

OFFICE OFFERING MEMORANDUM

FOR SALE: \$1,750,000

730 SPRINGDALE DRIVE, EXTON, PA 19341



FOR SALE/LEASE

KW COMMERCIAL

131 Woodcutter St Suite 100
Exton, PA 19341



Each Office Independently Owned and Operated

PRESENTED BY:

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CONFIDENTIALITY AND DISCLAIMER

730 SPRINGDALE DRIVE

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All data and assumptions regarding financial performance, including that used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors and other issues in order to determine rents from or for the property. Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by Philadelphia, PA in compliance with all applicable fair housing and equal opportunity laws.

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EXECUTIVE SUMMARY | HIGHLIGHTS

730 SPRINGDALE DRIVE



Executive Summary

KW Commercial is pleased to present a compelling commercial opportunity at 730 Springdale Dr., Exton, PA 19341. This well-maintained, single-story office building offers over 6,900 square feet of functional workspace, ideally suited for a variety of businesses seeking a prominent location in a dynamic market.

Situated on a spacious 1-acre lot with convenient access to major transportation routes, the property enjoys excellent visibility and accessibility for both customers and employees.

Ample on-site parking ensures ease of access for your team and visitors. Constructed in 1985, the well-maintained building offers a functional layout and ample space to accommodate your business needs. Public water, sewer, and gas utilities provide efficient and reliable service. Central air conditioning ensures year-round comfort for a productive work environment.

730 Springdale Dr. presents a unique opportunity to establish your business in a prime Exton location. With its well-maintained infrastructure, flexible layout, and convenient access, this property is perfect for a variety of business uses.

Property Highlights

- KIZ: Keystone Innovation Zone
- Rear Loading Dock
- Flexible Layout
- Easy Access to Routes 30, 202, 322, 100, and The PA Turnpike
- Lease Option Available
- 45± Parking Space

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OFFERING DETAILS

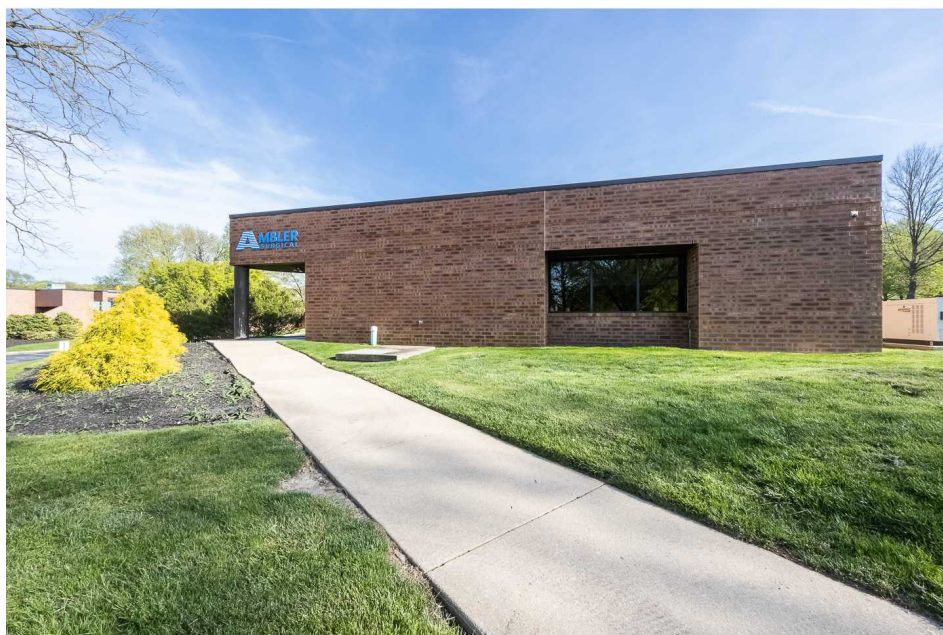
730 SPRINGDALE DRIVE

The Offering

Asking Price:	\$1,750,000
Lease Rate:	\$14.00psf NNN
Zoning:	O/R - Office/Residential
Price PSF:	\$253.55 / \$40.17

Building Details

Water	Public
Sewer	Public
Heat:	Electric
Building SF	6,902
Year Built	1985



Parcel Details

Parcel ID	41-06 -0106
County:	Chester County, PA
Municipality Name	West Whiteland
Lot Size:	1 Acre / 43,560 SF
Parking:	45±
Property Taxes:	\$19,359

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KEYSTONE INNOVATION ZONE (KIZ)

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The Keystone Innovation Zone (KIZ)

program is a Pennsylvania initiative designed to encourage entrepreneurship and growth in the state's technology sector

Tax Credits:

- The most significant benefit is the potential for tax credits. Qualifying businesses operating within a designated KIZ zone can claim a tax credit of up to \$100,000 annually. This credit is based on the increase in your gross revenue attributable to activities within the KIZ zone.
- These tax credits can provide a substantial financial boost, freeing up resources for further research and development, hiring, or marketing efforts.

Focus on Innovation:

- The KIZ program specifically targets for-profit companies within designated industry segments like life sciences, advanced manufacturing, and IT. Being located within a KIZ zone demonstrates your commitment to innovation and positions you favorably for attracting investors or collaborators.

Eligibility: To be eligible for the KIZ tax credit program, your business must meet the following criteria:

- Be a for-profit business entity.
- Operate within one of the KIZ targeted industry segments.
- Be less than eight years old at the time of application.
- Be located within a designated KIZ zone (check the PA Department of Community & Economic Development website for a list of zones:

[Click for More Information](#)

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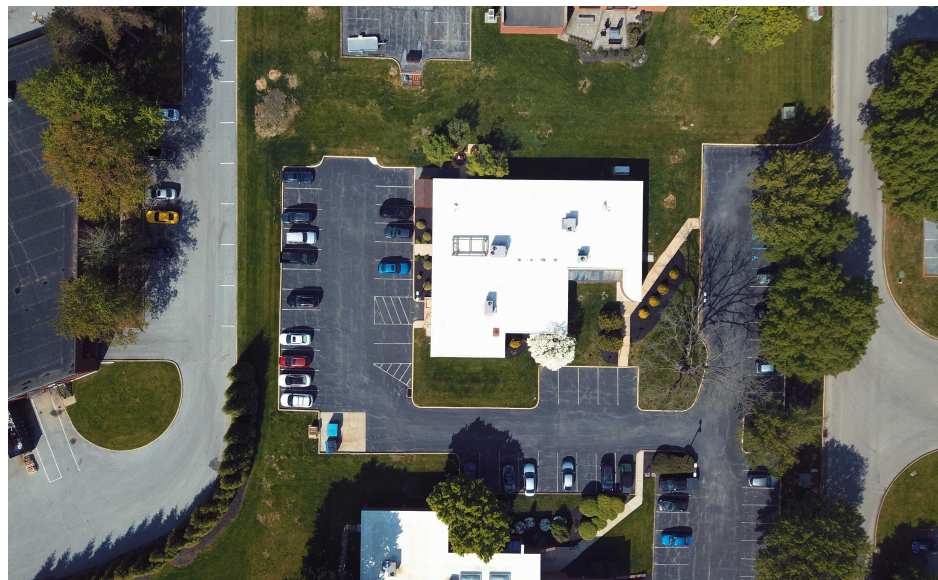
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PROPERTY PHOTOS

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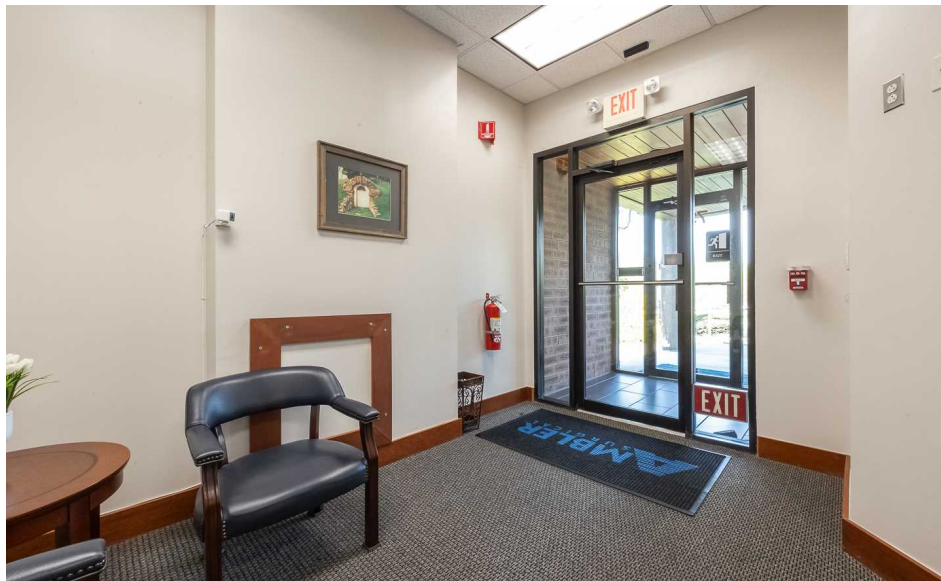
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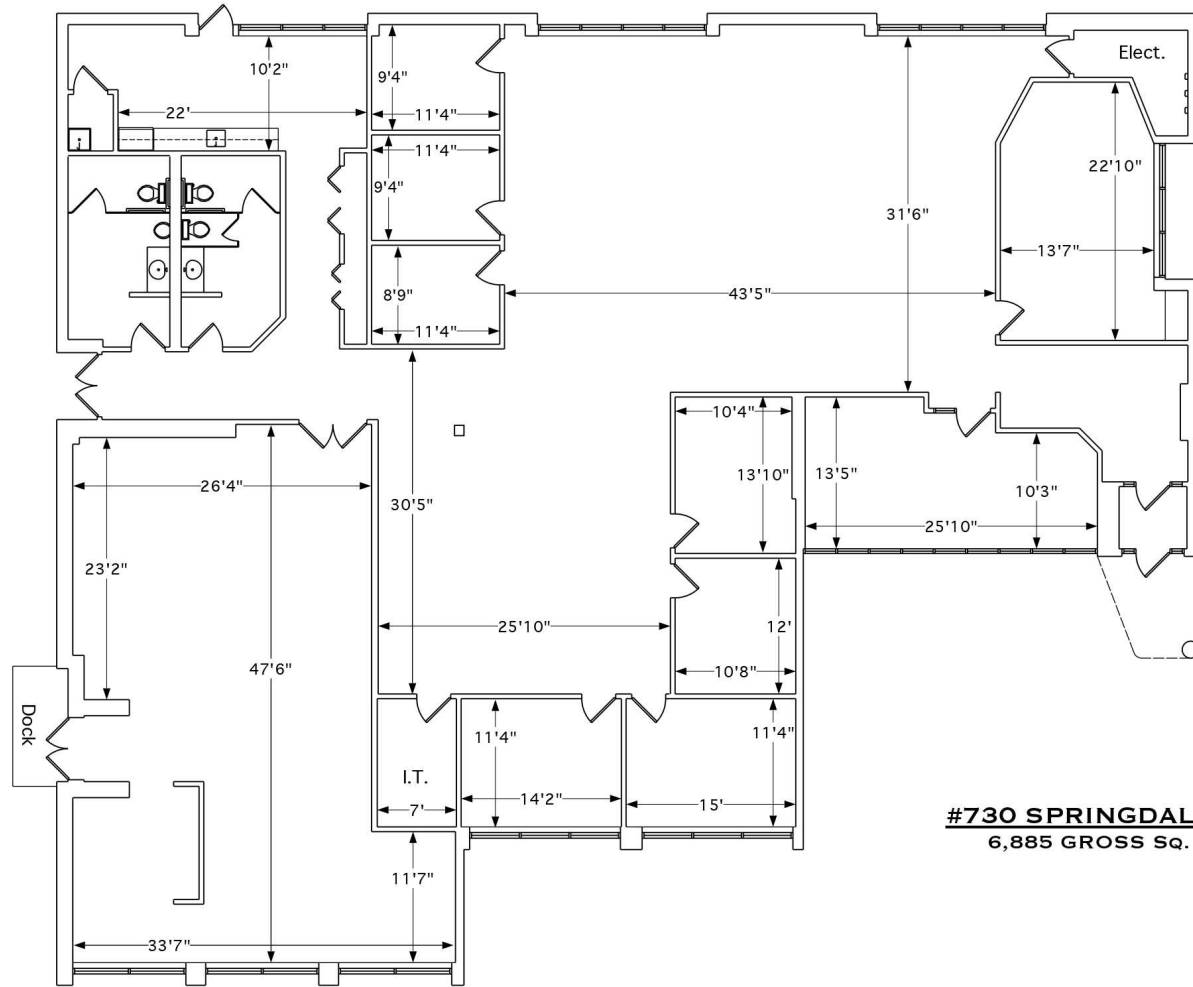
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FLOORPLAN

730 SPRINGDALE DRIVE



#730 SPRINGDALE DR.
6,885 GROSS SQ. FT.

**730 SPRINGDALE RD.
EXTON, PA 19341**

DETAILED FLOOR PLANS | ROOMINDERS, REAL ESTATE MARKETING
 P 856.429.4233 | WEB - WWW.ROOMINDERS.COM | C 609.504.2117
 E jon@roominders.com | MEASURED BY JON HITCHNER S.1.2024 | REVISED -
 * ACTUAL MEASUREMENTS MAY VARY | * NOT TO BE USED FOR CONSTRUCTION PURPOSES
 * POSITION OF WALLS AND FIXTURES ARE APPROXIMATE | * ONLY TO BE USED WITH WRITTEN PERMISSION

*Delta of 17sf between Public Record

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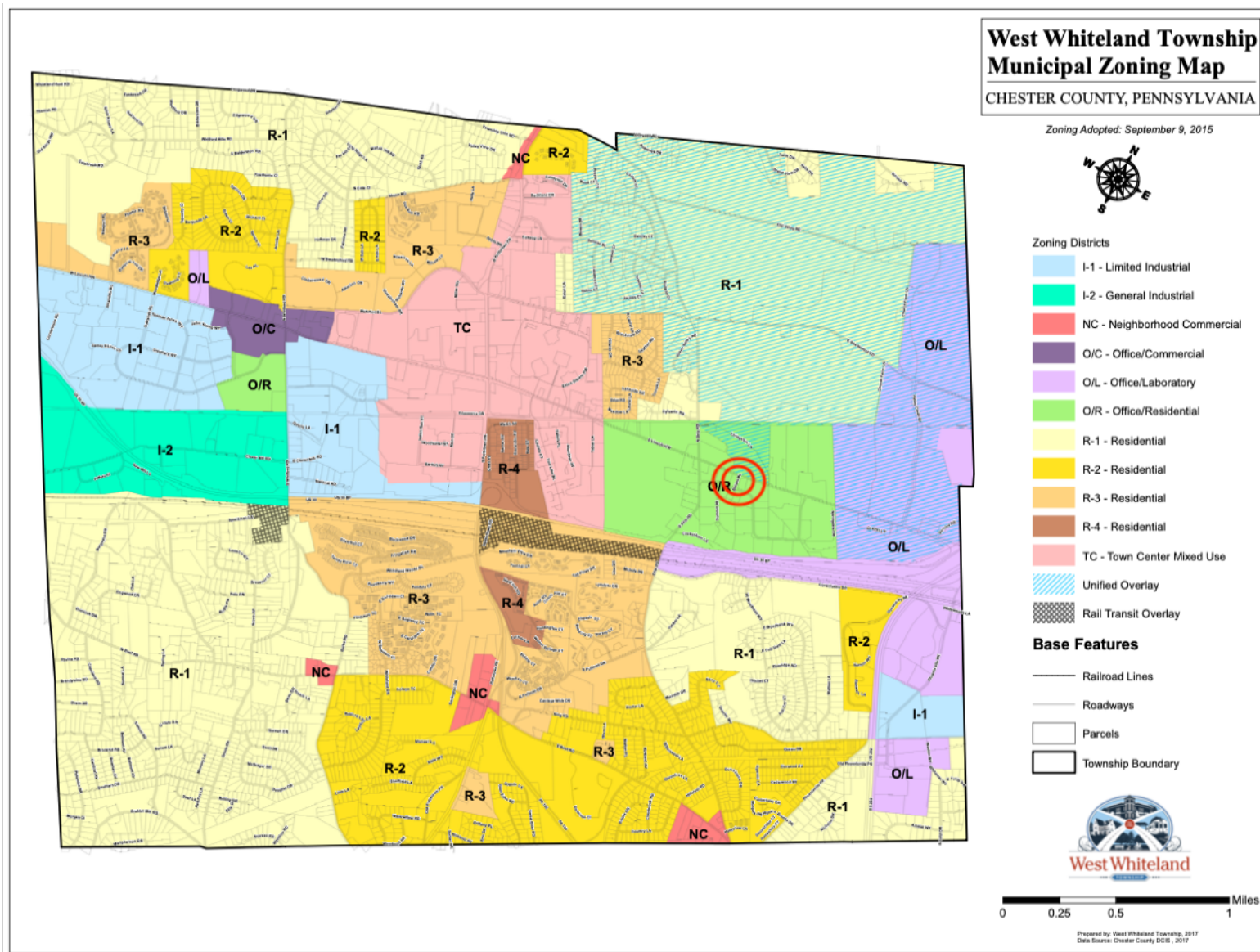
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ZONING MAP

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ZONING - CODE

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O/R - Office/Residential

Purpose.

- (1) To accommodate the development of projects that integrate residential and nonresidential uses to create live-work communities providing high aesthetic quality and facilitating transit by means other than private automobiles for daily needs.
- (2) To provide suitable accommodation for uses that require the ease of access afforded by Lincoln Highway and nearby mass transit.
- (3) To accommodate development that will serve as a transition between the higher density permitted in the Town Center district and the lower densities elsewhere in the Township, as well as between the highway-oriented uses along Lincoln Highway and residential uses.

Institutional Overlay: The IN Institutional District shall be and is an overlay of the TC Town Center, NC Neighborhood Commercial, O/C Office/Commercial, O/L Office/Laboratory, O/R Office/Residential, I-1 Limited Industrial, and I-2 General Industrial Districts except as otherwise provided in § 325-45B. The regulations in this district shall supplement the regulations otherwise applicable in the aforementioned underlying zoning districts when a use permitted by this subsection herein below is proposed. The purpose of this district is to encourage the preservation and subsequent logical and timely development for institutional purposes, conference centers, and specialized residential housing uses. The protective standards in this article are intended to minimize any possible adverse effect of a use permitted in the IN Institutional District on nearby premises.

[Click for More Information](#)

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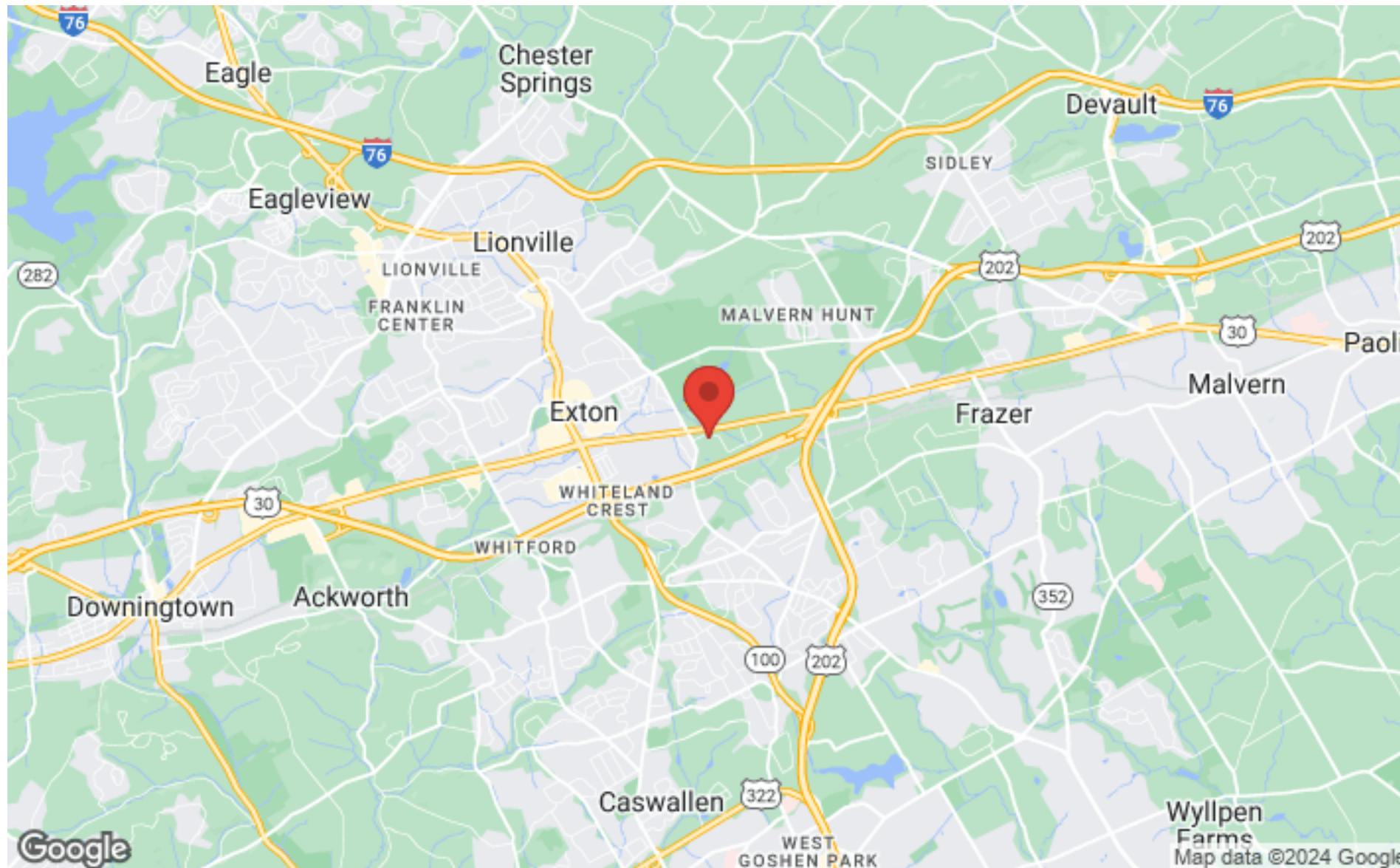
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REGIONAL MAP

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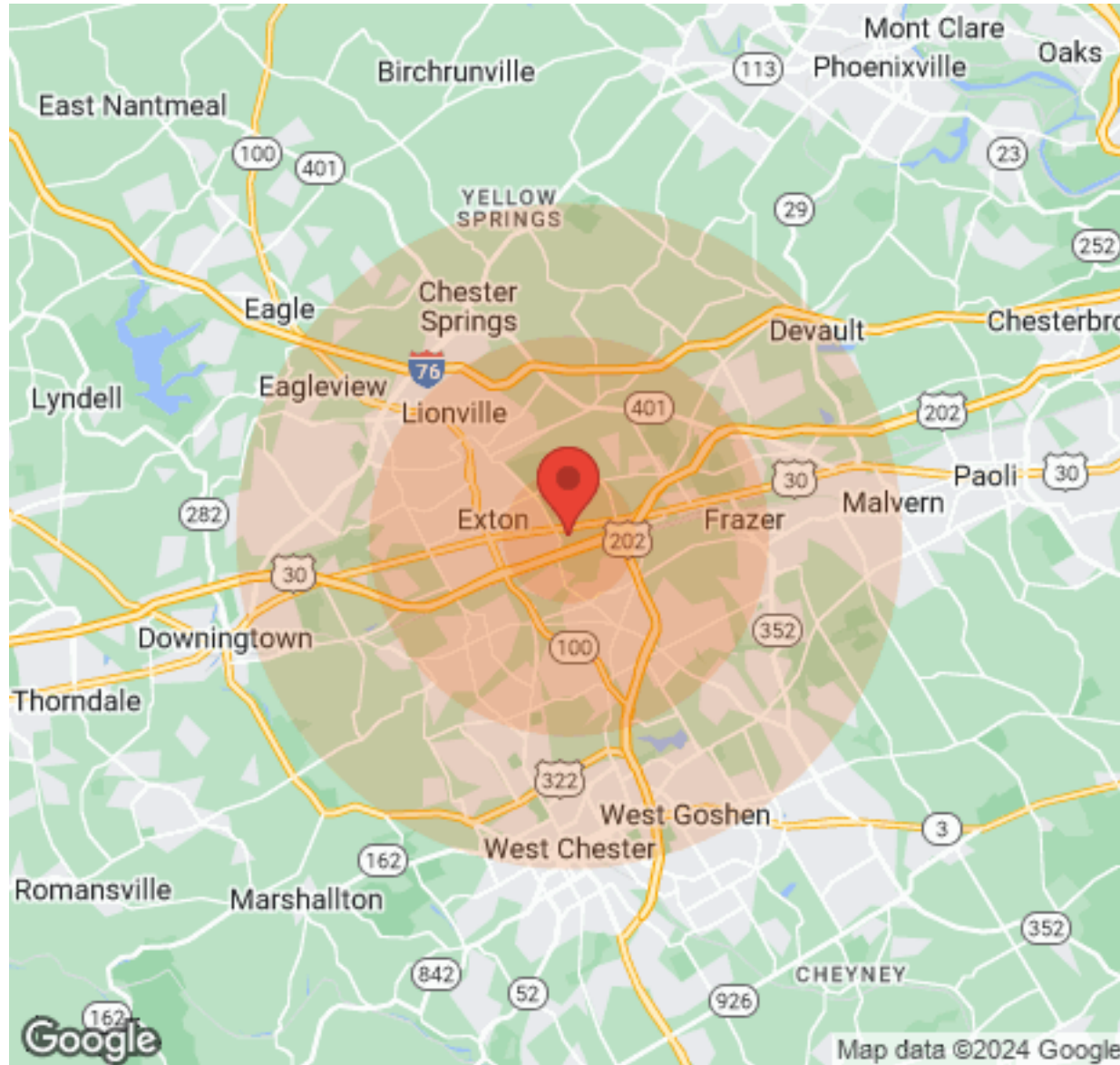
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DEMOGRAPHICS

730 SPRINGDALE DRIVE



Population	1 Mile	3 Miles	5 Miles
Male	1,714	19,391	55,323
Female	1,787	20,375	57,615
Total Population	3,501	39,766	112,938

Age	1 Mile	3 Miles	5 Miles
Ages 0-14	793	7,525	20,688
Ages 15-24	546	5,370	14,997
Ages 25-54	1,293	15,271	43,125
Ages 55-64	384	5,373	15,031
Ages 65+	485	6,227	19,097

Race	1 Mile	3 Miles	5 Miles
White	2,810	33,858	97,816
Black	108	1,166	4,243
Am In/AK Nat	1	4	25
Hawaiian	N/A	N/A	N/A
Hispanic	95	1,413	5,467
Multi-Racial	168	1,864	6,672

Income	1 Mile	3 Miles	5 Miles
Median	\$115,995	\$96,226	\$88,762
< \$15,000	40	569	2,724
\$15,000-\$24,999	12	505	2,495
\$25,000-\$34,999	N/A	688	2,631
\$35,000-\$49,999	106	1,256	4,094
\$50,000-\$74,999	254	2,529	7,069
\$75,000-\$99,999	192	2,543	6,273
\$100,000-\$149,999	284	3,593	9,050
\$150,000-\$199,999	179	1,571	4,331
> \$200,000	169	1,673	5,354

Housing	1 Mile	3 Miles	5 Miles
Total Units	1,356	15,665	46,500
Occupied	1,308	14,997	44,162
Owner Occupied	867	11,048	31,156
Renter Occupied	441	3,949	13,006
Vacant	48	668	2,338

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