

**SWOPE  
LEES**  
COMMERCIAL  
REAL ESTATE

610.429.0200  
[swopelees.com](http://swopelees.com)

**1440 – 1444 PHOENIXVILLE PIKE  
INVESTMENT SALE PRICE CHANGE  
1440 PHOENIXVILLE PIKE WEST CHESTER, PA 19380**

**1440 - 1444 PHOENIXVILLE PIKE**

1440 Phoenixville Pike  
West Chester, PA 19380

**CHUCK SWOPE, CCIM**  
chuck@swopelees.com  
610.429.0200 x101



#### PROPERTY DESCRIPTION

Introducing an exceptional investment opportunity in the heart of Chester County PA. This property offers several buildings zoned O/L. The property encompasses three parcels with long term leases in place until 2035 and offers a secure income stream to potential investors. The prime location and potential for future redevelopment further enhance the property's appeal. Please respect the current tenants' privacy and reach out to broker for more information on this investment opportunity.

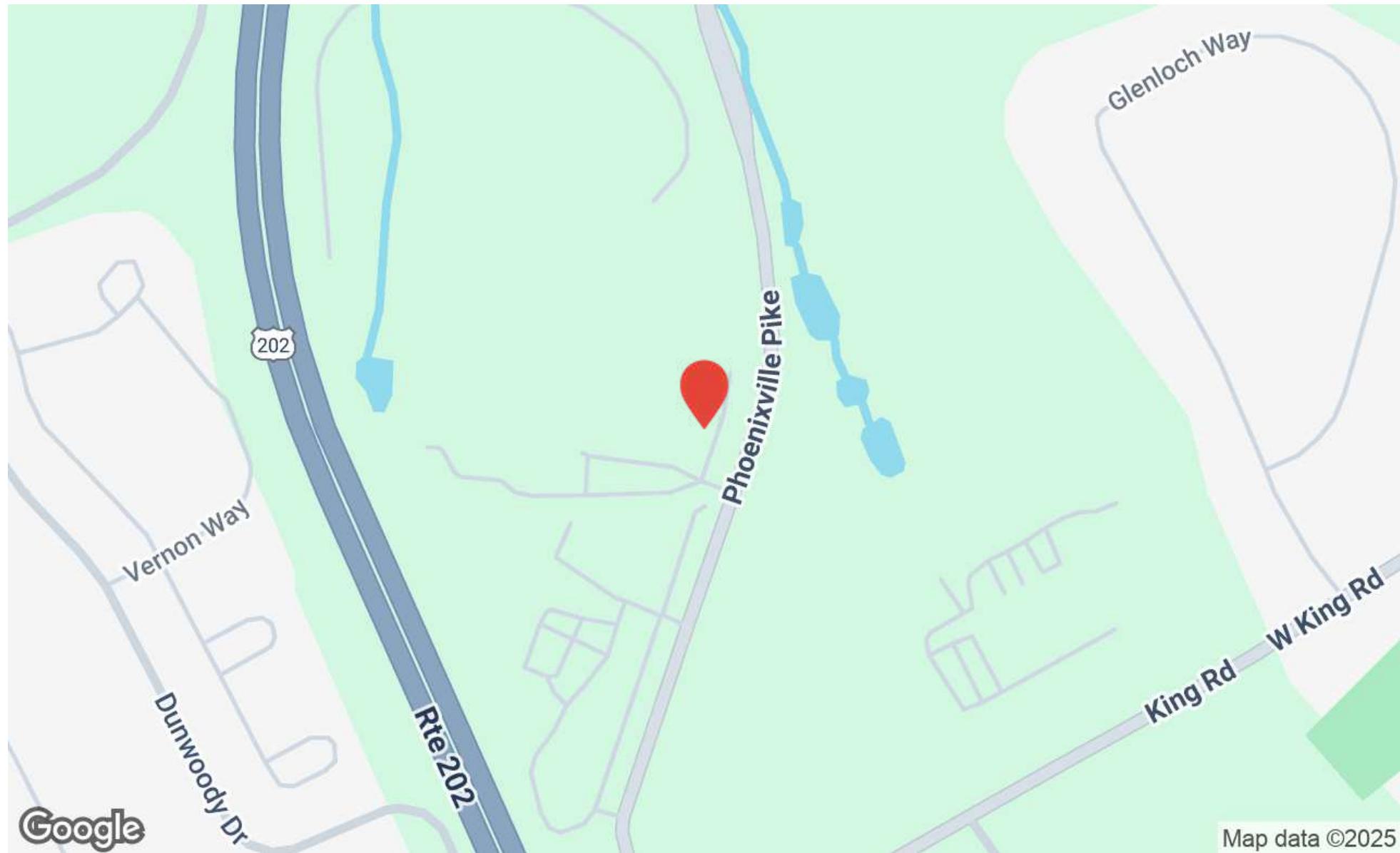
#### PROPERTY HIGHLIGHTS

- Investment sale of land and 4 buildings.
- All buildings under current long term lease.
- Leases are 10 year NNN starting Jan 2025 with 8% cap rate
- 3 parcels from 1440-1444 Phoenixville Pike
- Please do not disturb current Tenant!

#### OFFERING SUMMARY

Sale Price:	\$2,975,000
Lot Size:	13.8 Acres
Building Size:	10,000 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	1,431	16,175	43,788
Total Population	4,096	43,474	111,753
Average HH Income	\$173,324	\$180,982	\$172,350



**1440 - 1444 PHOENIXVILLE PIKE**

1440 Phoenixville Pike  
West Chester, PA 19380

**CHUCK SWOPE, CCIM**  
[chuck@swopelees.com](mailto:chuck@swopelees.com)  
610.429.0200 x101



**1440 - 1444 PHOENIXVILLE PIKE**

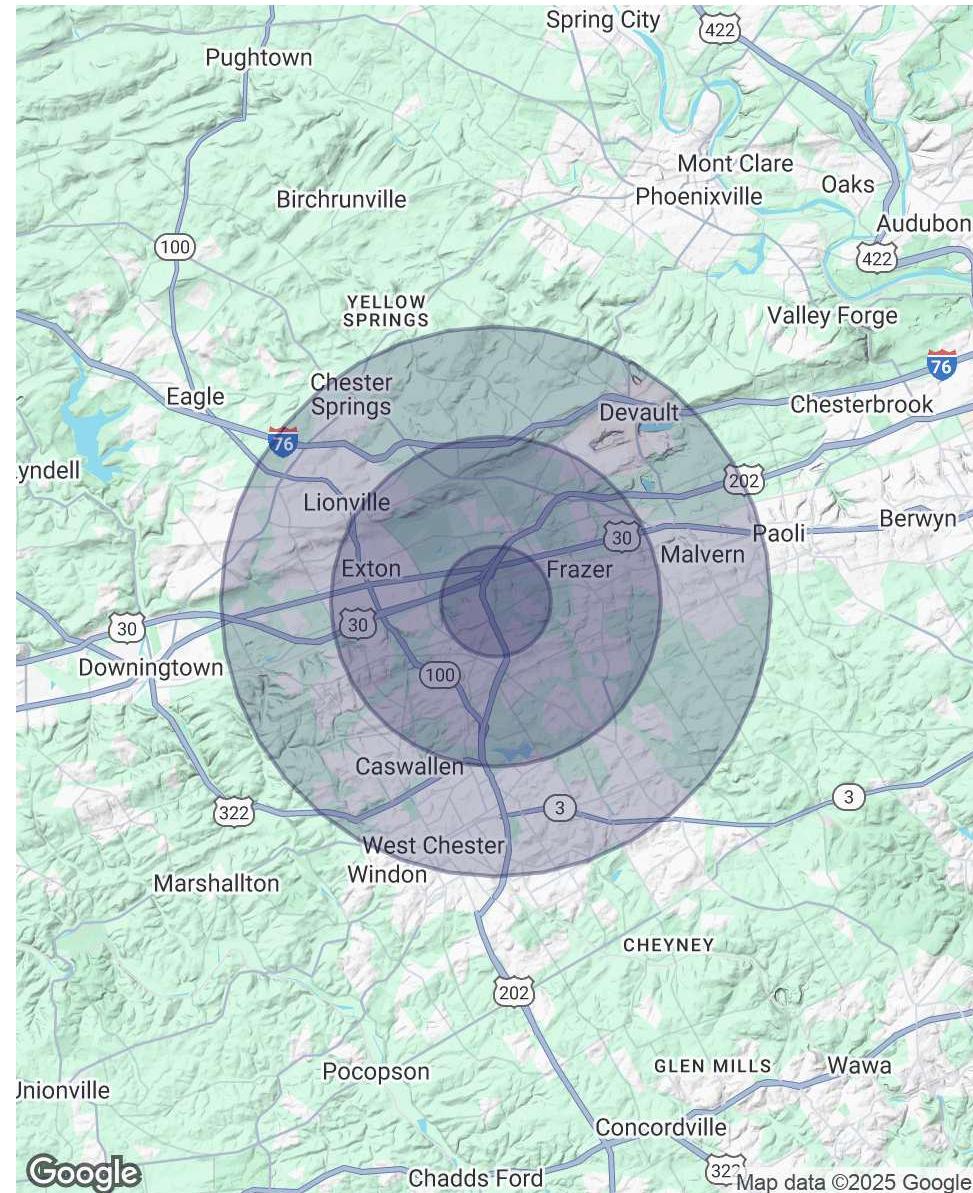
1440 Phoenixville Pike  
West Chester, PA 19380

**CHUCK SWOPE, CCIM**  
chuck@swopelees.com  
610.429.0200 x101

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	4,096	43,474	111,753
Average Age	41	43	42
Average Age (Male)	39	41	41
Average Age (Female)	43	44	43

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	1,431	16,175	43,788
# of Persons per HH	2.9	2.7	2.6
Average HH Income	\$173,324	\$180,982	\$172,350
Average House Value	\$586,216	\$590,247	\$601,678

*Demographics data derived from AlphaMap*



**1440 - 1444 PHOENIXVILLE PIKE**

1440 Phoenixville Pike  
West Chester, PA 19380

**CHUCK SWOPE, CCIM**  
[chuck@swopelees.com](mailto:chuck@swopelees.com)  
**610.429.0200 x101**



**CHUCK SWOPE, CCIM**

**Broker of Record**

[chuck@swopelees.com](mailto:chuck@swopelees.com)

Direct: **610.429.0200 x101** | Cell: **610.804.7897**

PA #RM 421301

**PROFESSIONAL BACKGROUND**

Chuck Swope, CCIM has been in the real estate industry for nearly 20 years, and over 16 years as a commercial real estate broker. Swope obtained his undergraduate degree from Washington College, Chestertown, MD and his graduate degree from the University of Pennsylvania, Philadelphia, PA. He enjoys spending time outdoors in the Chesapeake Bay region, traveling, exciting food and drinks, and collects rescue dogs.

**EDUCATION**

BA, Washington College, Chestertown, MD

MA, University of Pennsylvania, Philadelphia, PA

**MEMBERSHIPS**

CCIM

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