

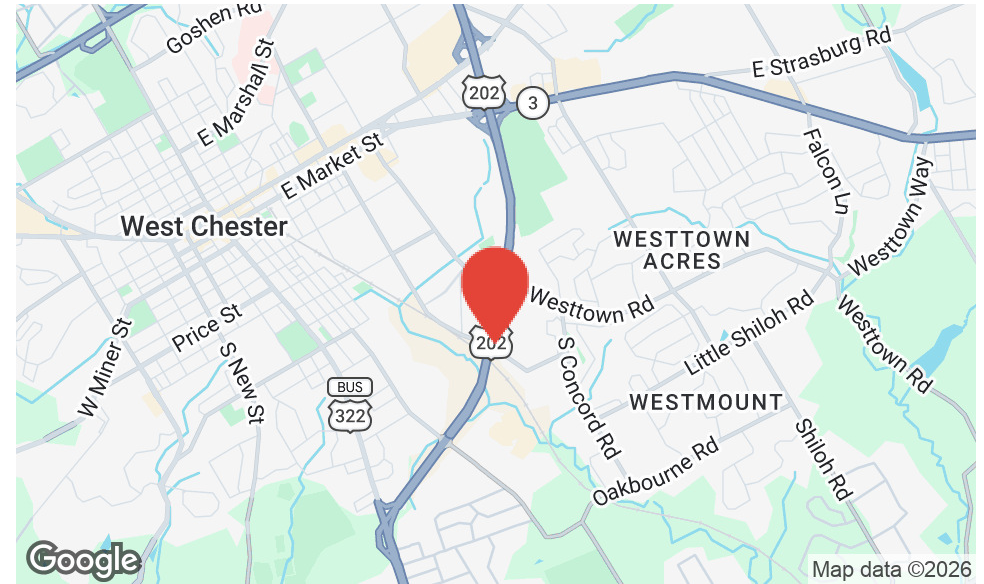


**SWOPE
LEES**
COMMERCIAL
REAL ESTATE

**901 S BOLMAR ST, UNIT C
INDUSTRIAL PROPERTY FOR LEASE**

901 S BOLMAR ST, UNIT C WEST CHESTER, PA 19382

610.429.0200
swopelees.com



PROPERTY DESCRIPTION

This suite is an interior unit consisting of a total 6,200 rentable square feet which is made up of 2,686 sf of finished office and 3,514 sf of open (unfinished) warehouse. Warehouse area has ceiling mounted natural gas heating unit(s). Tenant pays gas and electric direct to utility companies. Electric service supplied to the suite is 208 volts, 3 phase, 60 hertz power. Water service is paid through CAM. Phone and Verizon FIOS are available at tenant's discretion.

PROPERTY HIGHLIGHTS

- Total rentable square feet: 6,200
- Finished office space: 2,686 sq ft
- Open warehouse space: 3,514 sq ft
- Clear inside height: 23 ft at the front, 21 ft at the rear
- 1 Dock (could be turned into a drive-in)

OFFERING SUMMARY

Lease Rate:	\$14 SF/yr (NNN)
Number of Units:	1
Available SF:	6,200 SF
Building Size:	54,240 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	2,825	23,356	40,562
Total Population	8,310	62,122	109,126
Average HH Income	\$139,149	\$158,216	\$179,346



901 S BOLMAR ST, UNIT C
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JIM LEES
jim@swopelees.com
610.429.0200 x103

NICOLE LYDDANE
nicole@swopelees.com
610.429.0200

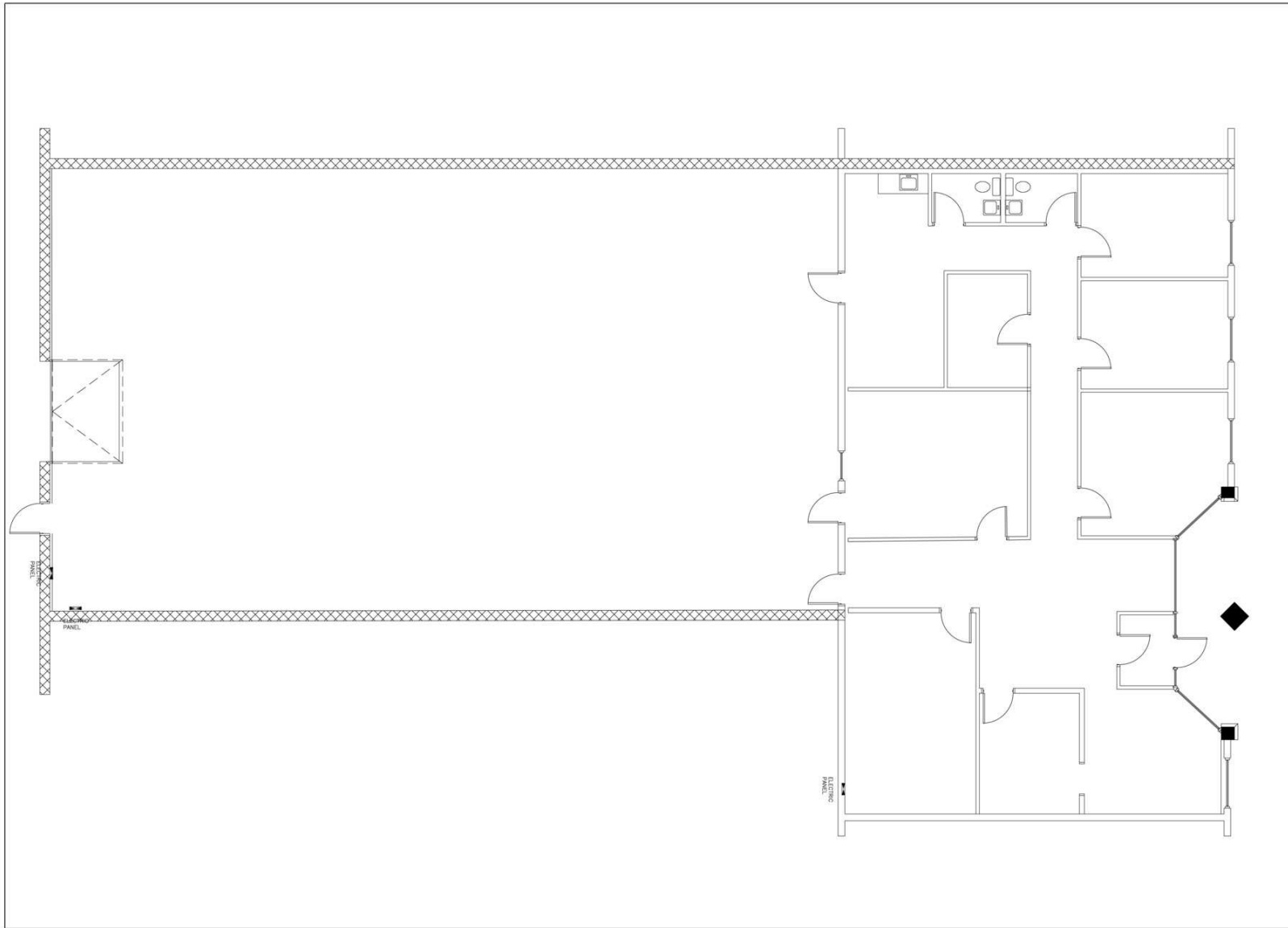




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 901 S Bolmar St, Unit C
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 jim@swopelees.com
 610.429.0200 x103

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 nicole@swopelees.com
 610.429.0200



LEE SMITH ARCHITECTS INC
 122 W PRESCOTT ALLEY
 WEST CHESTER, PA 19380
 610 344 0360

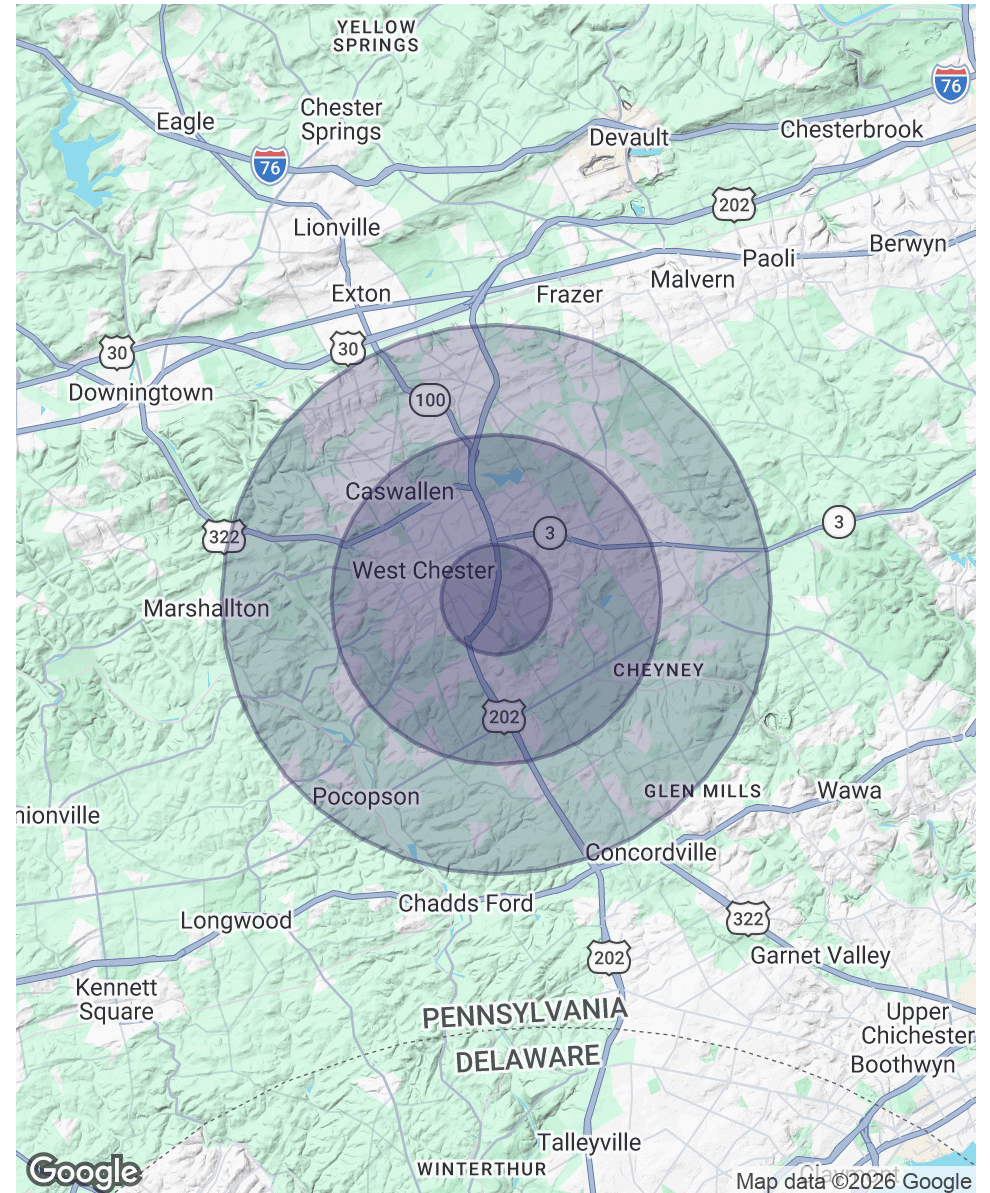
DATE: 2-18-26
 JOB NO.: L 2604
 SCALE: AS NOTED
 DRAWN BY: LAS

AS BUILT DRAWING
 HOUSE ADDITION AND RENOVATION
 1000 PROVIDENCE RD
 NEWTOWN SQUARE, PA

AB1
 SHEET 1 OF 1

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	8,310	62,122	109,126
Average Age	35	39	41
Average Age (Male)	35	38	40
Average Age (Female)	36	40	42
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	2,825	23,356	40,562
# of Persons per HH	2.9	2.7	2.7
Average HH Income	\$139,149	\$158,216	\$179,346
Average House Value	\$504,421	\$554,999	\$607,652

Demographics data derived from AlphaMap

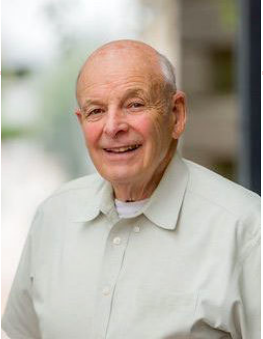




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610.429.0200



JIM LEES
jim@swopelees.com
Direct: **610.429.0200 x103** | Cell: **610.420.6618**

Swope Lees Commercial Real Estate
208 East Market Street
West Chester, PA 19382
610.429.0200



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901 S Bolmar St, Unit C
West Chester, PA 19382

JIM LEES
jim@swopelees.com
610.429.0200 x103

NICOLE LYDDANE
nicole@swopelees.com
610.429.0200



NICOLE LYDDANE

VP, Sales and Leasing

nicole@swopelees.com

Direct: **610.429.0200** | Cell: **610.457.3561**

PA #RS329276

PROFESSIONAL BACKGROUND

Nicky lives in Phoenixville with her two Labs, Remy and Pierce. She enjoys hiking, traveling, camping, spending time with family and friends, sits on several non-profit committees and volunteers weekly at a therapeutic horse farm in Malvern. Nicole has been with Swope Lees since 2015 and prides herself on providing unparalleled customer service, fabulous communication, and looks out for the needs of her clients.

EDUCATION

PA Real Estate License
Licensed 2015 - Present

University of Delaware
Bachelor of Applied Science (B.A.Sc.), Hotel, Motel, and Restaurant Management
2001 - 2005

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