



**SWOPE  
LEES**  
COMMERCIAL  
REAL ESTATE

610.429.0200  
[swopelees.com](http://swopelees.com)

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

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829 Lincoln Avenue, Unit 14  
West Chester, PA 19380

**CHUCK SWOPE, CCIM**  
chuck@swopelees.com  
610.429.0200 x101



#### 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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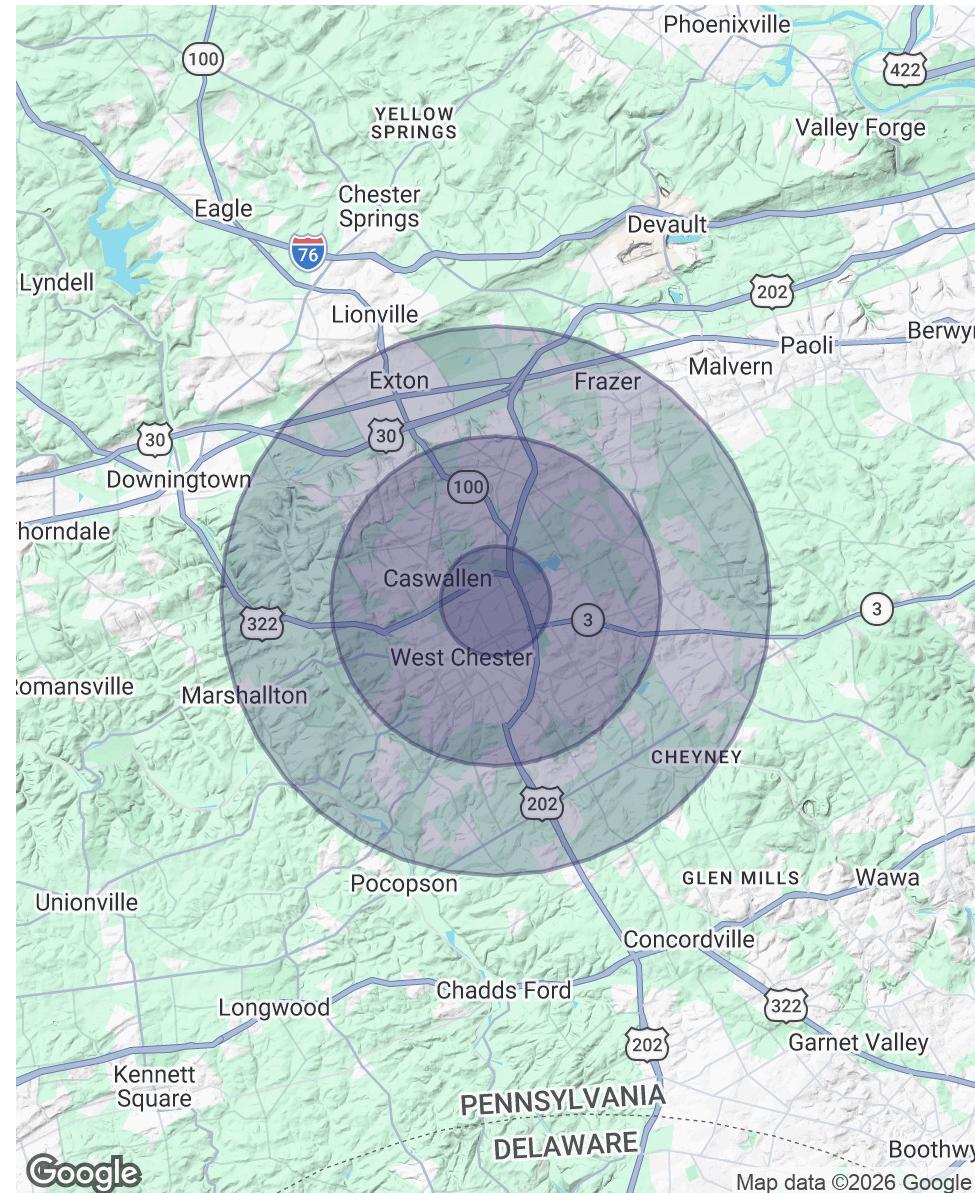
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| POPULATION           | 1 MILE    | 3 MILES   | 5 MILES   |
|----------------------|-----------|-----------|-----------|
| Total Population     | 7,807     | 69,421    | 125,179   |
| Average Age          | 41        | 40        | 41        |
| Average 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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**CHUCK SWOPE, CCIM**

**Broker of Record**

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Direct: **610.429.0200 x101** | Cell: **610.804.7897**

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**  
208 East Market Street  
West Chester, PA 19382  
**610.429.0200**