



**SWOPE  
LEES**  
COMMERCIAL  
REAL ESTATE

**15 HAGERTY BLVD.  
ONLY 1 FLEX SPACE REMAINING FOR LEASE**

**15 HAGERTY BLVD, WEST CHESTER, PA 19382-7594**

610.429.0200  
swopelees.com



### PROPERTY DESCRIPTION

Only 1 Flex Space Remaining in a Well Established & Well Maintained Business Park!

### PROPERTY HIGHLIGHTS

- 3,622 Total SF of Flex Space Available in Well Maintained Business Park
- Unit A Has +/-1,000 SF of Office & 2,622 SF of Warehouse
- 18'4" Clear Height with 1 Man Door & a 10' x 12' Overhead Door
- All Public Utilities. Substantial Parking On Site
- Property Has Great Visibility From Hagerty Blvd.
- Easy Access to Route 202 N & S
- West Goshen Twp I-2 Zoning Numerous Permitted Uses

### OFFERING SUMMARY

Lease Rate:	\$14.00 SF/yr (NNN)
Available SF:	3,622 SF
Building Size:	21,500 SF
CAM	\$3.00 / SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	2,290	23,134	40,202
Total Population	6,012	61,614	107,988
Average HH Income	\$146,067	\$159,665	\$179,907

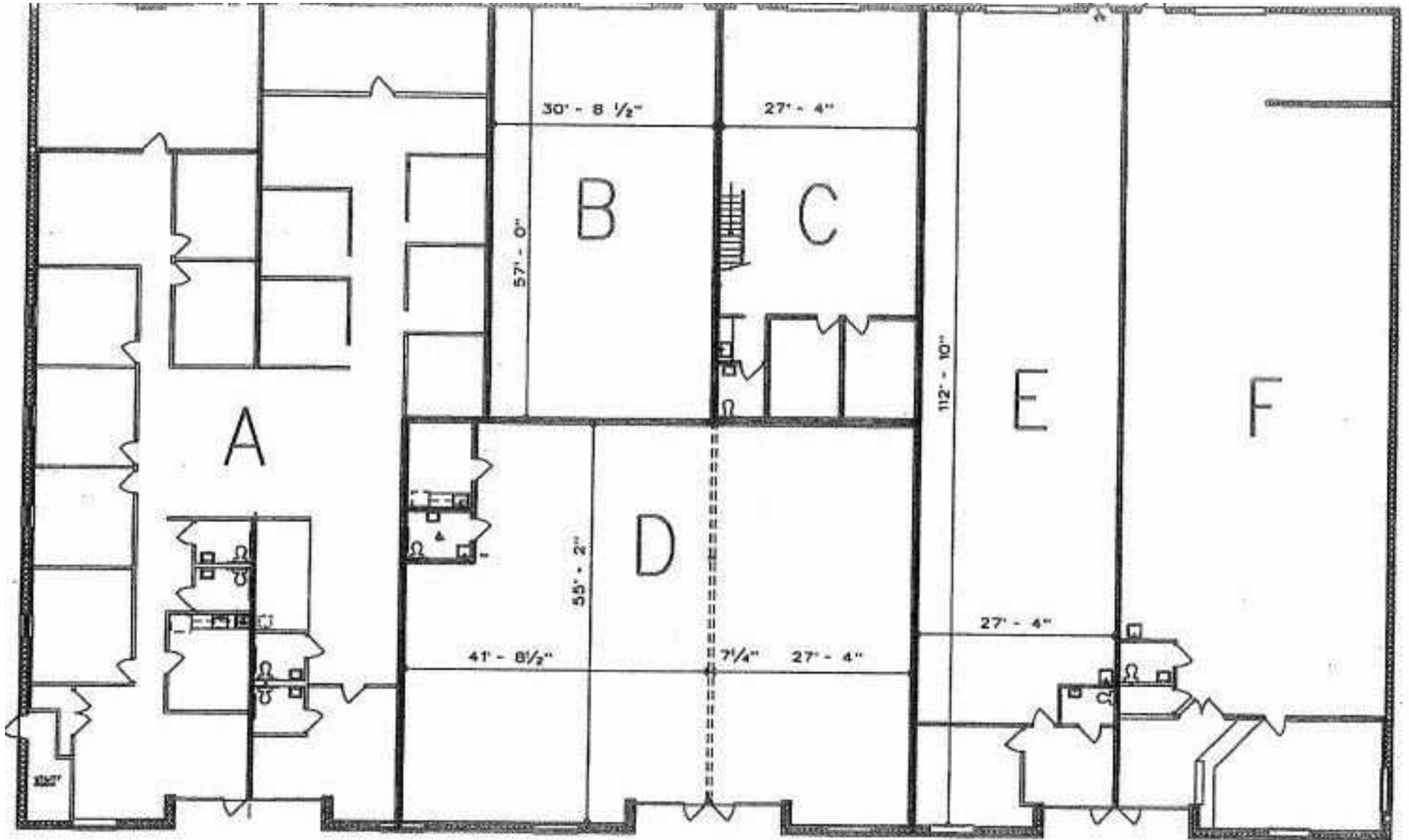


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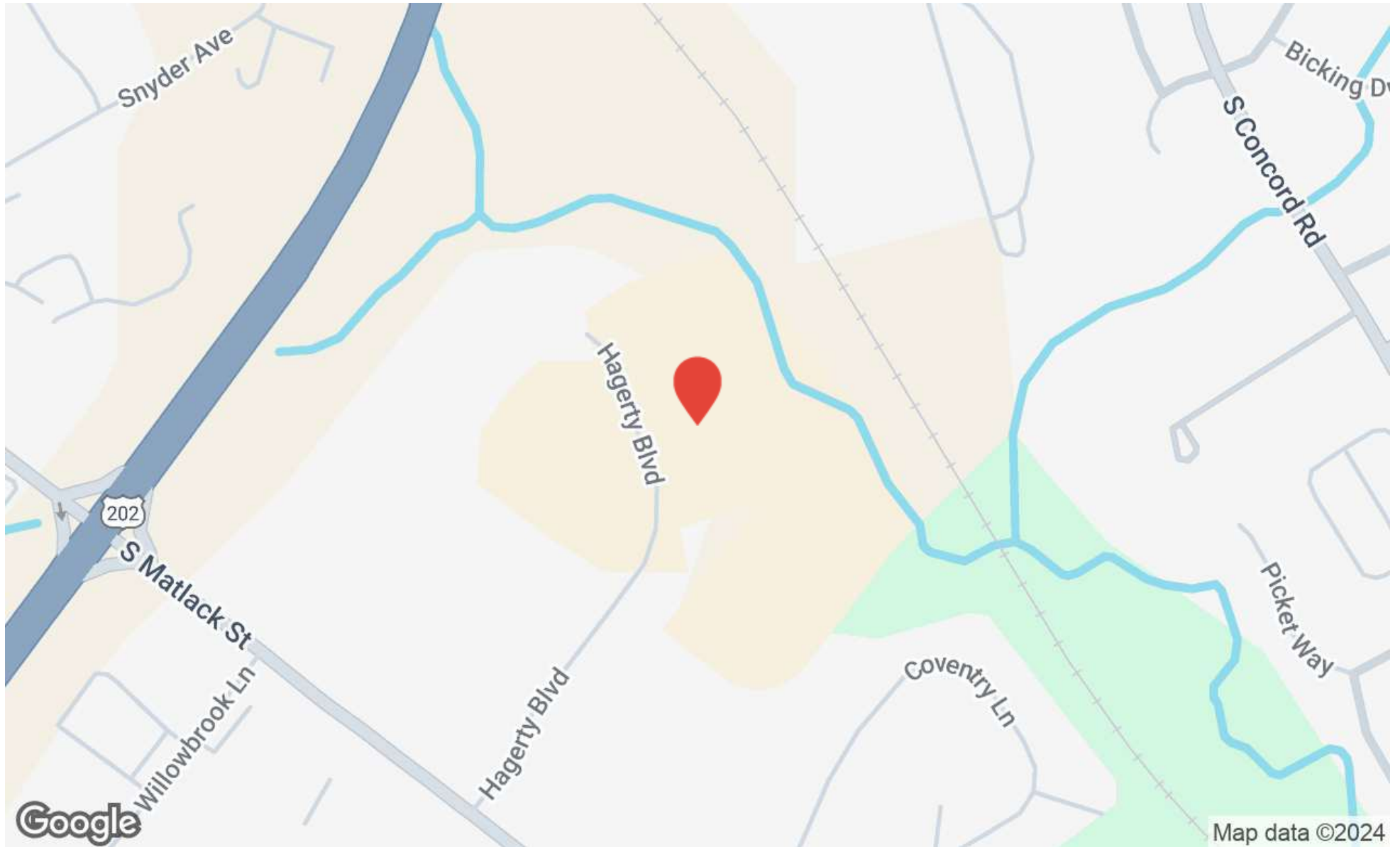
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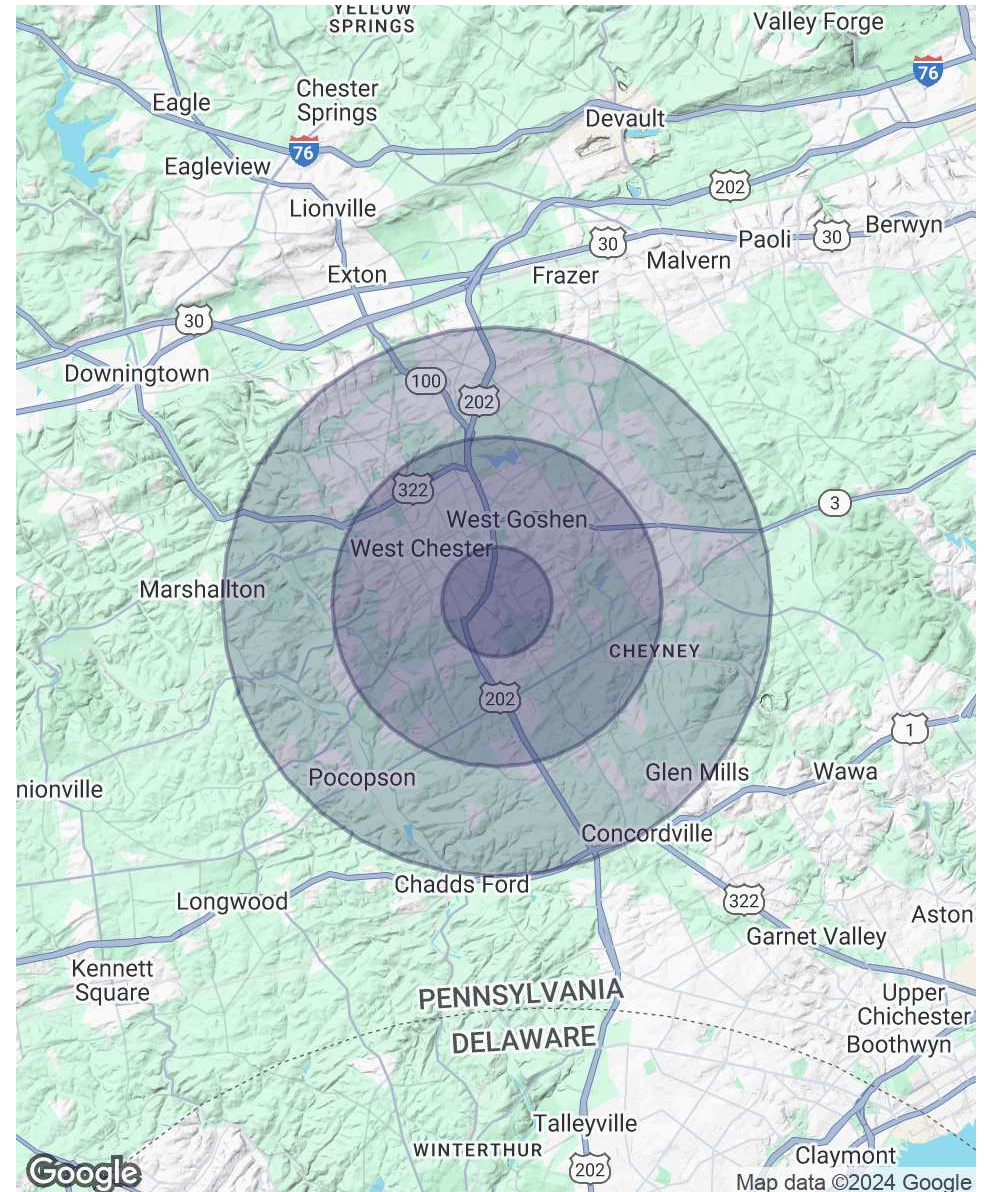
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	6,012	61,614	107,988
Average Age	39	39	41
Average Age (Male)	38	38	40
Average Age (Female)	40	40	42
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	2,290	23,134	40,202
# of Persons per HH	2.6	2.7	2.7
Average HH Income	\$146,067	\$159,665	\$179,907
Average House Value	\$553,893	\$556,562	\$609,866

*Demographics data derived from AlphaMap*





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**LARRY WYGANT**

**Associate Broker**

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Direct: **610.429.0200 x104** | Cell: **610.457.6506**

## PROFESSIONAL BACKGROUND

Larry has been a licensed real estate broker since 1994 and has been part of the Swope Lees team for over 10 years assisting clients in purchasing, selling and leasing all types of real estate. During his career Larry has worked for several major Philadelphia Real Estate Developers in the area of construction, development, brokerage and property management. He has overseen the construction of over 4,000,000 square feet of base building and tenant improvements and worked with numerous tenants. Prior to his real estate career Larry was a municipal manager for 10 years. Larry's blend of public sector and real estate experience provides him with a unique background to work with real estate clients regardless of their needs. Larry holds a Bachelors Degree in Community Planning from Penn State University and a Masters Degree in Public Administration from Kent State University. Larry and his wife Gail have lived in West Goshen Township for over 30 years and they have two grown children.

**Swope Lees Commercial Real Estate**  
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