



**SWOPE
LEES**
COMMERCIAL
REAL ESTATE

OFFICE CONDOMINIUM FOR SALE OR LEASE

647 SWEDSFORD ROAD MALVERN, PA 19355

610.429.0200
swopelees.com



PROPERTY DESCRIPTION

Introducing a prime investment opportunity at 647 Old Swedesford Road, Malvern, PA. This 1,920 SF office condominium is strategically positioned in the thriving Malvern area. Boasting modern architecture and versatile interior spaces,

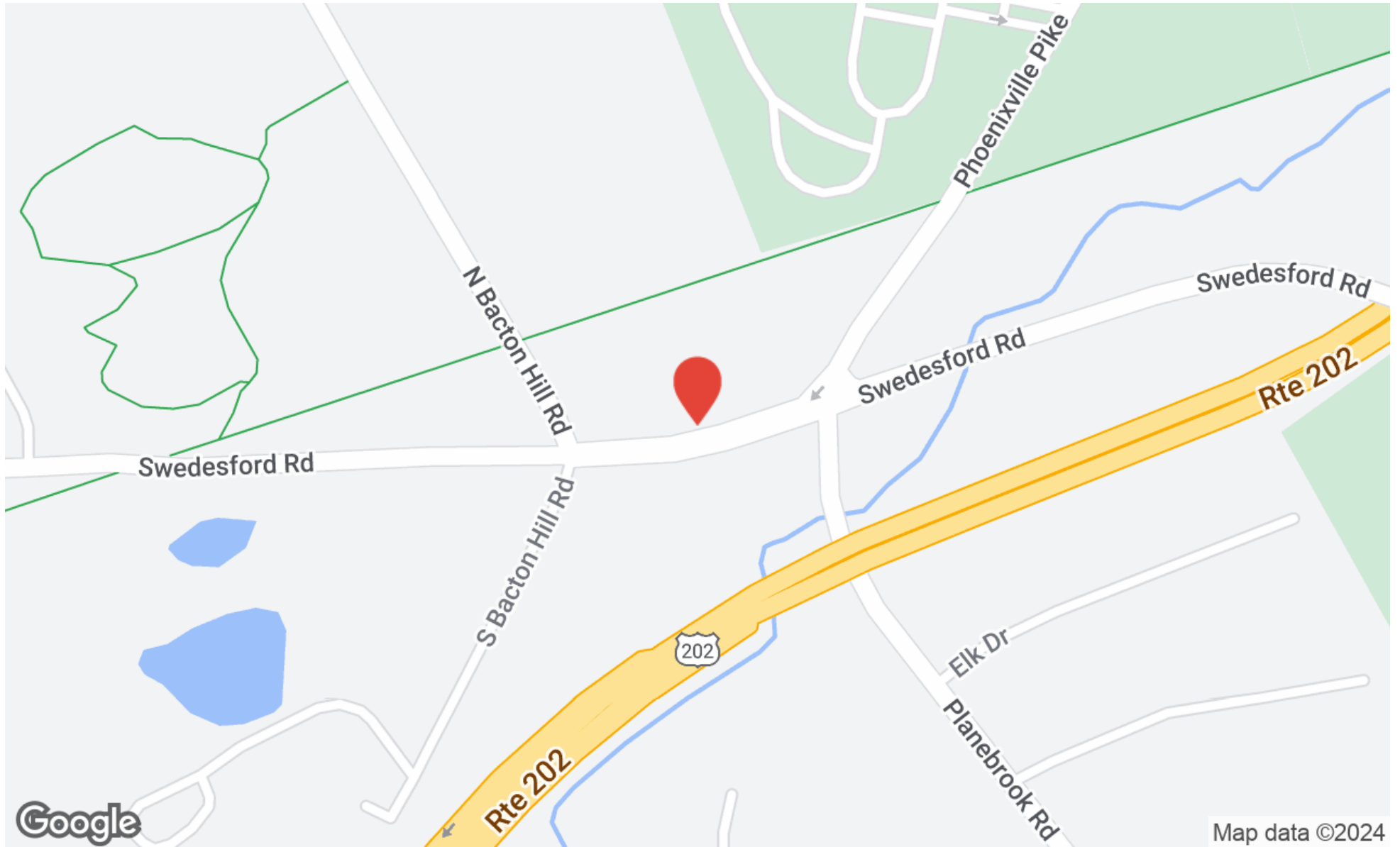
PROPERTY HIGHLIGHTS

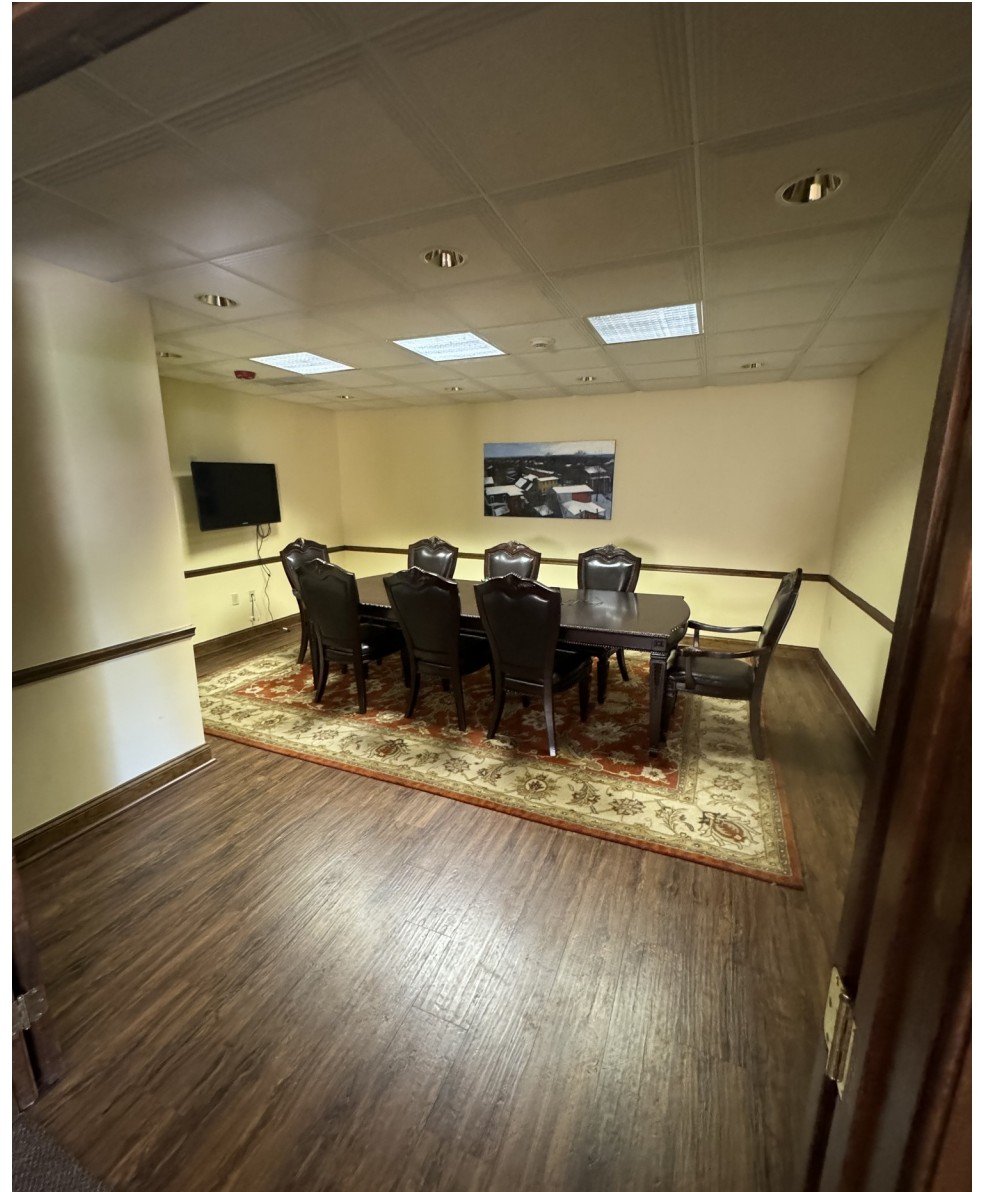
- +/- 1,920 SF of Pristine Office Space For Sale Or Lease
- First Floor Corner Condominium With Abundant Natural Light
- Flexible Floor Plan. Furniture Negotiable
- Great Location With Ample Parking
- Easy Access to Route 202 North & South

OFFERING SUMMARY

Sale Price:	\$325,000
Lease Rate:	\$3,300.00 per month (MG)
Available SF:	1,920 SF
Building Size:	1,920 SF

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	151	425	1,520
Total Population	454	1,261	4,645
Average HH Income	\$193,177	\$190,835	\$187,403

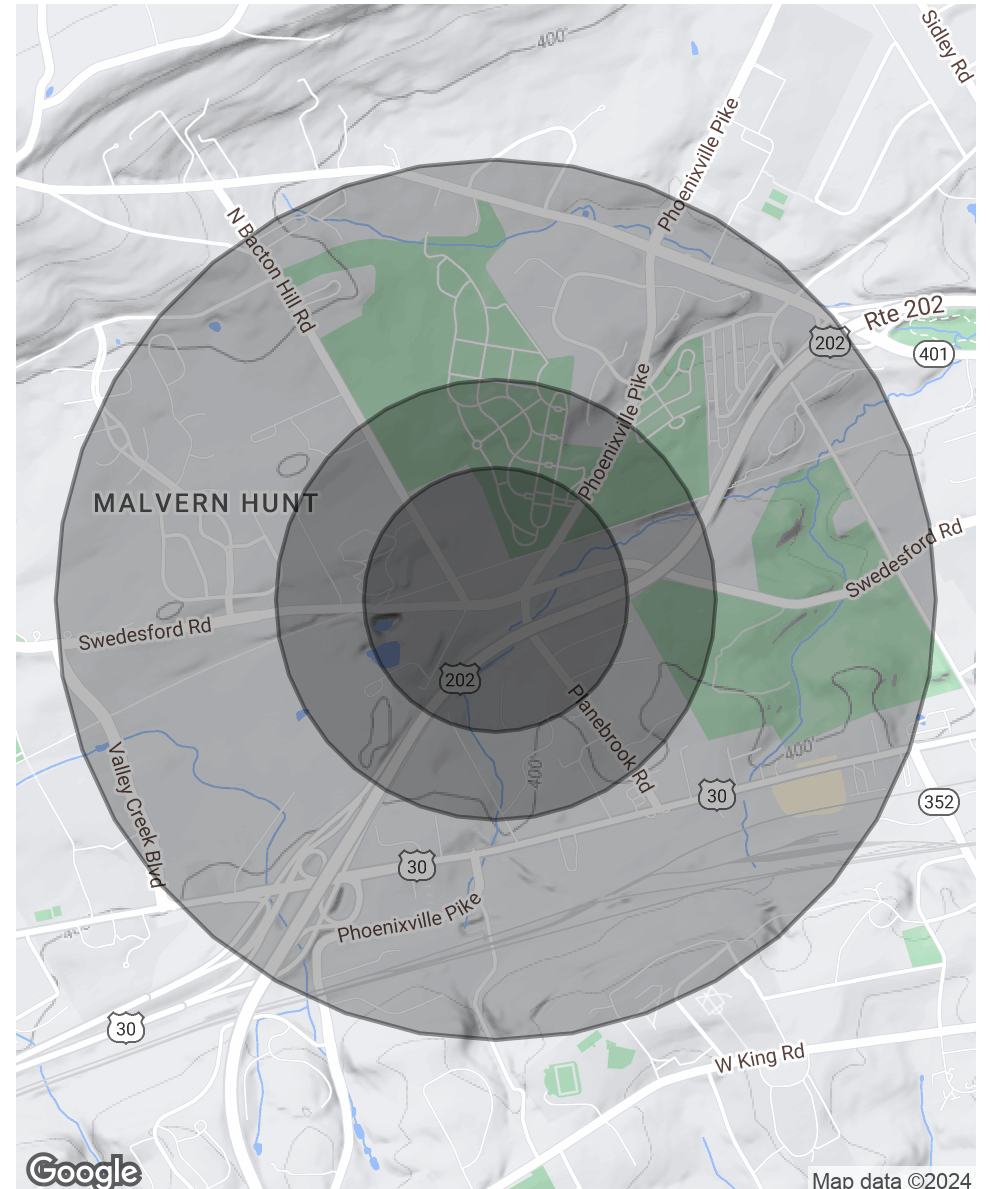






POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	454	1,261	4,645
Average Age	37	37	38
Average Age (Male)	0	0	0
Average Age (Female)	0	0	0
HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	151	425	1,520
# of Persons per HH	3	3	3.1
Average HH Income	\$193,177	\$190,835	\$187,403
Average House Value	\$604,395	\$602,028	\$602,841

Demographics data derived from AlphaMap



Map data ©2024



647 Swedesford Road
Malvern, PA 19355

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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

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