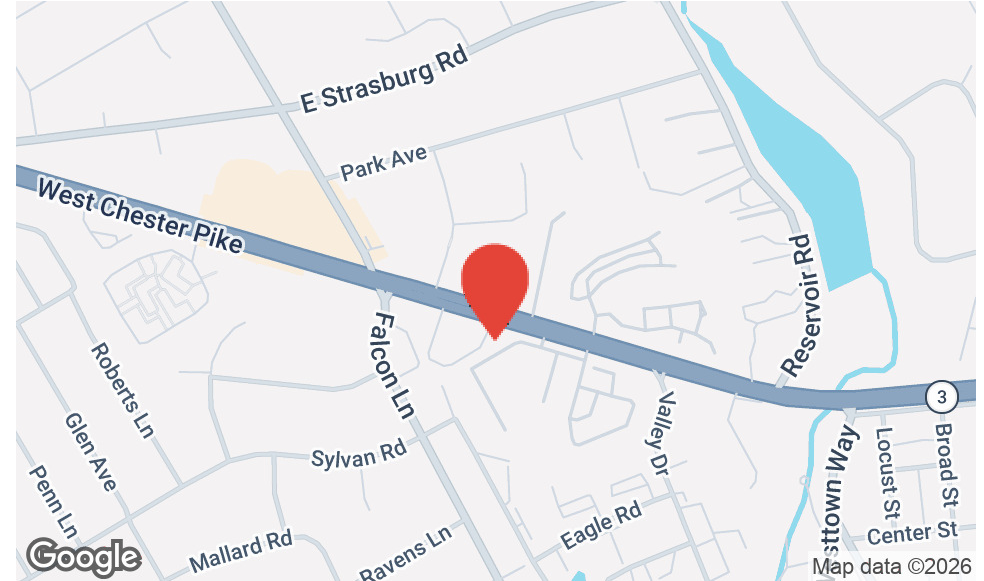




**SWOPE  
LEES**  
COMMERCIAL  
REAL ESTATE

**SECOND-FLOOR OFFICE SPACE FOR LEASE**  
**1314 W CHESTER PIKE WEST CHESTER, PA 19382**

610.429.0200  
swopelees.com



## OFFERING SUMMARY

Lease Rate:	Negotiable
Building Size:	5,025 SF
Available SF:	1,242 SF
Year Built:	2005
Zoning:	C-4

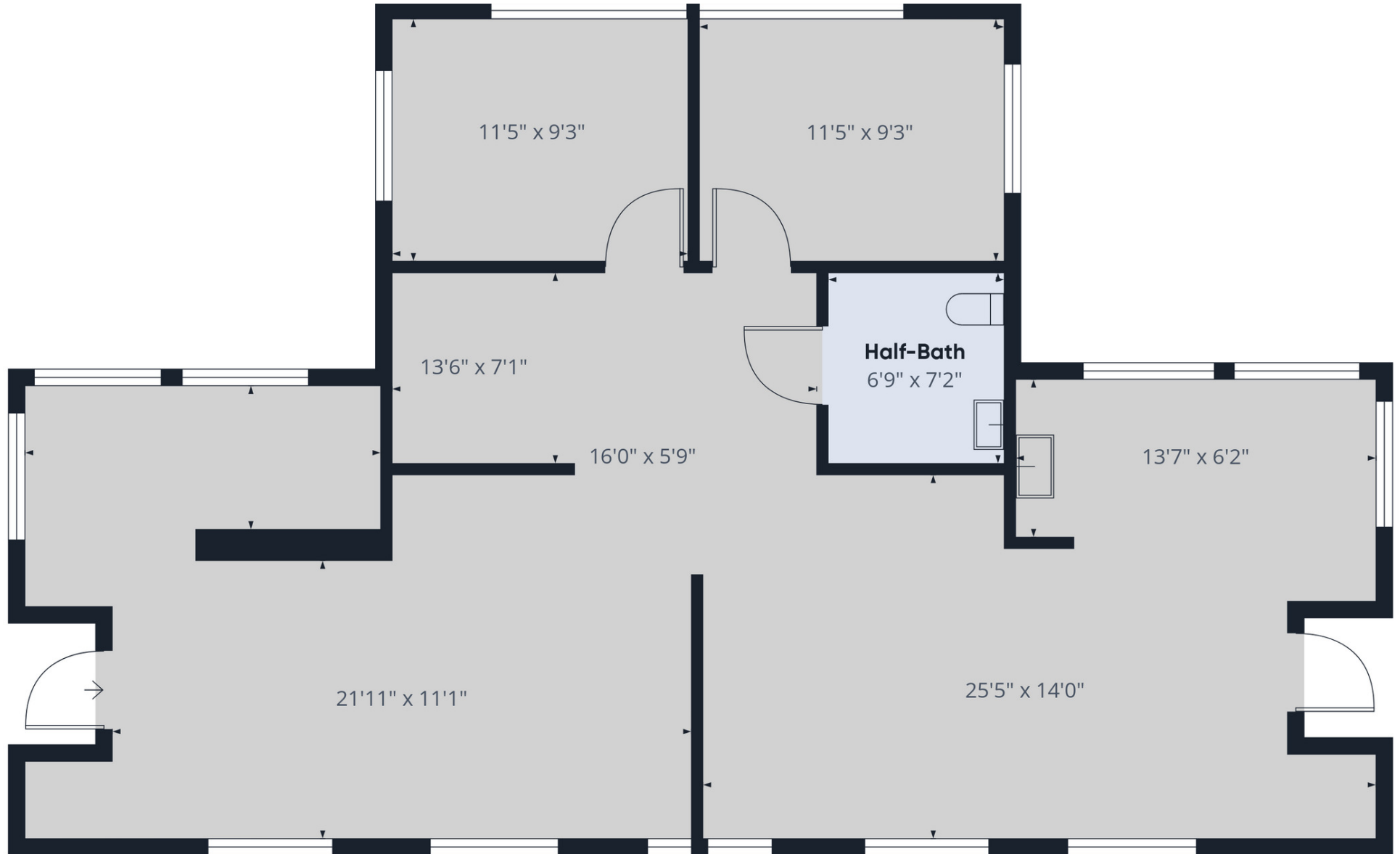
## PROPERTY OVERVIEW

This well-maintained 1,242 SF second-floor office suite is currently configured for professional use and is move-in ready, featuring abundant natural light and a clean, functional layout ideal for a variety of office users. The building is owner-occupied on the first floor by an established dental practice, creating a professional and well-cared-for environment. The space is walk-up access only (no elevator). Located with direct access to major routes and surrounded by a strong mix of commercial activity, this is an excellent opportunity for businesses seeking a highly visible and accessible West Chester address.

## PROPERTY HIGHLIGHTS

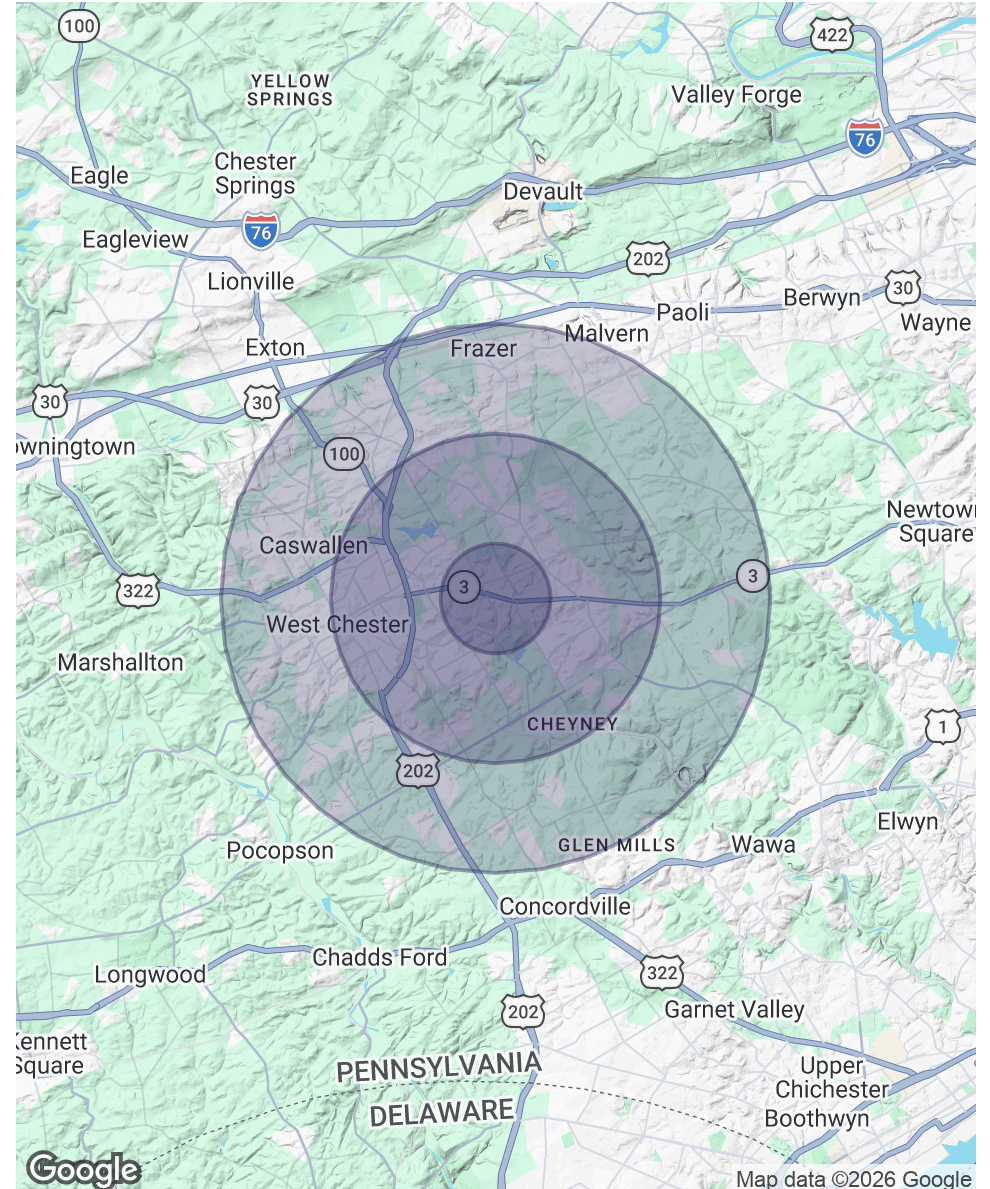
- 2nd floor, walk-up access only
- Bright, light-filled workspace
- Efficient existing office layout
- On-site parking available
- Flexible lease terms with negotiable rate





POPULATION	1 MILE	3 MILES	5 MILES
Total Population	10,852	56,940	113,954
Average Age	39.1	40.9	41.5
Average Age (Male)	37.0	39.8	40.1
Average Age (Female)	44.3	43.1	43.1
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	5,257	22,689	43,375
# of Persons per HH	2.1	2.5	2.6
Average HH Income	\$119,576	\$142,961	\$165,602
Average House Value	\$400,724	\$526,168	\$573,822

2023 American Community Survey (ACS)





1314 W Chester Pike  
West Chester, PA 19382

**KAITIE O'GRADY**  
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610.429.0200



**KAITIE O'GRADY**

**Commercial Associate**

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Direct: 610.429.0200 | Cell: 484.630.5017

PA #RS376804

### PROFESSIONAL BACKGROUND

Specializing in commercial leasing, sales, and client-focused real estate solutions throughout Chester County and the surrounding markets, I bring a background in commercial real estate operations, marketing, and business development that allows me to provide strategic, relationship-driven representation for landlords, tenants, buyers, and sellers. Known for my strong communication, responsiveness, and people-first approach, I am committed to delivering positive client experiences and helping businesses find opportunities that support long-term success.

### EDUCATION

West Virginia University  
Colibri Real Estate

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



**Position Your Business Along West Chester Pike – Contact our team today!**

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REAL ESTATE

**610.429.0200**

Kaitie O'Grady | [kaitie@swopelees.com](mailto:kaitie@swopelees.com)

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