

640 SNYDER AVE, UNIT F WEST CHESTER PA

640 SNYDER AVENUE, WEST CHESTER, PA 19382



OFFERING MEMORANDUM

KW COMMERCIAL
131 Woodcutter St Suite 100
Exton, PA 19341



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PRESENTED BY:

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EXECUTIVE SUMMARY | HIGHLIGHTS

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Executive Summary

An exceptional opportunity to own light industrial/flex space in West Goshen Township, conveniently located near Route 202 and just minutes from the heart of West Chester. This one-level, 3,300-square-foot unit offers a flexible layout suitable for various industrial, warehouse, or office uses.

Office Space: 750 sq. ft., including a powder room.

Warehouse Space: 2,550 sq. ft., featuring 17-foot ceilings and a loading dock with an 8' x 10' overhead door for seamless operations. This property provides all necessary utilities, making it ideal for businesses requiring a combination of office and industrial functionality.

Located in the I-2 Light Industrial District, this property offers excellent accessibility to major routes, including Route 202, providing easy connectivity to the surrounding region. Its proximity to West Chester ensures convenient access to local businesses, services, and amenities.

Property Highlights

- Utilities: Electric, natural gas, sewer, and water available.
- Electric Service: 200+ Amp service.
- Ceiling Height: 17 feet clearance in the warehouse area.
- Loading Dock: Includes an 8' x 10' overhead door for deliveries and logistics.
- Plentiful Parking Available

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OFFERING DETAILS

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Investment Analysis

Asking Price:	withheld
Building Size:	3,740 (public record)
Celing Height:	16ft Clearance

Building Details

Water	Public
Sewer:	Public
Elextric:	200+ Amp
Heat:	Gas
HVAC:	Central
Year Built	1989
Taxes:	\$4,715



Parcel Details

Parcel ID	52-05Q-0049.0600
County:	Chester County
Municipality Name	West Goshen Township
Zoning:	I-2: Light Industrial

PROPERTY PHOTOS

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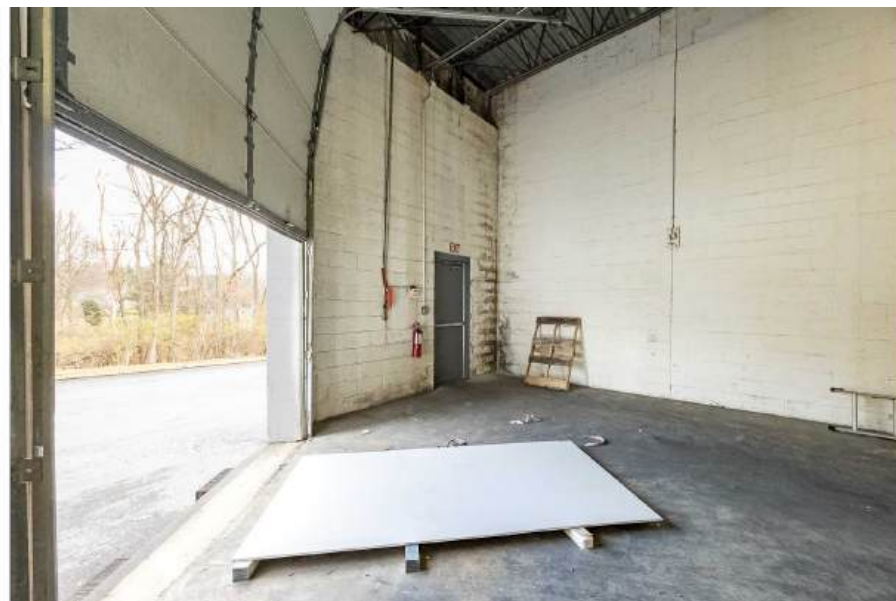
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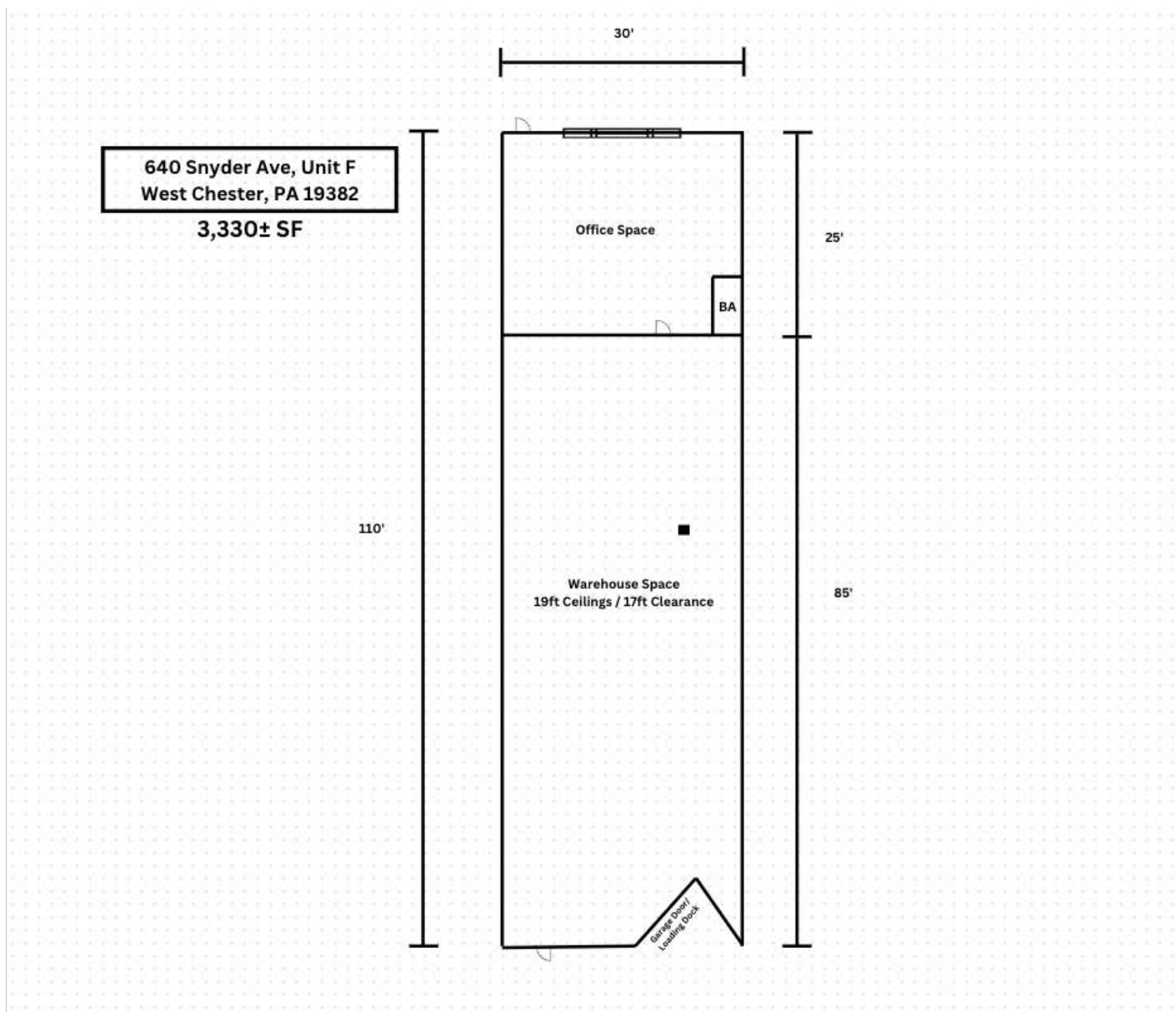
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FLOORPLAN

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ZONING - CODE

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District Purpose and Use Regulations for I-2 Light Industrial District

The I-2 Light Industrial District provides areas for a wide variety of industrial and selected business uses that seek attractive settings. These uses generally involve smaller lot sizes and business operations compared to the I-1 District. Permitted uses include:

Research, engineering, or test laboratories.
Production, processing, cleaning, testing, repair, storage, and distribution of materials, goods, and products (excluding retail activity, junkyards, or animal slaughter).
Miniwarehouse or self-storage facilities.
Wholesale sales, storage, or distribution.
Municipal, county, state, and federal uses, including fire, police, and ambulance facilities.
Contractor establishments not engaging in retail activities.
Office buildings, medical offices, or clinics (including outpatient services).
Mass transit stations.
Public places of amusement or recreation; athletic clubs.
Financial establishments.
Commercial greenhouses.
Agricultural uses as prescribed in § 84-50.
Automobile body repair and paint shops or repair shops.
Hotels/motels on lots of at least three acres.
Forestry uses (subject to § 84-57.8).
Mineral extraction.
Microbreweries and brewery pubs.
Rental businesses.
Food stands.
Accessory uses incidental to the principal use (e.g., restaurants, cafeterias, recreational uses).

Special Exceptions (Permitted by the Zoning Hearing Board):

Radio and television transmitters requiring FCC licensing.
Child, adult, and group day-care centers.
Retail sales as an accessory use.
Churches.

Conditional Uses (Permitted by the Board of Supervisors):

Public utility facilities and pipelines (subject to § 84-56).
Motorcycle sales and repair shops, provided the lot does not abut a residential zoning district.

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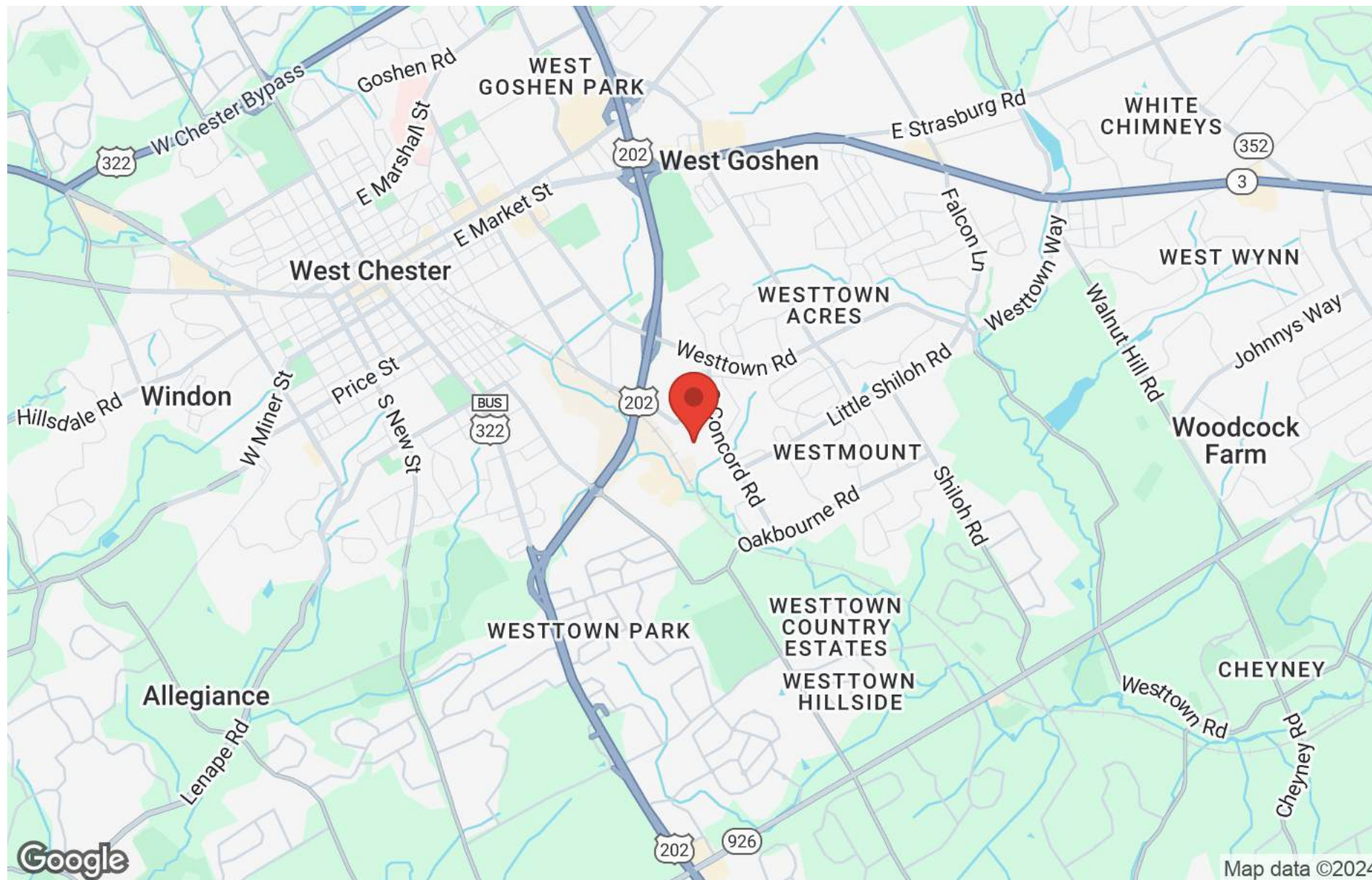
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REGIONAL MAP

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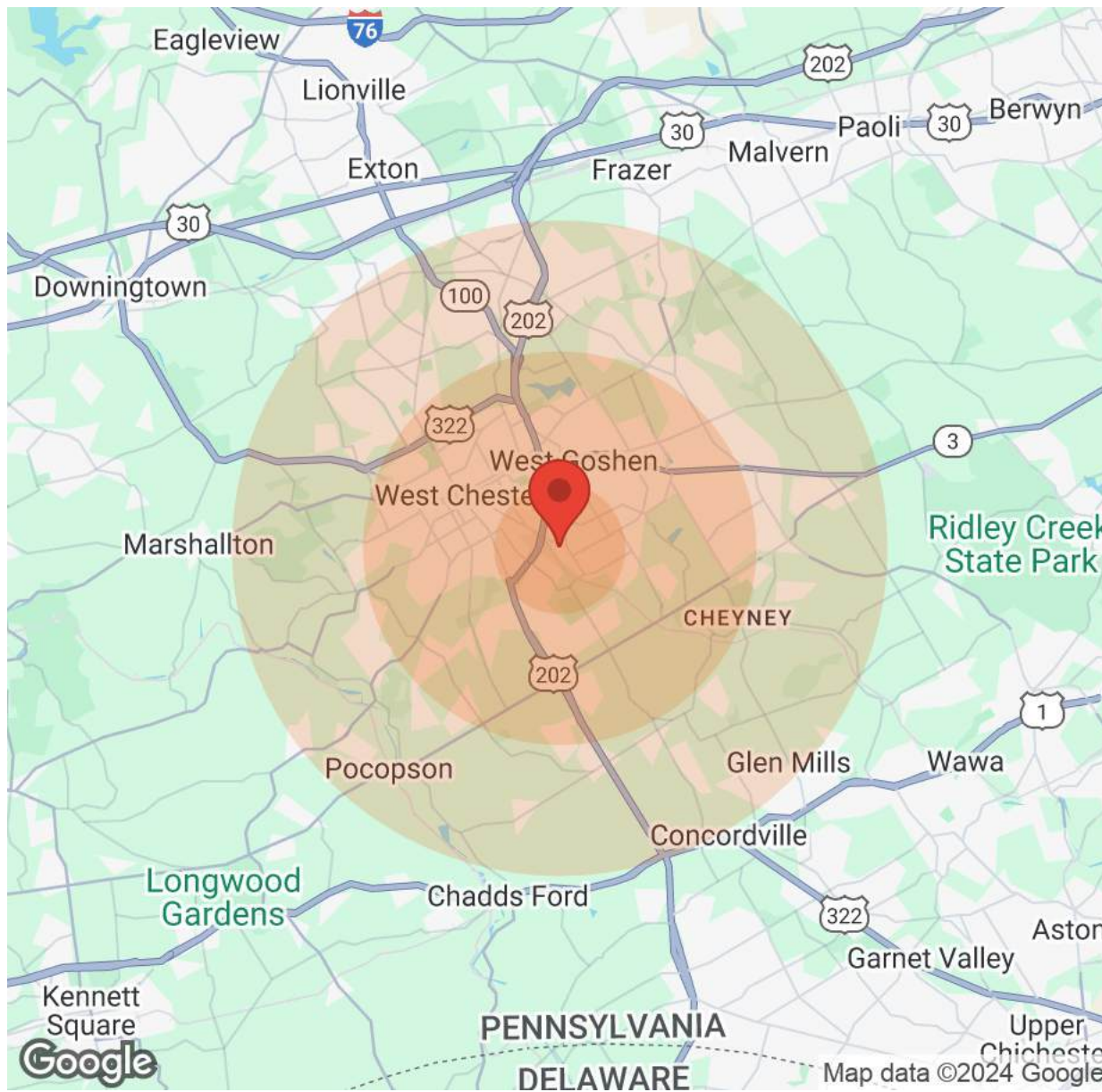
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DEMOGRAPHICS

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Population	1 Mile	3 Miles	5 Miles
Male	2,887	28,786	55,407
Female	3,145	31,416	58,570
Total Population	6,032	60,202	113,977

Age	1 Mile	3 Miles	5 Miles
Ages 0-14	1,053	10,033	19,122
Ages 15-24	822	6,855	14,624
Ages 25-54	2,449	27,079	46,169
Ages 55-64	831	7,138	14,434
Ages 65+	877	9,097	19,628

Race	1 Mile	3 Miles	5 Miles
White	5,626	52,460	100,899
Black	204	3,435	6,352
Am In/AK Nat	N/A	14	26
Hawaiian	N/A	N/A	N/A
Hispanic	128	4,153	5,099
Multi-Racial	230	4,794	6,390

Income	1 Mile	3 Miles	5 Miles
Median	\$91,484	\$62,777	\$89,935
< \$15,000	95	2,027	2,827
\$15,000-\$24,999	14	1,441	2,306
\$25,000-\$34,999	105	1,579	2,291
\$35,000-\$49,999	169	2,474	3,935
\$50,000-\$74,999	290	4,001	6,819
\$75,000-\$99,999	500	3,248	5,710
\$100,000-\$149,999	644	4,206	8,088
\$150,000-\$199,999	196	1,624	4,120
> \$200,000	145	1,749	5,610

Housing	1 Mile	3 Miles	5 Miles
Total Units	2,142	23,358	44,473
Occupied	2,096	22,243	42,513
Owner Occupied	1,524	13,256	30,927
Renter Occupied	572	8,987	11,586
Vacant	46	1,115	1,960

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