

Property Summary



PROPERTY DESCRIPTION

Discover a premier leasing opportunity at 501 Hannum Avenue, West Chester, PA. This impressive property offers modern amenities and flexible floor plans, ideal for a range of business needs with a focus on professional office. With ample parking, high-speed internet, and customizable office spaces, the property provides a seamless and efficient workspace. This newly constructed building features state-of-the-art security systems and onsite owner management, ensuring a top-tier leasing experience. Whether seeking a prestigious corporate headquarters or a dynamic office environment, this property delivers a turnkey solution for businesses looking to thrive in a prime West Chester location. Experience the epitome of contemporary commercial real estate at 501 Hannum Avenue.

PROPERTY HIGHLIGHTS

- New Construction
- Owner Occupied Building
- 10 Parking Spaces
- Walkable to Downtown West Chester
- Public Water, Sewer & Gas

FRANK ENGLUND

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OFFERING SUMMARY

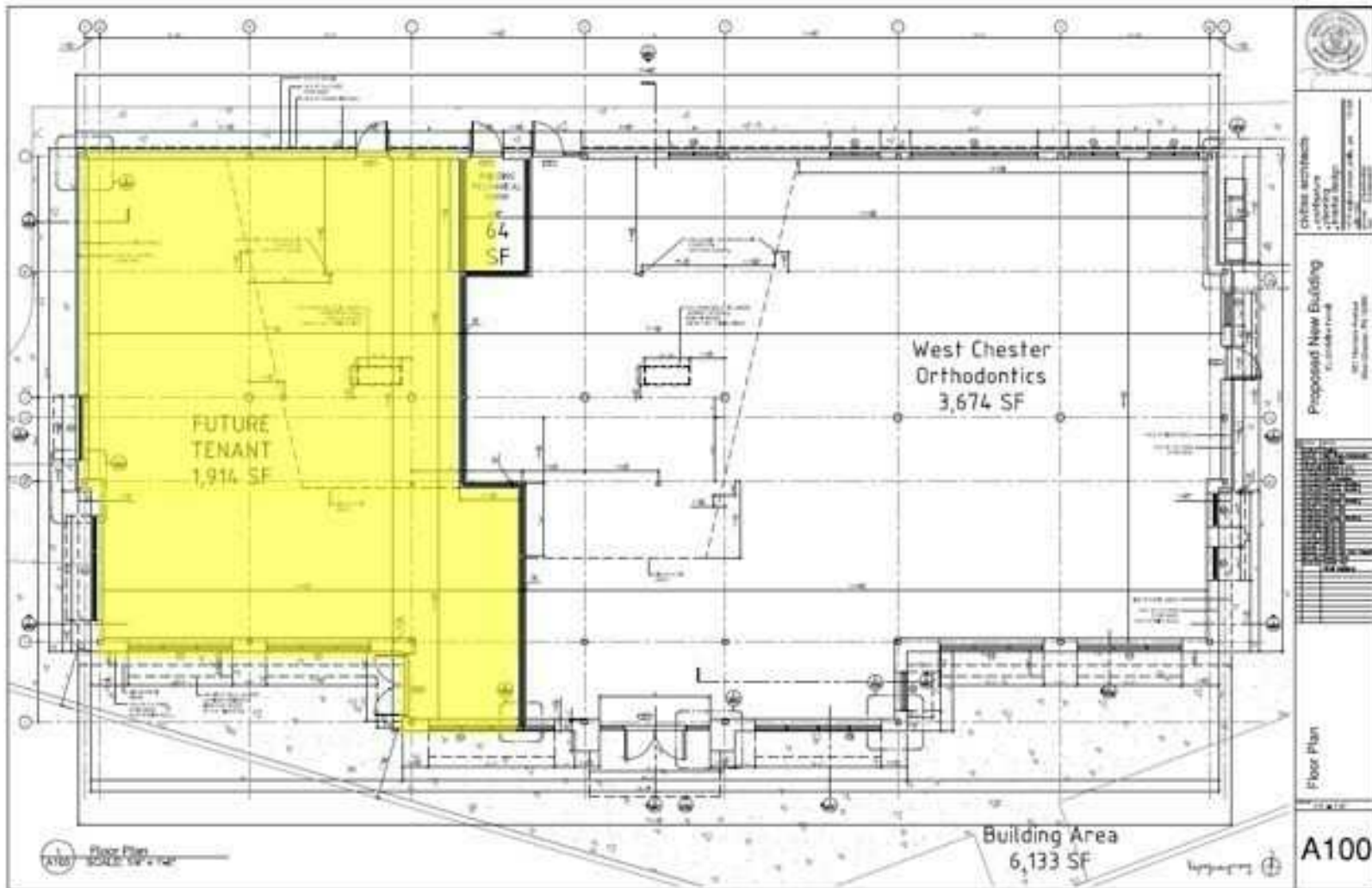
Lease Rate:	\$32.00 SF/yr (MG)
Available SF:	2,572 SF
Building Size:	6,133 SF

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	1,096	2,925	7,296
Total Population	2,398	6,291	19,316
Average HH Income	\$100,136	\$110,577	\$149,409



Information concerning this offering is from sources deemed reliable, but no warranty is made as to the accuracy thereof and is submitted subject to errors, omissions, change of prices or other conditions, prior sale or lease or withdrawal without notice.

Floor Plan: 1,936 SF first floor + 636 SF mezzanine storage



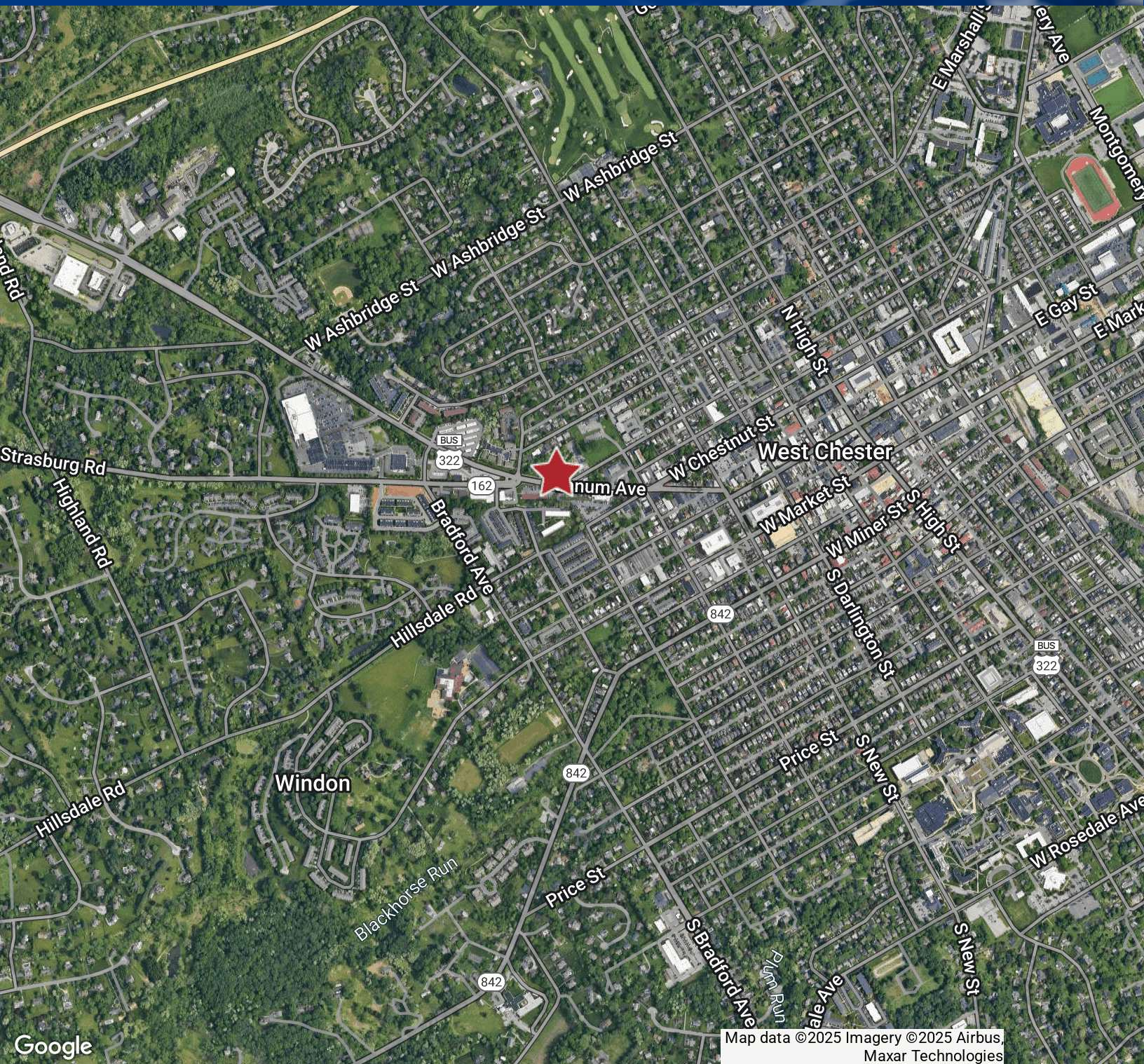
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Location Map



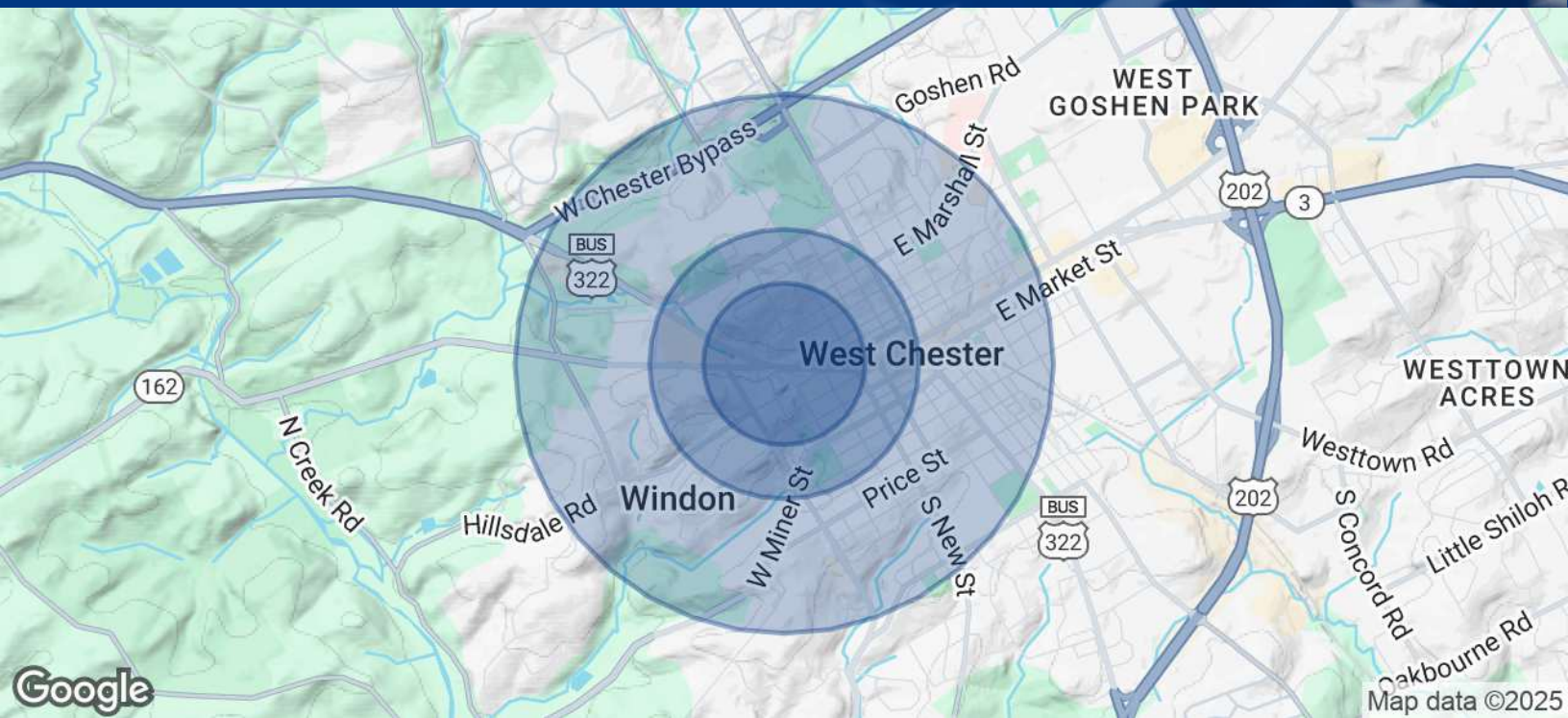
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Demographics Map & Report



POPULATION

	0.3 MILES	0.5 MILES	1 MILE
Total Population	2,398	6,291	19,316
Average Age	37	39	36
Average Age (Male)	37	38	35
Average Age (Female)	38	39	37

HOUSEHOLDS & INCOME

	0.3 MILES	0.5 MILES	1 MILE
Total Households	1,096	2,925	7,296
# of Persons per HH	2.2	2.2	2.6
Average HH Income	\$100,136	\$110,577	\$149,409
Average House Value	\$561,420	\$594,279	\$531,058

Demographics data derived from AlphaMap

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