



**SWOPE  
LEES**  
COMMERCIAL  
REAL ESTATE

**PRIME INDUSTRIAL/ FLEX PROPERTY FOR SALE IN EXTON**

**315 S. WHITFORD RD EXTON, PA 19341**



## PROPERTY DESCRIPTION

Introducing an exceptional opportunity for industrial/flex space with three mixed use buildings on 2.5 acres at 315 S. Whitford Rd, Exton, PA! Boasting a prime corner location with high visibility, this I-1 zoned property is an ideal owner/user investment in the sought-after Exton area.

## PROPERTY HIGHLIGHTS

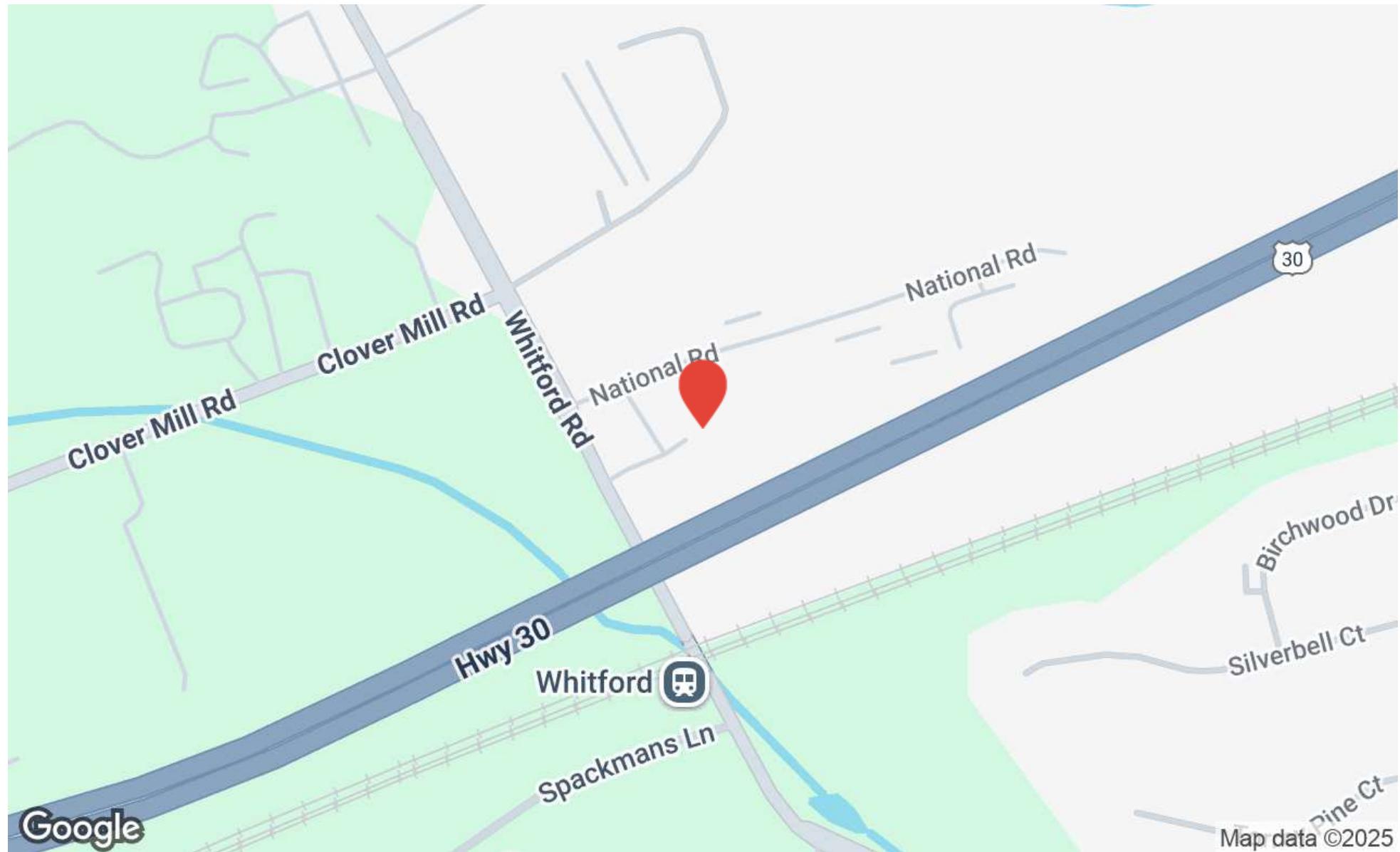
- Three Mixed Use Buildings on 2.5 Acres For Sale
- +/- 5,000 SF Two Floors Storage Barn
- +/- 1,500 SF Fully Conditioned Garage/Industrial Shop With PR
- +/- 2,300 SF Three Floors House/Office Space
- All Buildings Renovated & in Excellent Condition
- Corner Lot With Great Visibility
- Ideal Location for Landscaper or Contractor
- West Whiteland Zoning I-1 Limited Industrial

## OFFERING SUMMARY

Sale Price:	\$1,950,000
Lot Size:	2.5 Acres
Building Size:	8,600 SF

DEMOGRAPHICS	1 MILE	5 MILES	10 MILES
Total Households	2,507	47,036	128,003
Total Population	6,382	126,070	344,671
Average HH Income	\$163,904	\$172,144	\$178,612

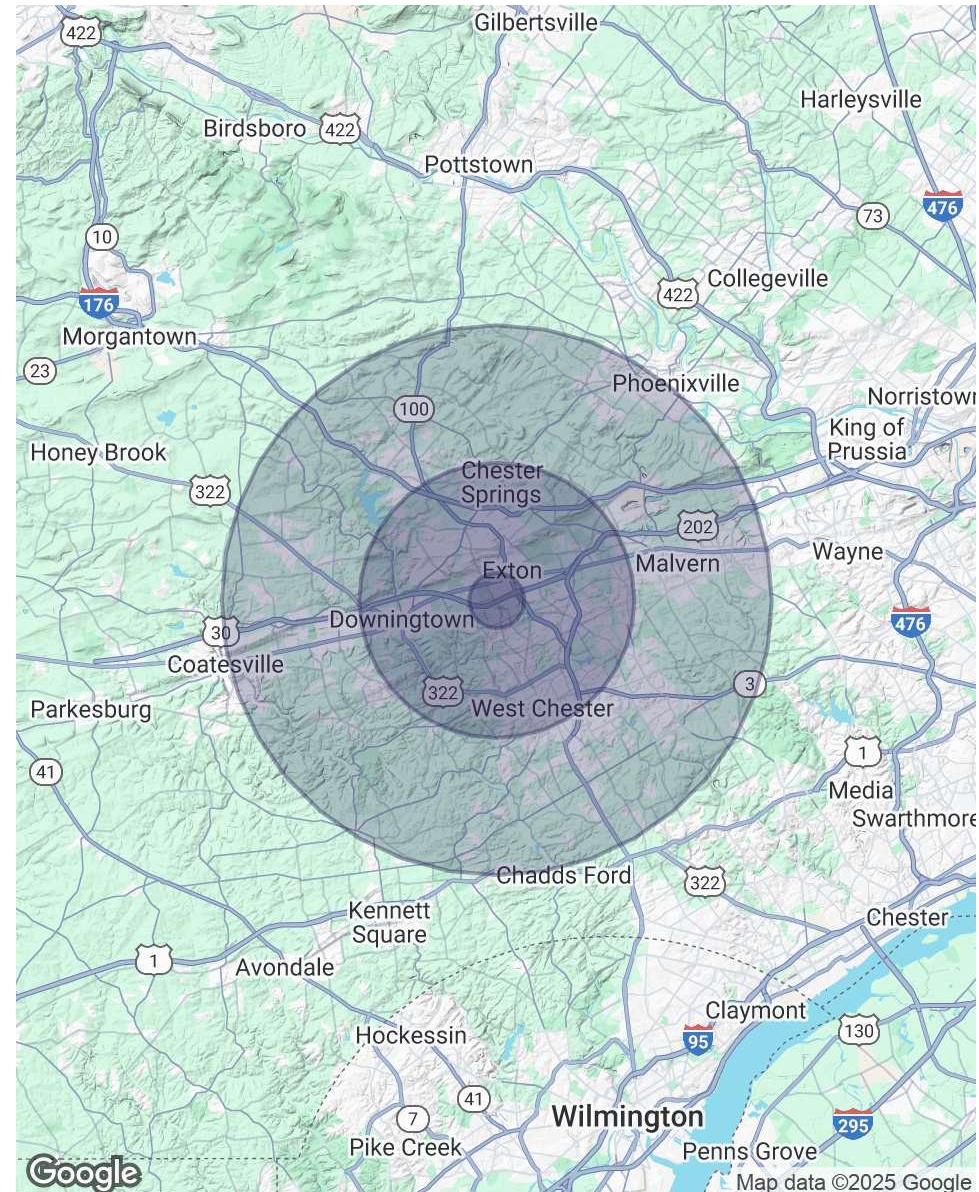




POPULATION	1 MILE	5 MILES	10 MILES
Total Population	6,382	126,070	344,671
Average Age	40	40	41
Average Age (Male)	39	39	40
Average Age (Female)	42	42	42

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	2,507	47,036	128,003
# of Persons per HH	2.5	2.7	2.7
Average HH Income	\$163,904	\$172,144	\$178,612
Average House Value	\$503,592	\$560,625	\$580,950

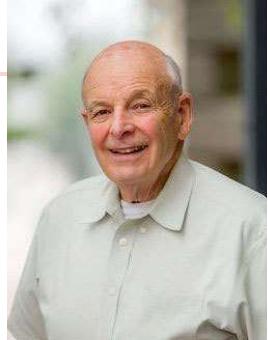
*Demographics data derived from AlphaMap*





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