



**SWOPE
LEES**
COMMERCIAL
REAL ESTATE

13 HAGERTY BLVD.
"PROPOSED" FLEX SPACE FOR SALE & LEASE
13 HAGERTY BLVD WEST CHESTER, PA 19382-7594

610.429.0200
swopelees.com



PROPERTY DESCRIPTION

Proposed 31,000 SF Flex Space Building

PROPERTY HIGHLIGHTS

- Total +/- 31,000 SF of Proposed Flex Space For Sale or Lease
- Township Approvals in Place.
- Divisible to 10 Units
- Each Unit +/- 3,100 SF Built To Suit
- All Public Utilities
- I-2 Zoning in West Goshen Township
- Located In A Well Maintained Industrial Park
- Easy Access to Route 202 North & South

OFFERING SUMMARY

Sale Price:	Call for Sale Price
Lease Rate:	Call For Lease Rate
Number of Units:	10
Available SF:	3,100 SF
Building Size:	31,000 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	1,767	23,799	43,869
Total Population	4,869	62,988	117,067
Average HH Income	\$102,526	\$90,797	\$110,067



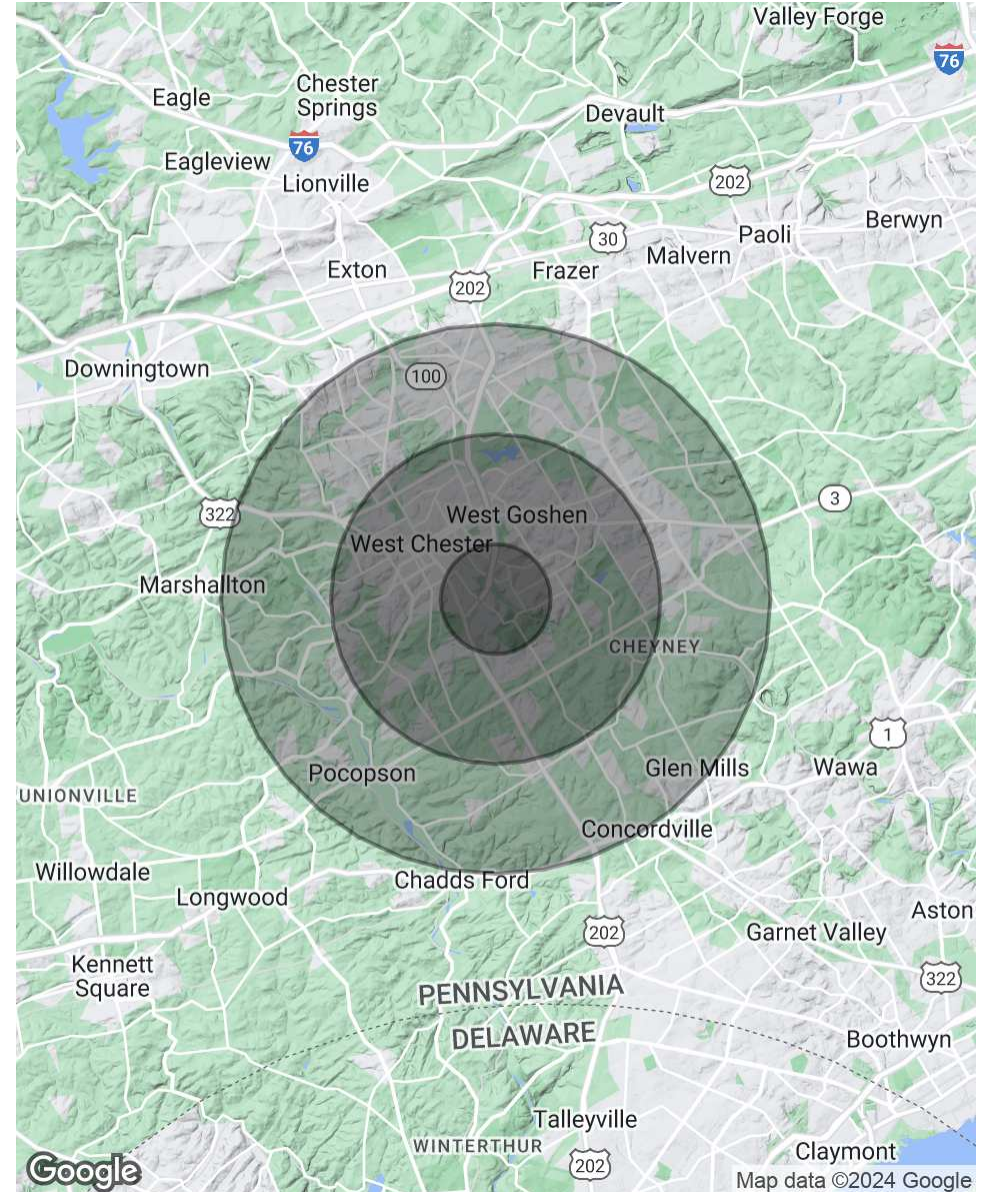
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LARRY WYGANT
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	4,869	62,988	117,067
Average Age	36.8	34.5	37.7
Average Age (Male)	34.8	33.7	36.2
Average Age (Female)	39.5	35.5	39.1
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	1,767	23,799	43,869
# of Persons per HH	2.8	2.6	2.7
Average HH Income	\$102,526	\$90,797	\$110,067
Average House Value	\$385,761	\$386,529	\$424,456

** Demographic data derived from 2020 ACS - US Census*





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