



829 LINCOLN AVENUE, UNIT 14
INDUSTRIAL PROPERTY FOR SALE
829 LINCOLN AVENUE, UNIT 14 WEST CHESTER, PA 19380



PROPERTY DESCRIPTION

Introducing a prime opportunity for industrial and flex space investors: a well-appointed 2,700 SF building located in the highly sought-after West Chester area. Zoned I-3, this property offers the ideal foundation for a variety of industrial and flex space ventures, providing ample space for operations and expansion.

PROPERTY HIGHLIGHTS

- 2,700 SF industrial/flex condo
- Zoned I-3
- Versatile for contractors or trades
- Professional business park
- Includes two restrooms and a shower
- Efficient floor plan
- Storage mezzanine

OFFERING SUMMARY

Sale Price:	\$775,000
Building Size:	2,700 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	3,495	26,167	46,857
Total Population	7,807	69,421	125,179
Average HH Income	\$127,720	\$157,883	\$172,581



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CHUCK SWOPE, CCIM

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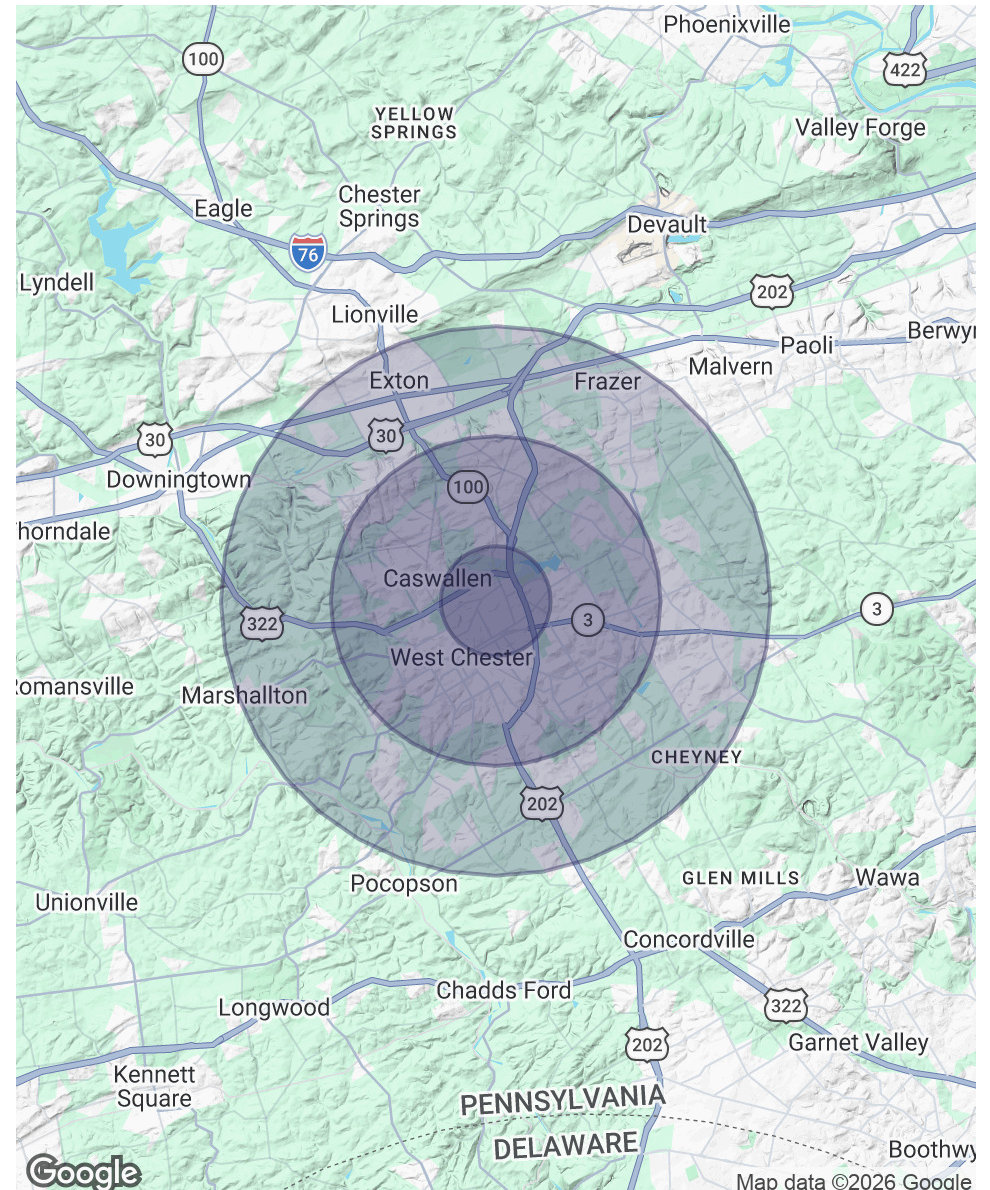
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	7,807	69,421	125,179
Average Age	41	40	41
Average Age (Male)	40	39	40
Average Age (Female)	43	41	42
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	3,495	26,167	46,857
# of Persons per HH	2.2	2.7	2.7
Average HH Income	\$127,720	\$157,883	\$172,581
Average House Value	\$601,350	\$551,097	\$584,758

Demographics data derived from AlphaMap





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Broker of Record

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PA #RM 421301

PROFESSIONAL BACKGROUND

Chuck Swope, CCIM has been in the real estate industry for nearly 20 years, and over 16 years as a commercial real estate broker. Swope obtained his undergraduate degree from Washington College, Chestertown, MD and his graduate degree from the University of Pennsylvania, Philadelphia, PA. He enjoys spending time outdoors in the Chesapeake Bay region, traveling, exciting food and drinks, and collects rescue dogs.

EDUCATION

BA, Washington College, Chestertown, MD

MA, University of Pennsylvania, Philadelphia, PA

MEMBERSHIPS

CCIM

Swope Lees Commercial Real Estate
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