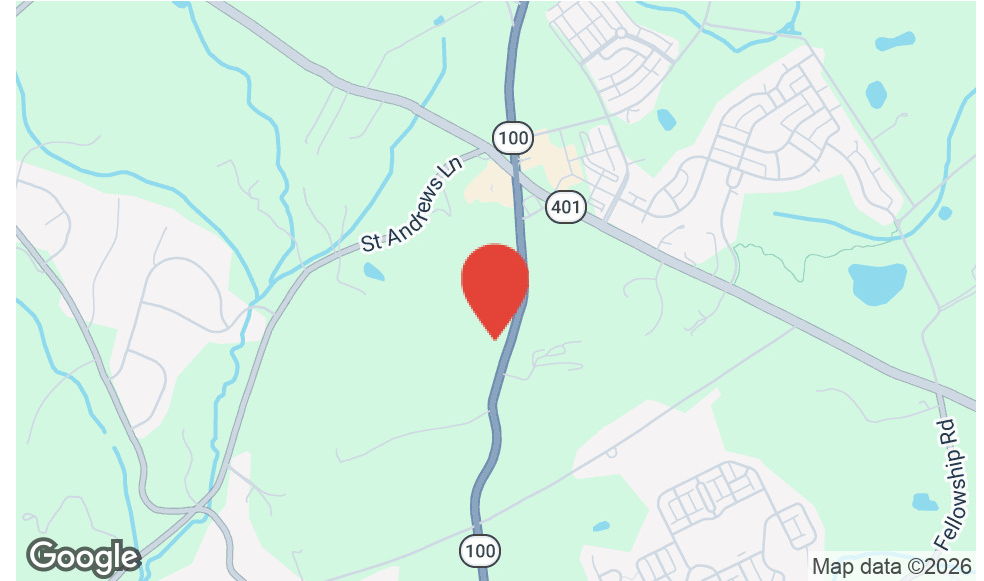




MEDICAL & COMMERCIAL DEVELOPMENT OPPORTUNITY

939 POTTSTOWN PIKE CHESTER SPRINGS, PA 19425

610.429.0200
swopelees.com



OFFERING SUMMARY

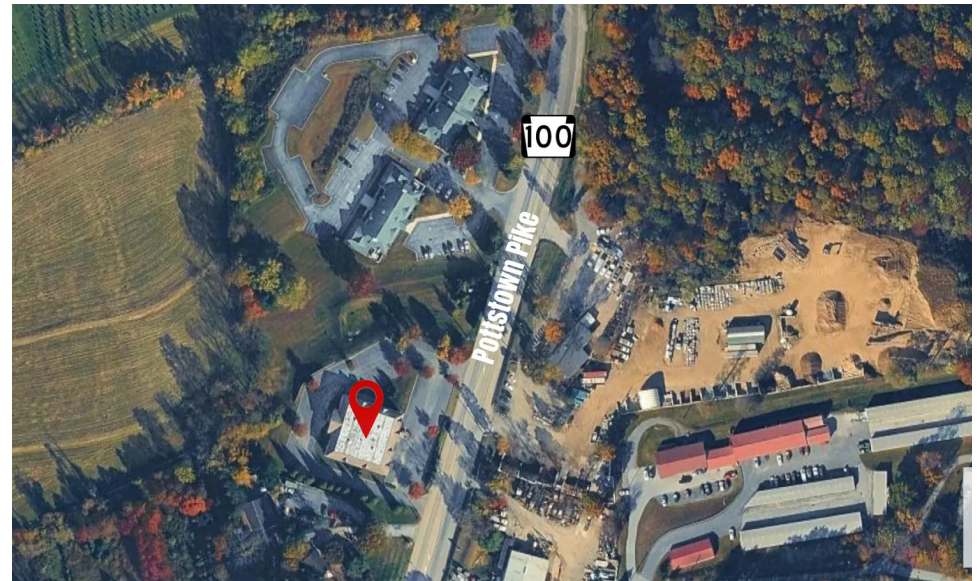
Sale Price:	Subject To Offer
Building Size:	20,810 SF
Floors:	2
Year Built:	1971
Zoning:	PC/LI: Planned Commercial / Limited Industrial
Market:	Chester County
Submarket:	Chester Springs / Exton

PROPERTY OVERVIEW

Rare opportunity to acquire and customize a prominent commercial building in one of Chester County's most desirable and affluent markets. Situated along Route 100 in Chester Springs, this ±20,810 SF building offers future owners the ability to create a medical, healthcare, professional, educational, or specialty commercial facility tailored to their exact needs while benefiting from substantial existing site improvements already in place. Unlike a traditional development project, much of the heavy lifting has already been completed. The property provides exceptional flexibility, visibility, and long-term value.

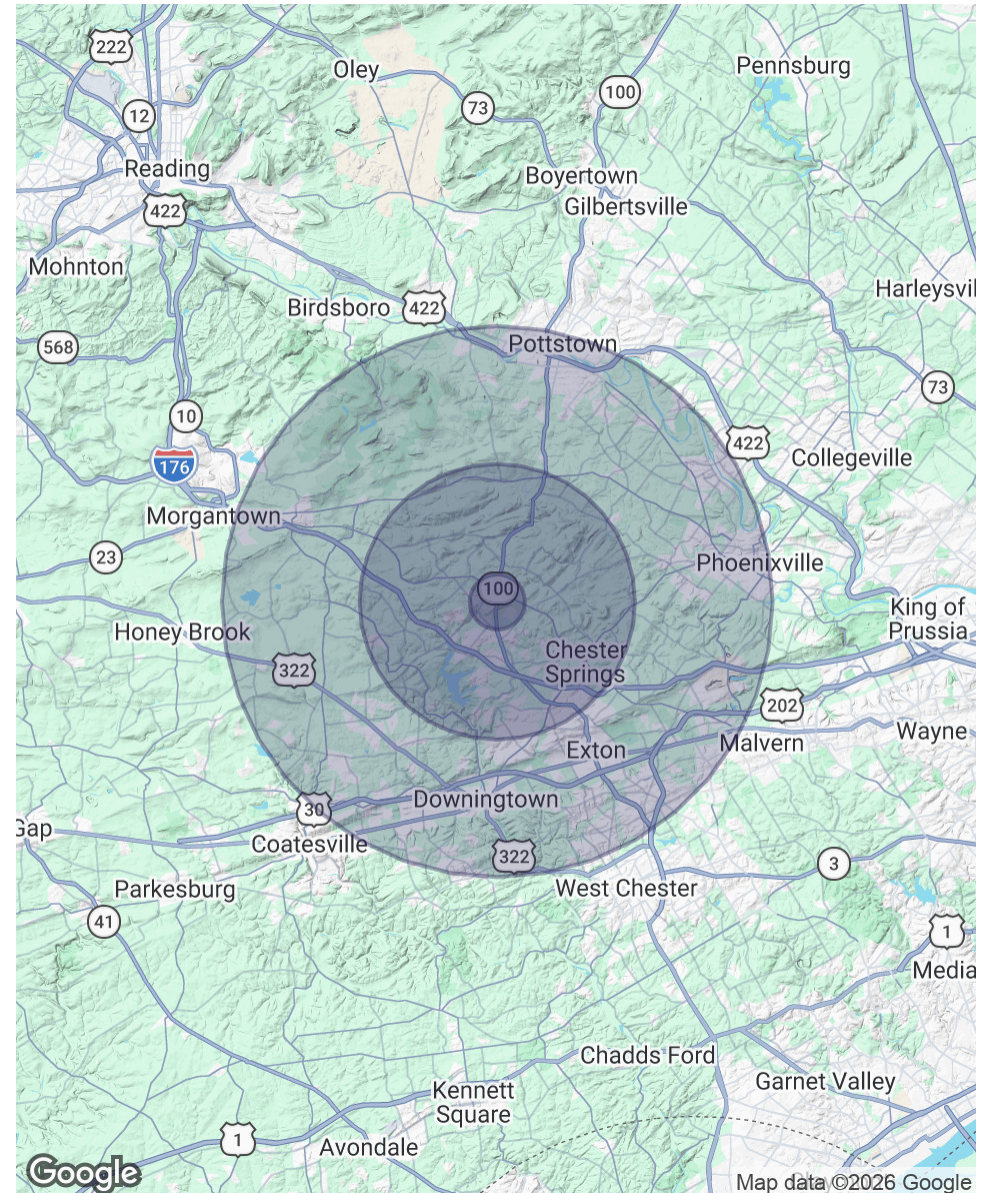
PROPERTY HIGHLIGHTS

- ±20,810 SF Commercial Building in Flexible PC/LI Zoning
- Significant Existing Improvements
- Ability to Customize Interior Layout / Build-Out
- Dedicated Elevator Chase Already Constructed
- ±75 On-Site Parking Spaces with direct Frontage and Visibility Along Route 100
- Potential to Divide into Two Condominium Units



POPULATION	1 MILE	5 MILES	10 MILES
Total Population	1,652	37,576	195,826
Average Age	38.7	39.9	39.7
Average Age (Male)	38.4	40.0	38.9
Average Age (Female)	39.0	39.6	40.1
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	522	12,704	73,759
# of Persons per HH	3.2	3.0	2.7
Average HH Income	\$167,433	\$149,275	\$109,243
Average House Value	\$529,279	\$474,076	\$372,963

** Demographic data derived from 2020 ACS - US Census*





939 Pottstown Pike
Chester Springs, PA 19425-3510

KAITIE O'GRADY
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KAITIE O'GRADY

Commercial Associate

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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



Build Your Vision. Skip the Groundbreaking | Contact one of our agents for more information.

SWOPE
LEES
COMMERCIAL
REAL ESTATE

610.429.0200

Kaitie O'Grady | kaitie@swopelees.com

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