



INDUSTRIAL PROPERTY FOR SALE OR LEASE

835 LINCOLN AVE, UNIT 5 WEST CHESTER, PA 19380



PROPERTY DESCRIPTION

Discover a prime opportunity for Industrial/Flex Space investors at 835 Lincoln Ave, Unit 5 in West Chester, PA. Don't miss the chance to explore the potential of this industrial gem, which is available for sale or lease.

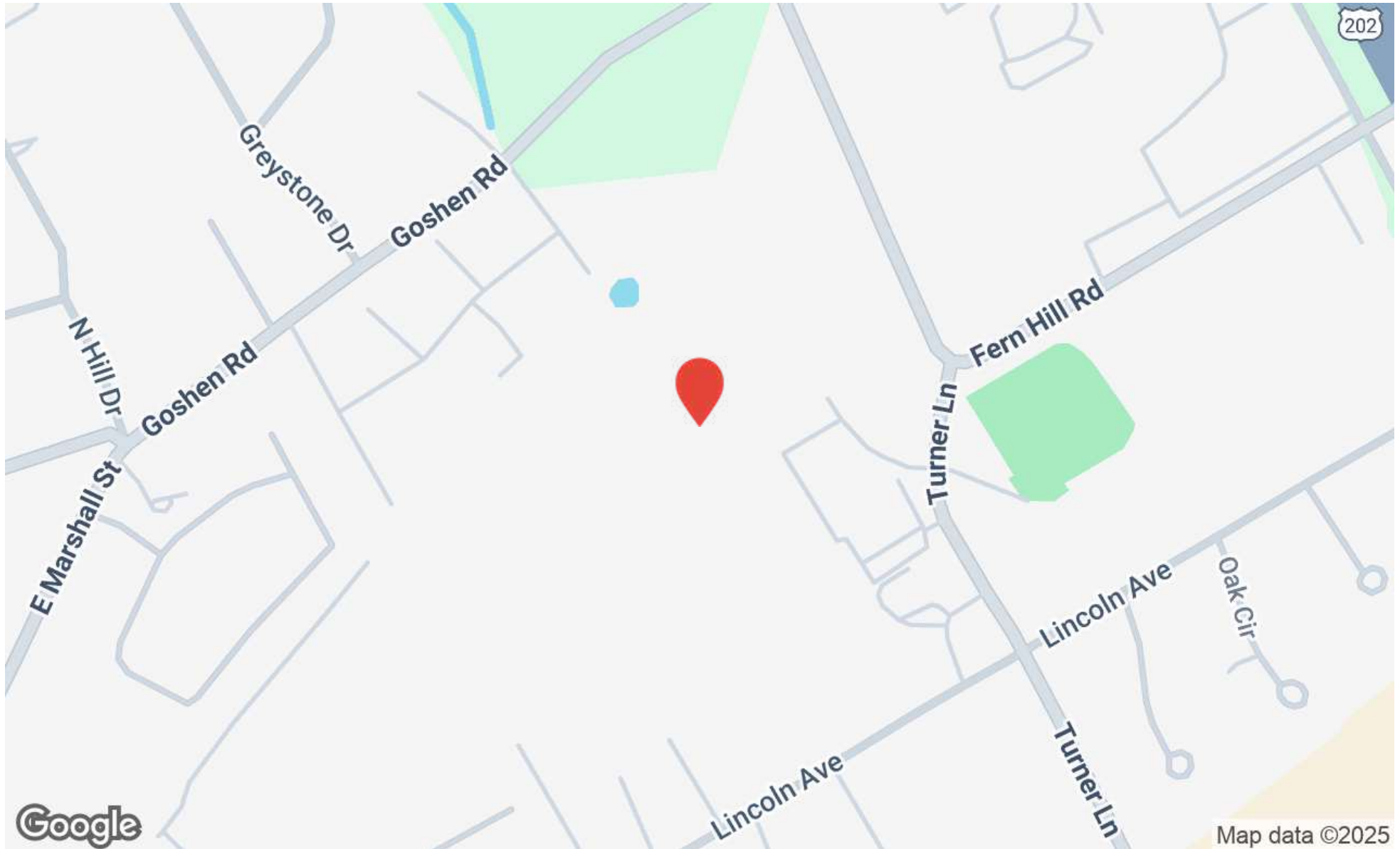
PROPERTY HIGHLIGHTS

- 2700 SF Flex Condominium/Commissary Kitchen for Sale or Lease.
- Multiple sinks and kitchen infrastructure hood, grease traps, etc.
- Large storage mezzanine.
- Two loading docks and flexible floor plan.
- Located in well-maintained flex/condominium business park.
- West Goshen Township I-3 Zoning.
- **Does not include F, F, E in sale price—separately negotiable!

OFFERING SUMMARY

Sale Price:	\$875,000
Lease Rate:	\$18.00 SF/yr (NNN)
Number of Units:	1
Available SF:	2,700 SF
Building Size:	2,700 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	3,366	26,434	46,857
Total Population	7,469	70,030	125,179
Average HH Income	\$129,579	\$158,449	\$172,581

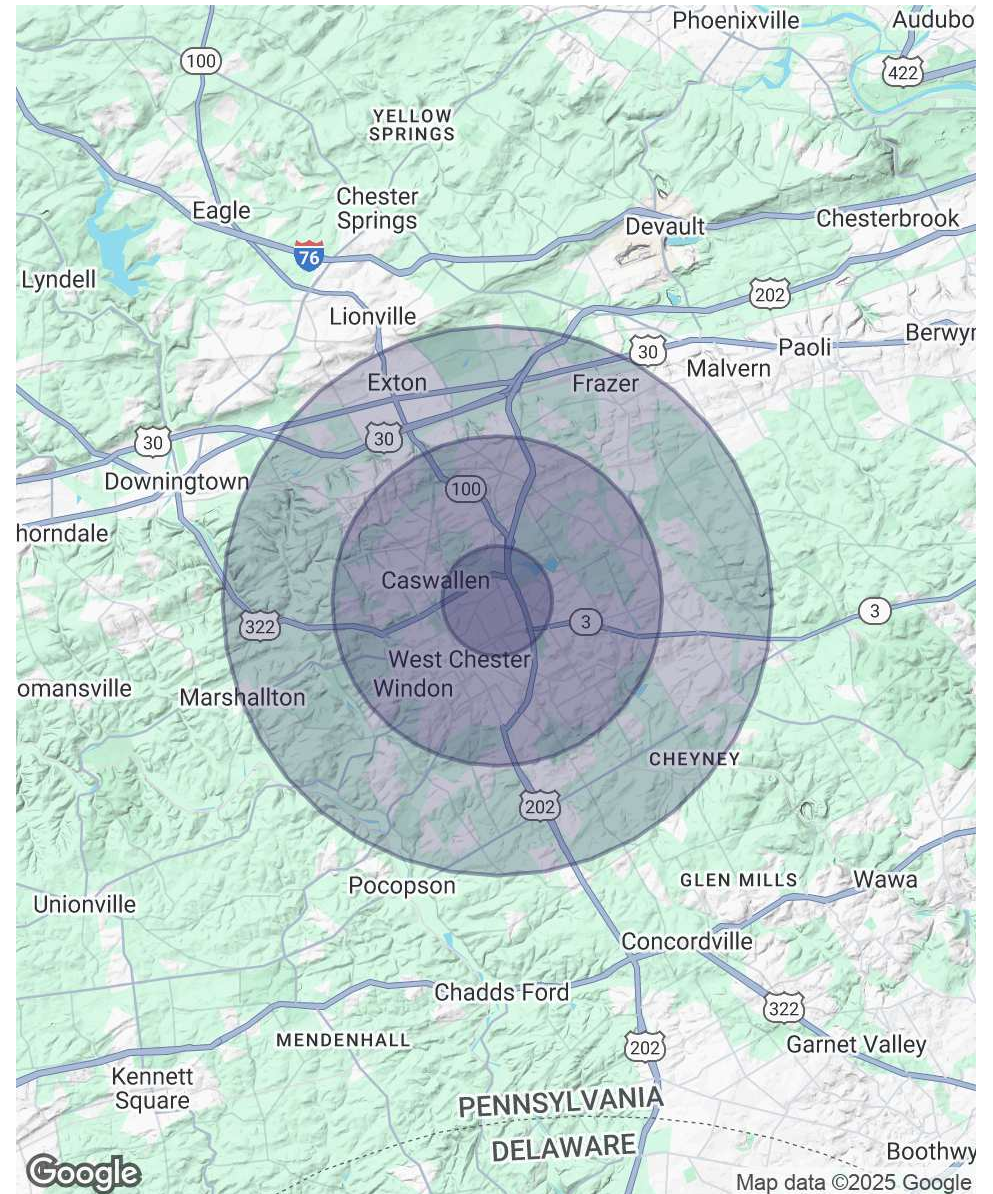






POPULATION	1 MILE	3 MILES	5 MILES
Total Population	7,469	70,030	125,179
Average Age	42	40	41
Average Age (Male)	40	39	40
Average Age (Female)	43	41	42
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	3,366	26,434	46,857
# of Persons per HH	2.2	2.6	2.7
Average HH Income	\$129,579	\$158,449	\$172,581
Average House Value	\$608,450	\$553,292	\$584,758

Demographics data derived from AlphaMap





835 Lincoln Ave, Unit 5
West Chester, PA 19380

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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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