



**SWOPE
LEES**
COMMERCIAL
REAL ESTATE

610.429.0200
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OFFICE/SHOWROOM BUILDING FOR LEASE
21 HAGERTY BLVD WEST CHESTER, PA 19382



PROPERTY DESCRIPTION

Two Story Stand Alone Building With Office/Showroom/Retail Space

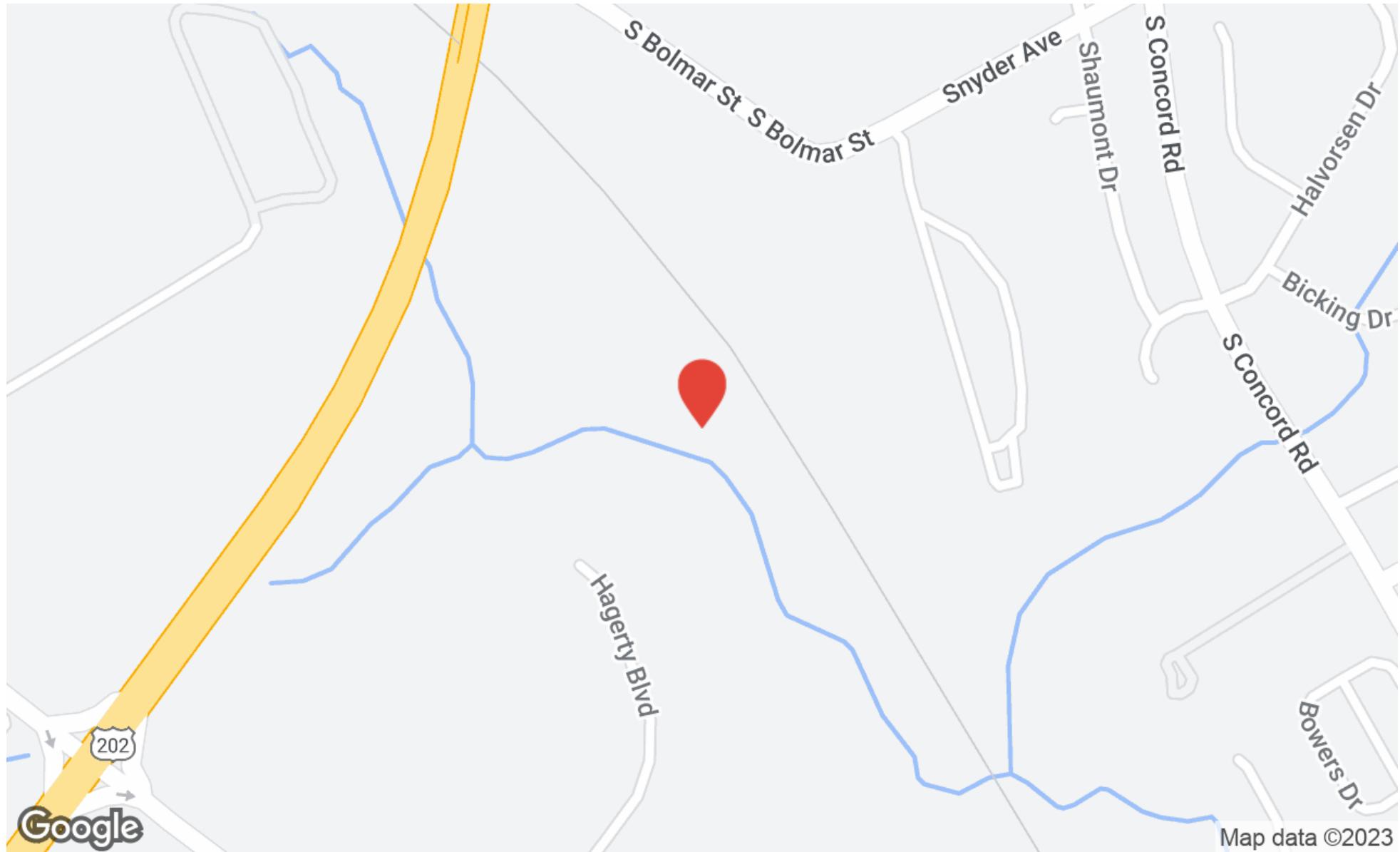
PROPERTY HIGHLIGHTS

- +/- 3,325 Total SF in a Two Story Building
- Numerous Permitted Uses Including Office/Showroom/Retail
- All Public Utilities
- Parking +/- 20 Cars
- West Goshen Township I-2 Zoning
- Easy Access to Route North & South

OFFERING SUMMARY

Lease Rate:	\$12.00 SF/yr (NNN)
Number of Units:	1
Available SF:	3,325 SF
Building Size:	3,325 SF

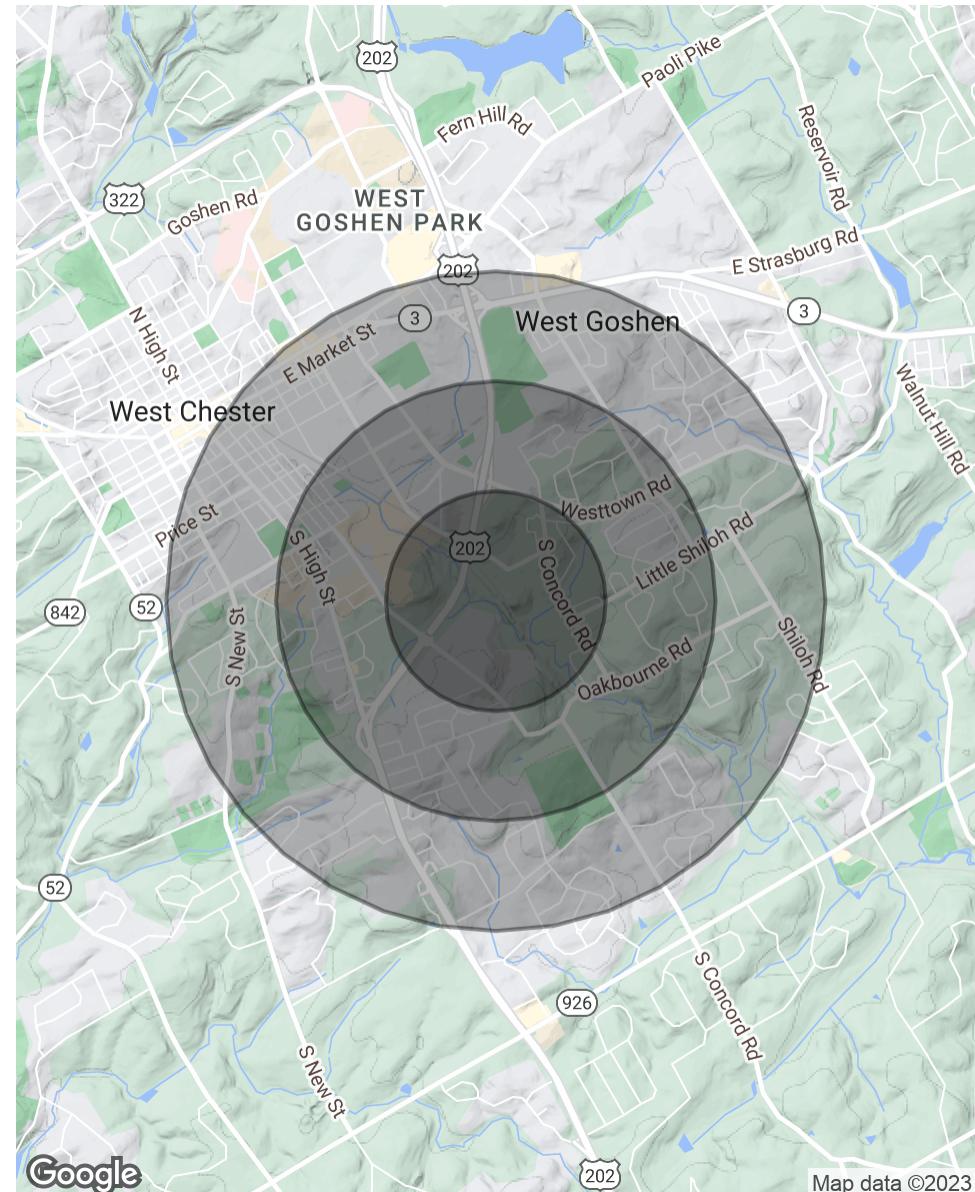
DEMOGRAPHICS	0.5 MILES	1 MILE	1.5 MILES
Total Households	463	2,549	7,328
Total Population	1,222	6,823	21,655
Average HH Income	\$97,113	\$111,973	\$107,526

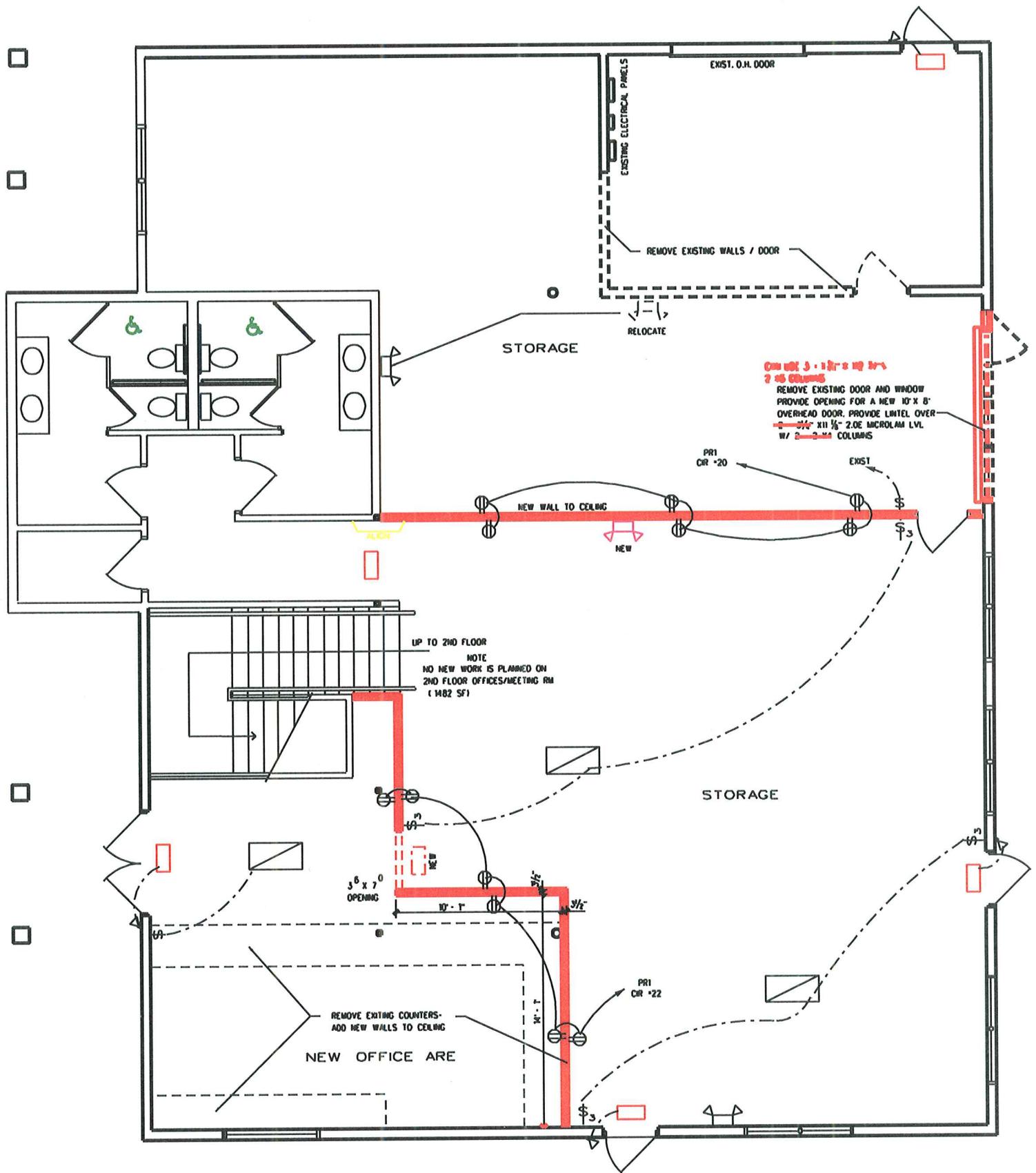


POPULATION	0.5 MILES	1 MILE	1.5 MILES
Total Population	1,222	6,823	21,655
Average Age	34.1	36.3	32.4
Average Age (Male)	37.3	36.8	32.0
Average Age (Female)	33.9	36.5	33.5

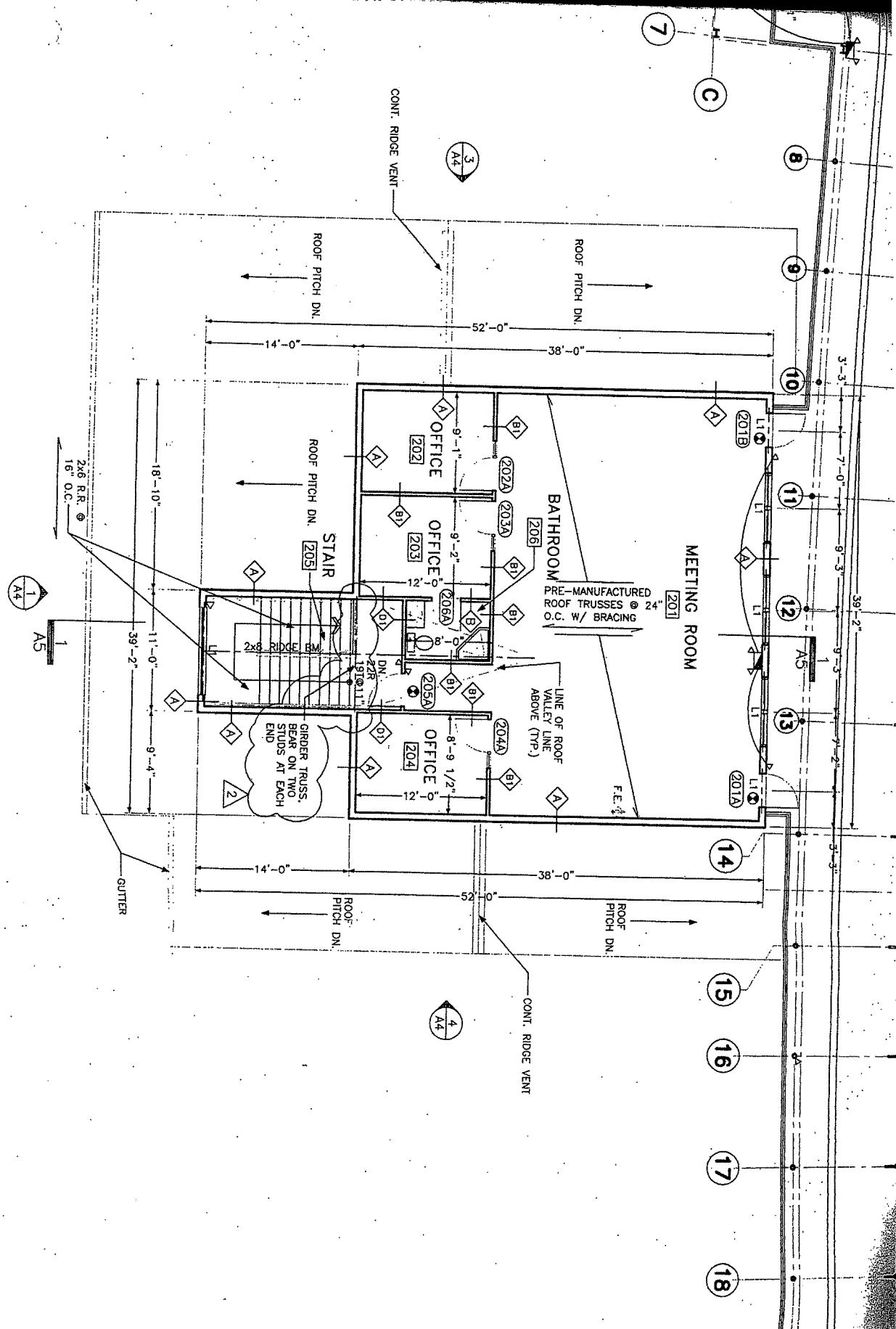
HOUSEHOLDS & INCOME	0.5 MILES	1 MILE	1.5 MILES
Total Households	463	2,549	7,328
# of Persons per HH	2.6	2.7	3.0
Average HH Income	\$97,113	\$111,973	\$107,526
Average House Value	\$360,357	\$397,472	\$395,947

* Demographic data derived from 2020 ACS - US Census





FIRST FLOOR PLAN





21 Hagerty Blvd
West Chester, PA 19382

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