



**SWOPE
LEES**
COMMERCIAL
REAL ESTATE

610.429.0200
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OFFICE BUILDING FOR SALE
801 SPROUL STREET CHESTER, PA 19013



PROPERTY DESCRIPTION

Versatile 2-Story Mixed-Use Commercial Building positioned in the heart of Chester's commercial corridor, this property offers a rare 22,700 ± SF multi-tenant building with flexible retail, office, and institutional space. The first floor features a food court with up to 10 vendor bays, salon suite, and additional office areas – ideal for retail, restaurant, or service-based users. The second floor includes two distinct layouts, formerly a dental office and a female retention facility, each with private restrooms and flexible configurations for medical, office, or specialty use.

PROPERTY HIGHLIGHTS

- Constructed with masonry and steel framing
- The property includes a flat rubber-coated roof
- 800-amp electric service
- Separate HVAC systems, and elevator access between floors
- Dual entrances and drive-thru window
- High visibility along Sproul Street

OFFERING SUMMARY

Sale Price: \$2,420,000

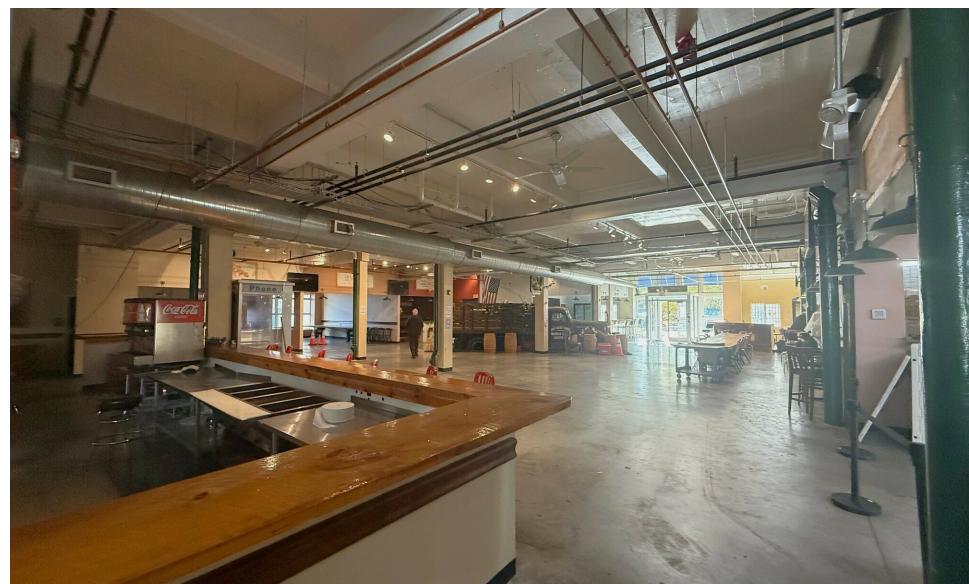
Building Size: 22,722 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	6,105	31,803	67,861
Total Population	18,228	84,064	177,762
Average HH Income	\$50,943	\$89,747	\$107,870

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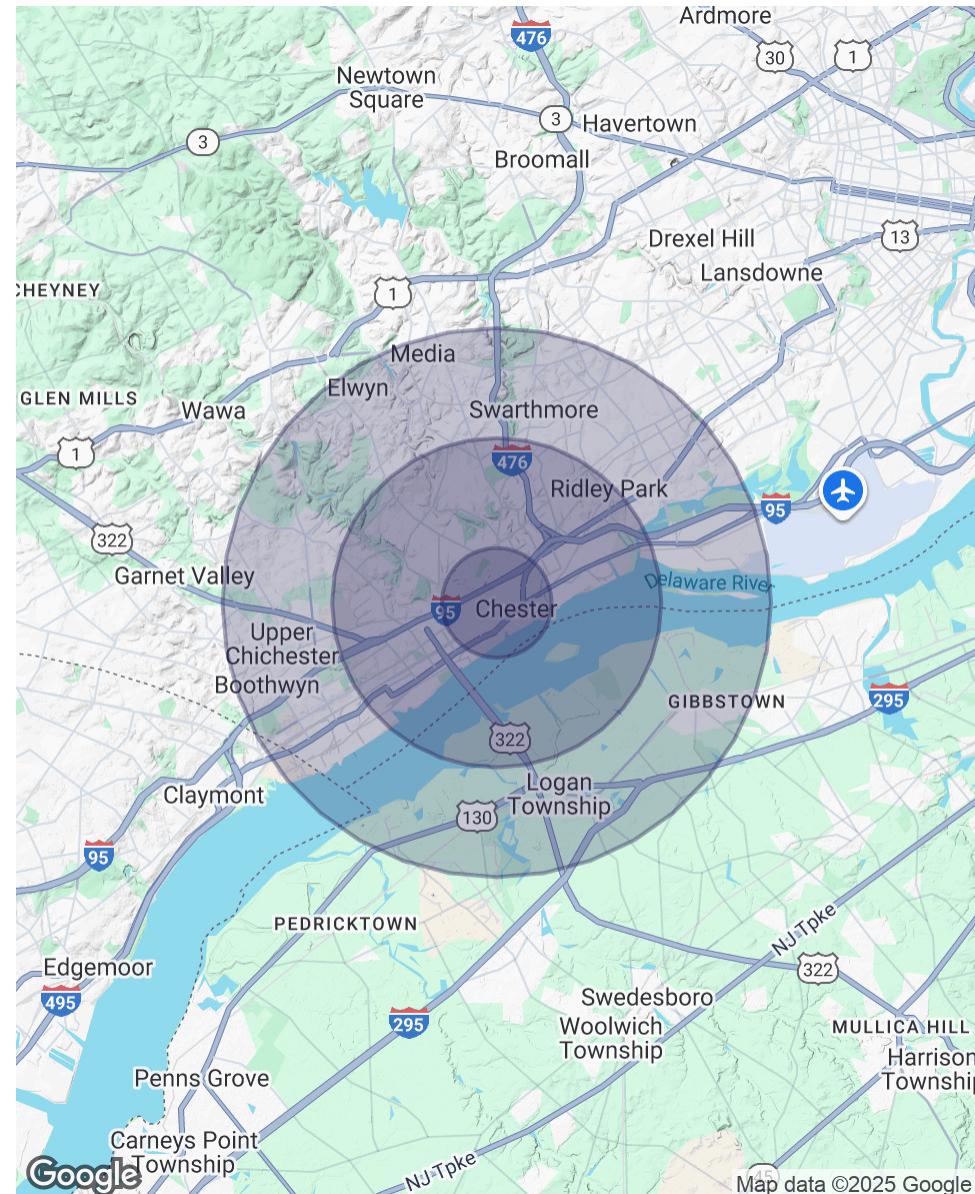
LARRY WYGANT
larry@swopelees.com
610.429.0200 x104

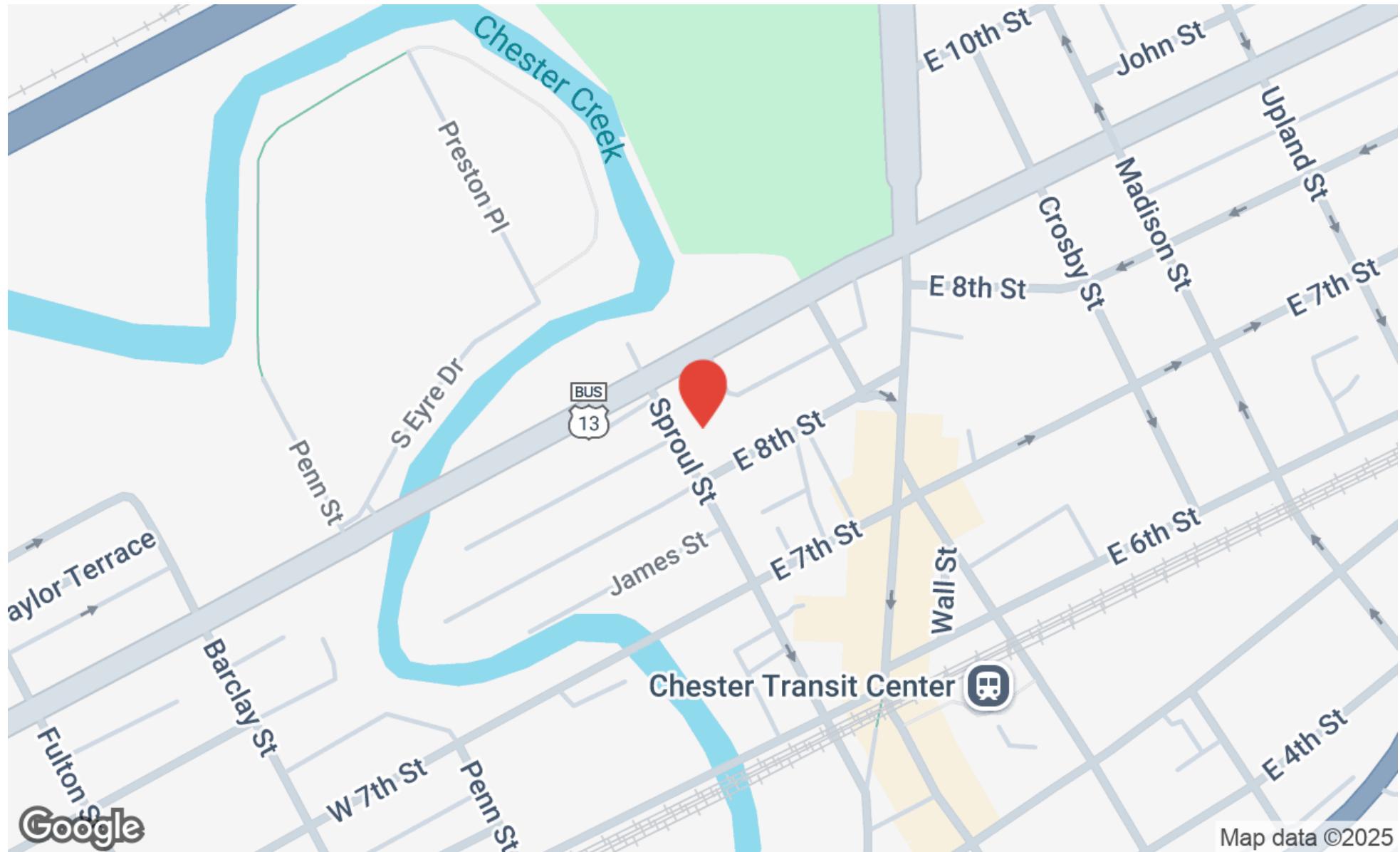
KAITIE O'GRADY
kaitie@swopelees.com
610.429.0200



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	18,228	84,064	177,762
Average Age	37	39	41
Average Age (Male)	35	38	39
Average Age (Female)	38	41	42
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	6,105	31,803	67,861
# of Persons per HH	3	2.6	2.6
Average HH Income	\$50,943	\$89,747	\$107,870
Average House Value	\$114,727	\$224,054	\$289,656

Demographics data derived from AlphaMap







LARRY WYGANT

Associate Broker

Direct: 610.429.0200 x104 **Cell:** 610.457.6506
larry@swopelees.com



KAITIE O'GRADY

Sales Associate

Direct: 610.429.0200 **Cell:** 484.630.5017
kaitie@swopelees.com

PA #RS376804