



INVESTMENT PROPERTY FOR SALE



**AVAILABLE
FOR SALE**

Negotiable

LOCATION: 1307 Phoenixville Pike West Chester, PA 19380

PROPERTY HIGHLIGHTS:

- ◆ PHOENIXVILLE PIKE & BOOT ROAD
- ◆ HIGH VISIBILITY AT INTERSECTION
- ◆ ZONING: R3
- ◆ +/- 37,000 COMBINED AADT; 55 PARKING SPACES
- ◆ DEMOGRAPHICS WITHIN 5MI: POPULATION: 132,000 & AHI +/- \$155,000
- ◆ LOT SIZE: 1.37 AC
- ◆ BUILDING SIZE: 11,153 SF
- ◆ 171' FRONTAGE ON PHOENIXVILLE PIKE

Contact:

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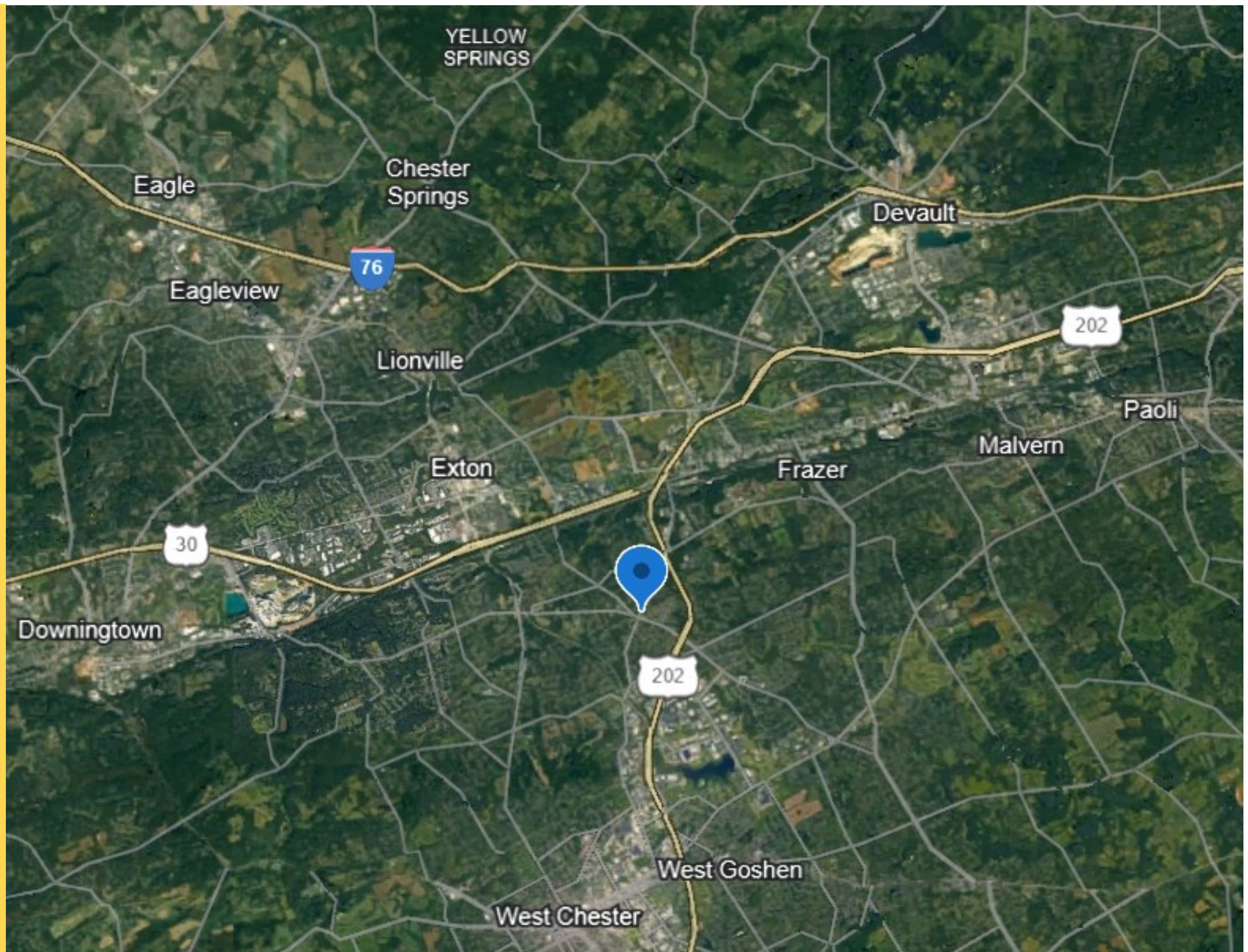
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