

- 1 3,500 SF OFFICE
- 2 1,600 SF STORAGE BUILDING
- 3 25,000 SF FENCED YARD

**SWOPE
LEES**
COMMERCIAL
REAL ESTATE

SHOWROOM/OFFICE/WAREHOUSE & FENCED YARD STORAGE FOR LEASE

21 HAGERTY BLVD WEST CHESTER, PA 19382



PROPERTY DESCRIPTION

For Lease: Two Stand-Alone Buildings with ±25,000 SF Fenced Yard Storage

PROPERTY HIGHLIGHTS

- **+/- 5,100 Total SF For Lease in Two Separate Buildings**
- Showroom/Office/Warehouse Building has 3,500SF
- Storage Building has 1,600 SF
- Also included is 25,000 SF of fenced storage yard space
- Numerous Permitted Uses Including Office/Showroom/Warehouse
- All Public Utilities.
- West Goshen Township I-2 Zoning
- Easy Access to Route North & South

OFFERING SUMMARY

Lease Rate:	\$8,600.00 per month (MG)
Number of Units:	1
Available SF:	5,100 SF
Building Size:	5,100 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	2,500	23,088	40,202
Total Population	6,646	61,414	107,988
Average HH Income	\$143,258	\$159,157	\$179,907

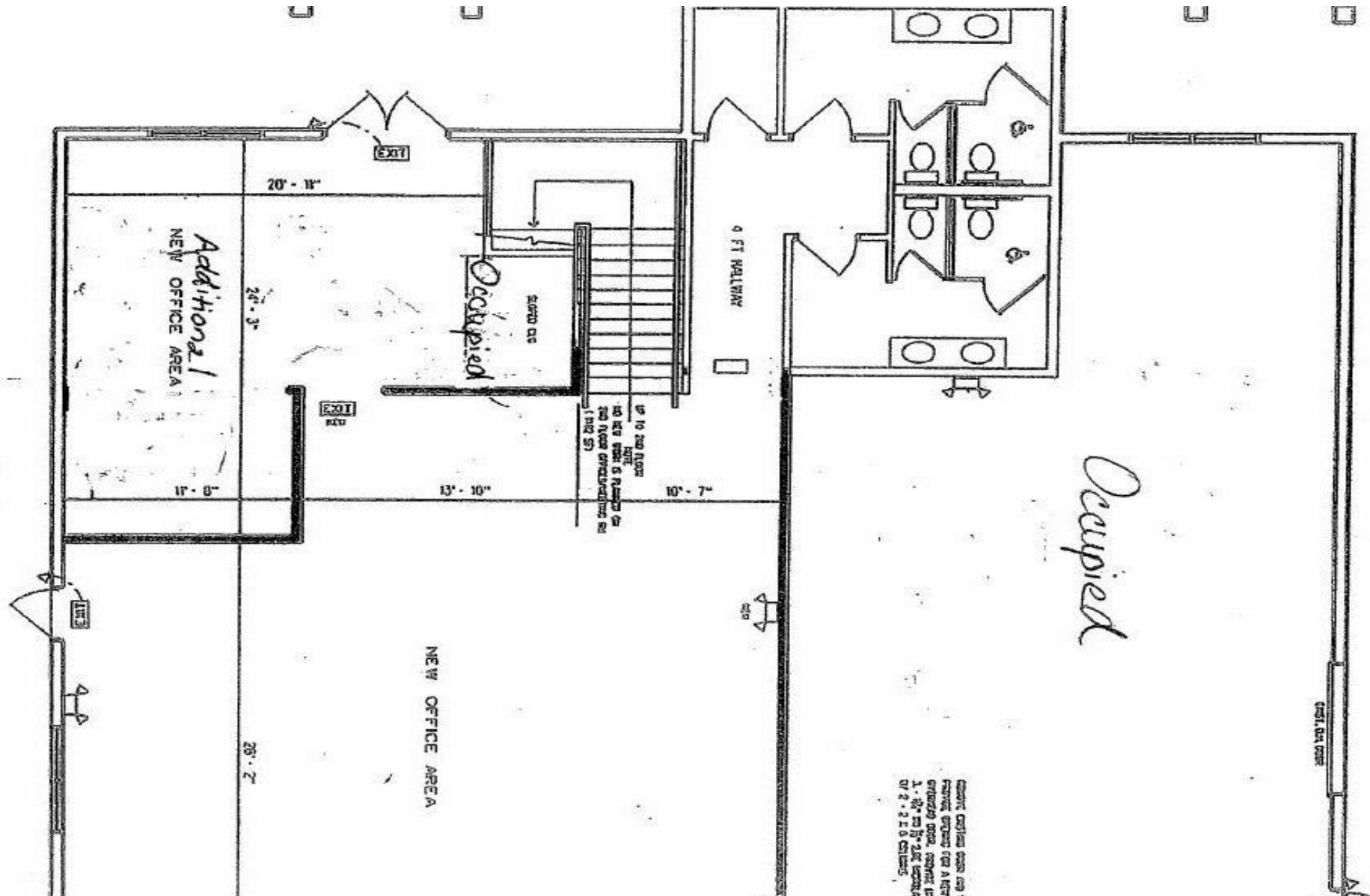


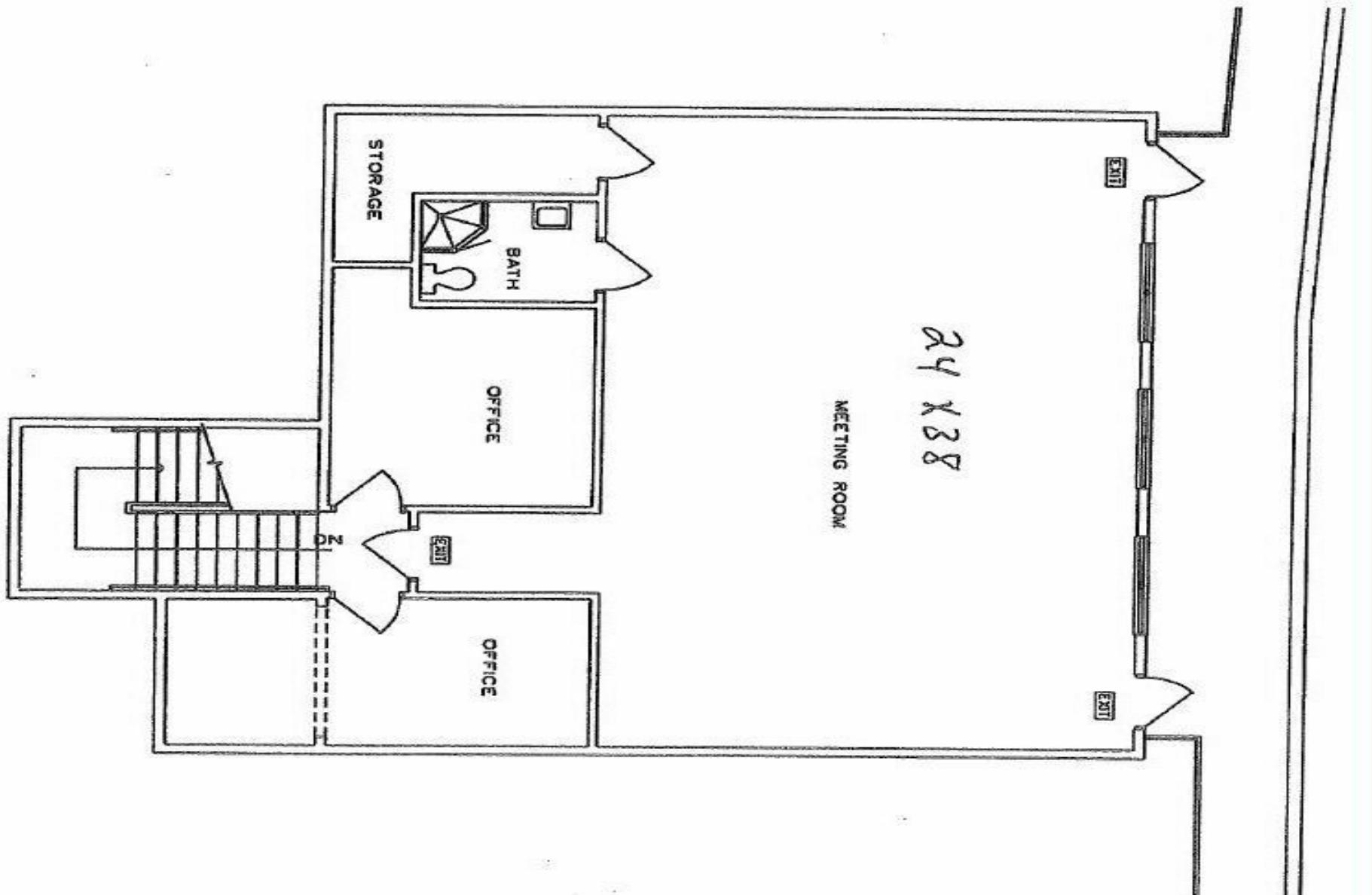
**21 Hagerty Blvd
West Chester, PA 19382**

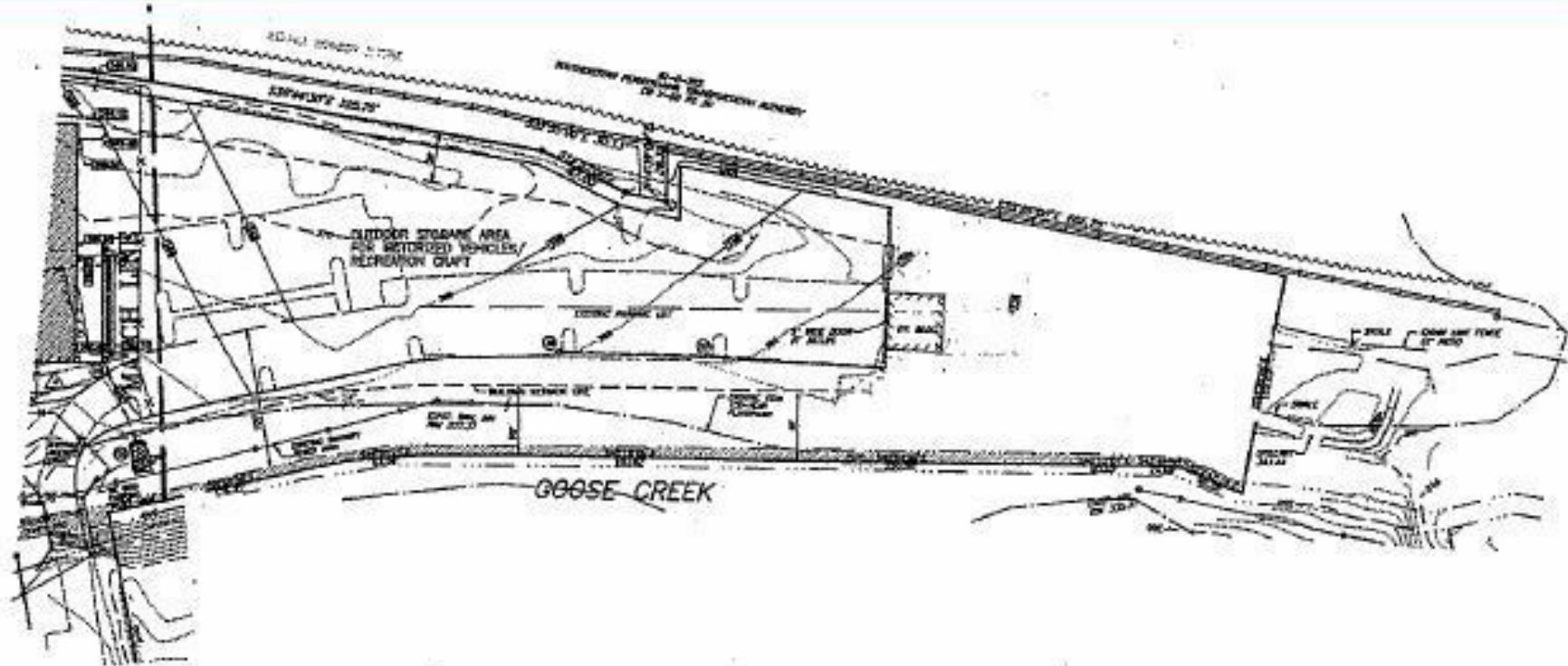
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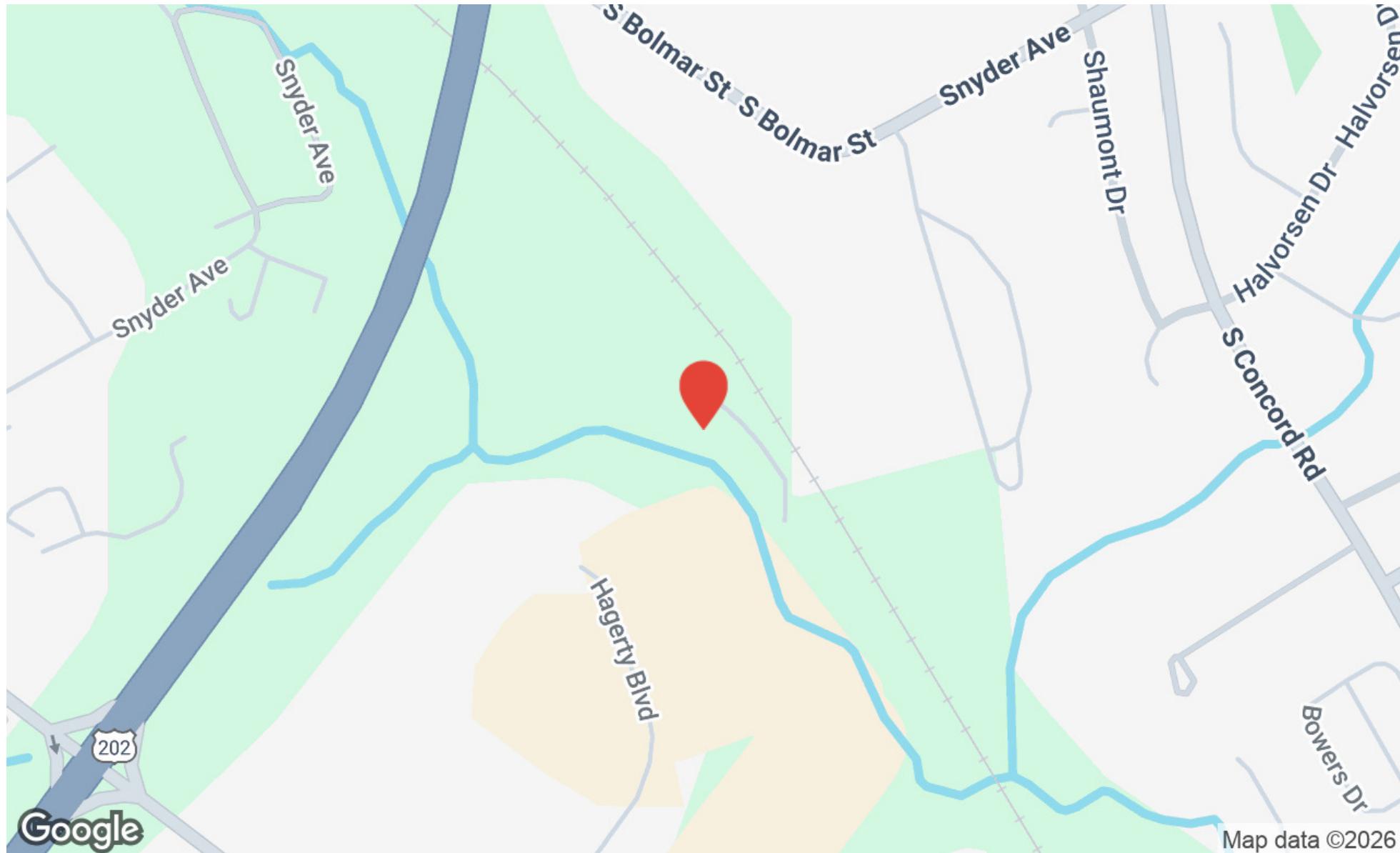
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FIRST FLOOR PLAN



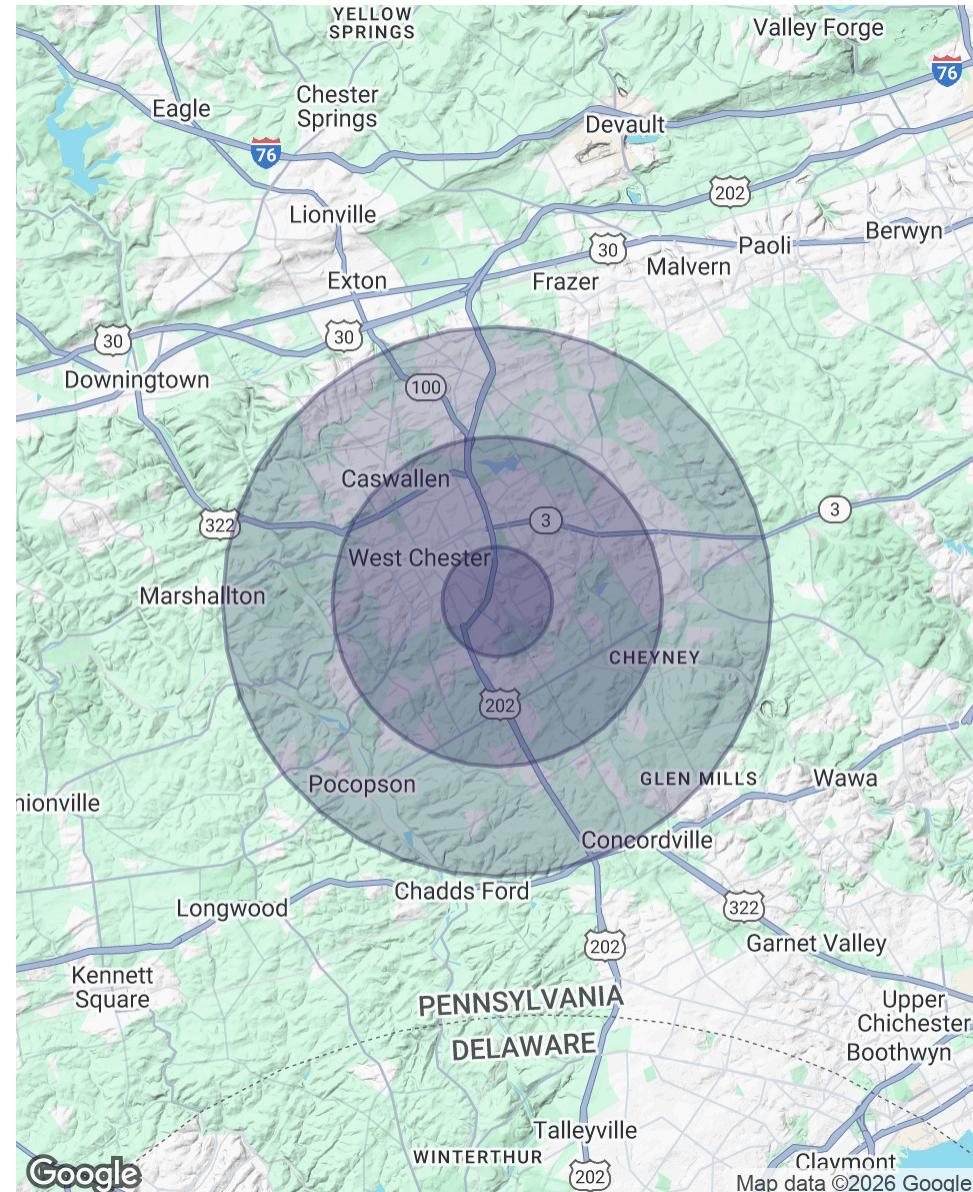






POPULATION	1 MILE	3 MILES	5 MILES
Total Population	6,646	61,414	107,988
Average Age	38	39	41
Average Age (Male)	37	38	40
Average Age (Female)	39	40	42
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	2,500	23,088	40,202
# of Persons per HH	2.7	2.7	2.7
Average HH Income	\$143,258	\$159,157	\$179,907
Average House Value	\$542,572	\$555,625	\$609,866

Demographics data derived from AlphaMap





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