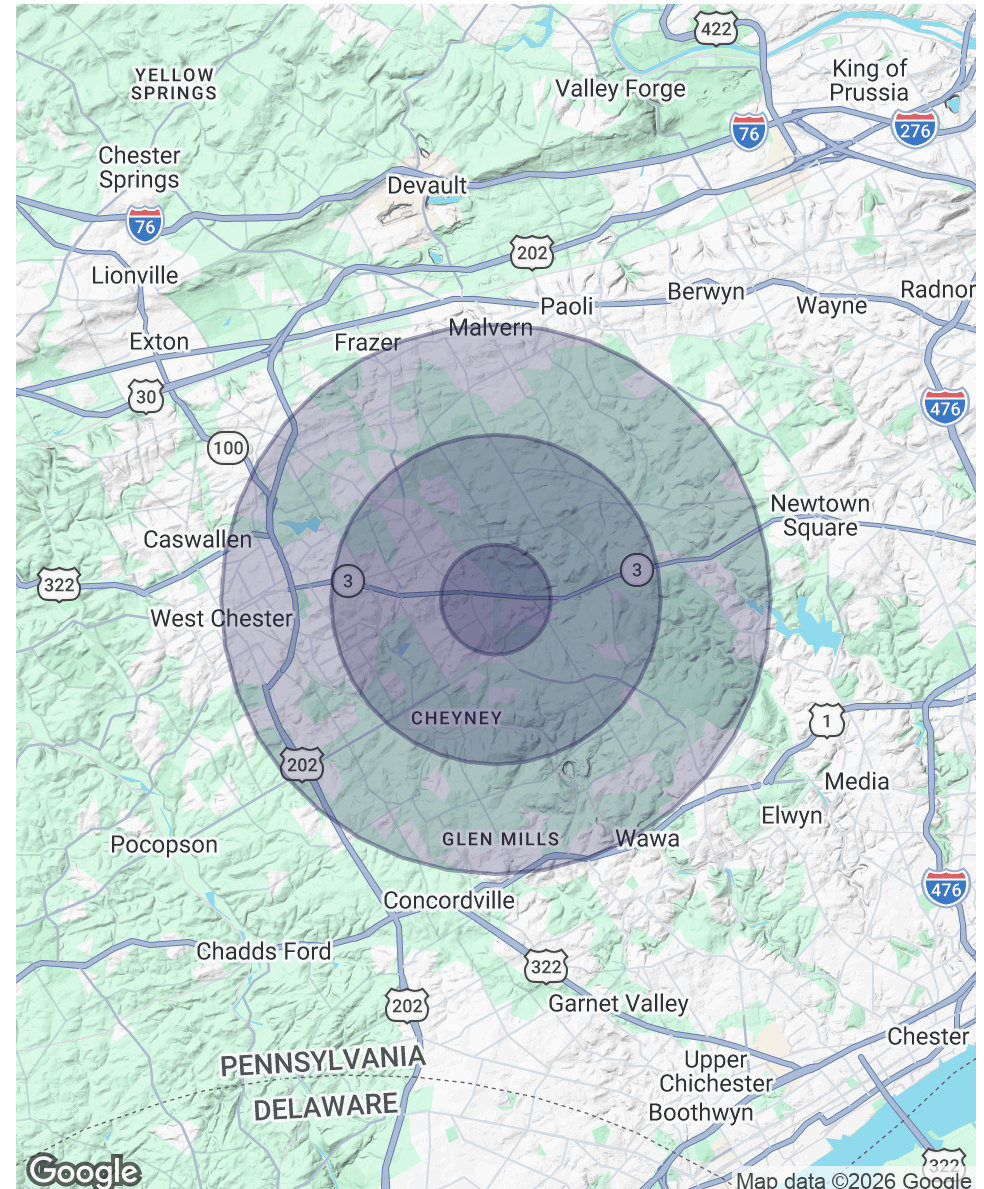
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| POPULATION           | 1 MILE    | 3 MILES   | 5 MILES   |
|----------------------|-----------|-----------|-----------|
| Total Population     | 5,727     | 30,920    | 91,932    |
| Average Age          | 45        | 44        | 44        |
| Average 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 |

2020 American Community Survey (ACS)





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**Designed for Patient Care. Ready for Your Practice – Contact one of our agents for more information.**



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