



**SWOPE  
LEES**  
COMMERCIAL  
REAL ESTATE

**3183 LIMESTONE ROAD  
LAND FOR SALE**

**3183 LIMESTONE RD COCHRANVILLE, PA 19330-1500**





## PROPERTY DESCRIPTION

Great Development Opportunity In Chester County

## PROPERTY HIGHLIGHTS

- +/- 16.1 Acres of Commercially Zoned Land
- Frontage on Route 10 & Gap Newport Road
- Located in West Fallowfield Township
- Sketch Plans For Mixed Use, Retail or Residential Available
- Easey Access From Major Highways

## OFFERING SUMMARY

Sale Price:	\$975,000
Lot Size:	16.1 Acres

DEMOGRAPHICS	1 MILE	5 MILES	10 MILES
Total Households	127	5,490	41,102
Total Population	385	15,783	121,797
Average HH Income	\$73,723	\$78,913	\$80,488





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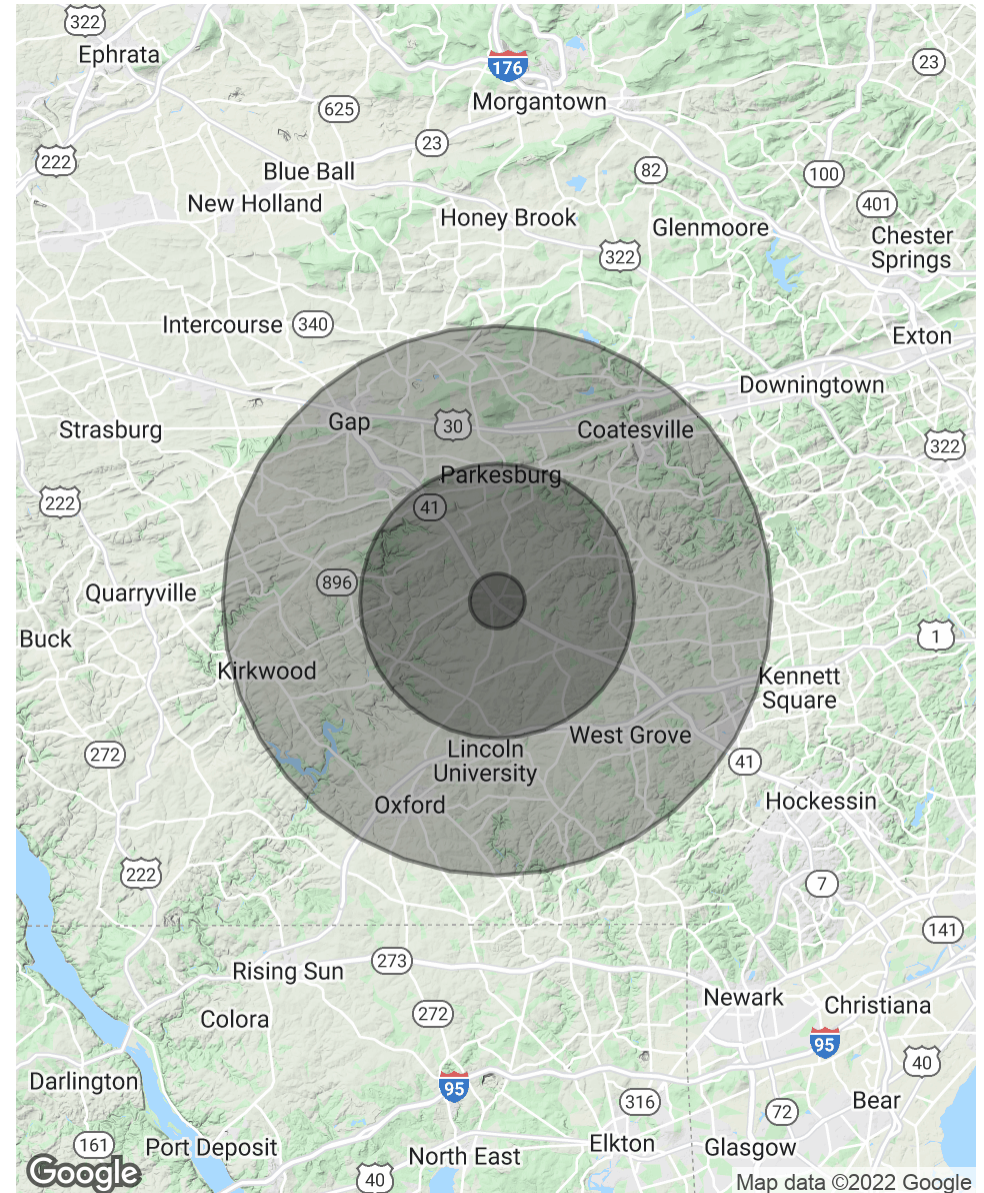
**CHUCK SWOPE, CCIM**  
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POPULATION	1 MILE	5 MILES	10 MILES
Total Population	385	15,783	121,797
Average Age	37.3	37.3	34.5
Average Age (Male)	37.5	36.9	33.5
Average Age (Female)	37.2	37.8	36.0
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	127	5,490	41,102
# of Persons per HH	3.0	2.9	3.0
Average HH Income	\$73,723	\$78,913	\$80,488
Average House Value		\$308,300	\$306,777

*\* Demographic data derived from 2010 US Census*







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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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