



**SWOPE
LEES**
COMMERCIAL
REAL ESTATE

INDUSTRIAL PROPERTY FOR LEASE

304 NATIONAL RD EXTON, PA 19341

610.429.0200
swopelees.com



PROPERTY DESCRIPTION

Introducing prime flex space available for lease at 304 National Rd, Exton, PA. Conveniently located and meticulously maintained, this space offers a seamless blend of functionality and comfort, making it an exceptional choice for businesses seeking a high-quality, flexible workspace in the Exton area.

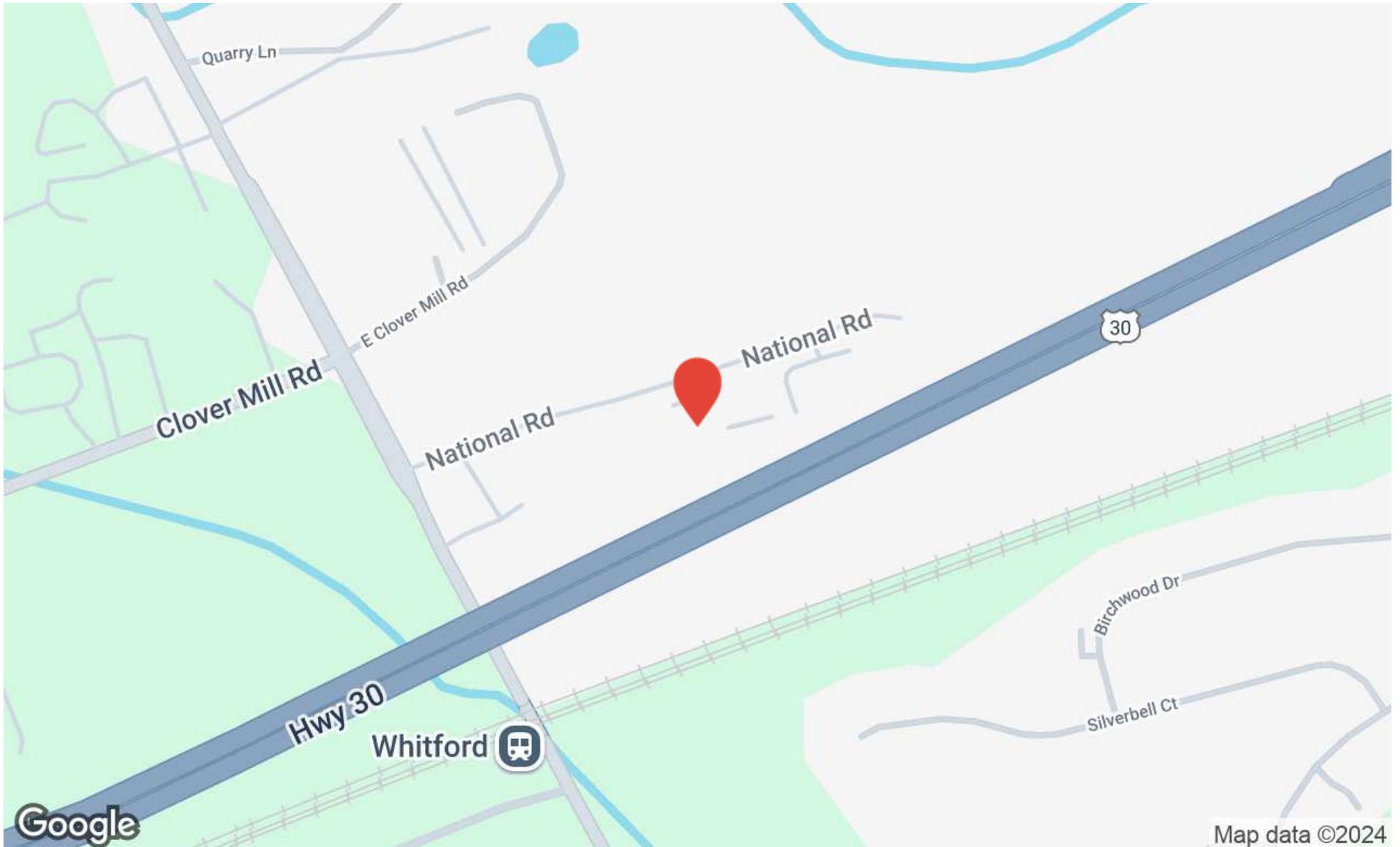
PROPERTY HIGHLIGHTS

- 2,400 Total square feet of prime flex space.
- Includes 800 SF office and 1,600 SF warehouse.
- 18' clear height in warehouse & 14' drive-in door.
- Well maintained office space with oversized windows allowing abundant natural light.
- Two office and three warehouse parking spaces.
- Easy access to Routes 30 & 100 and to the PA Turnpike.

OFFERING SUMMARY

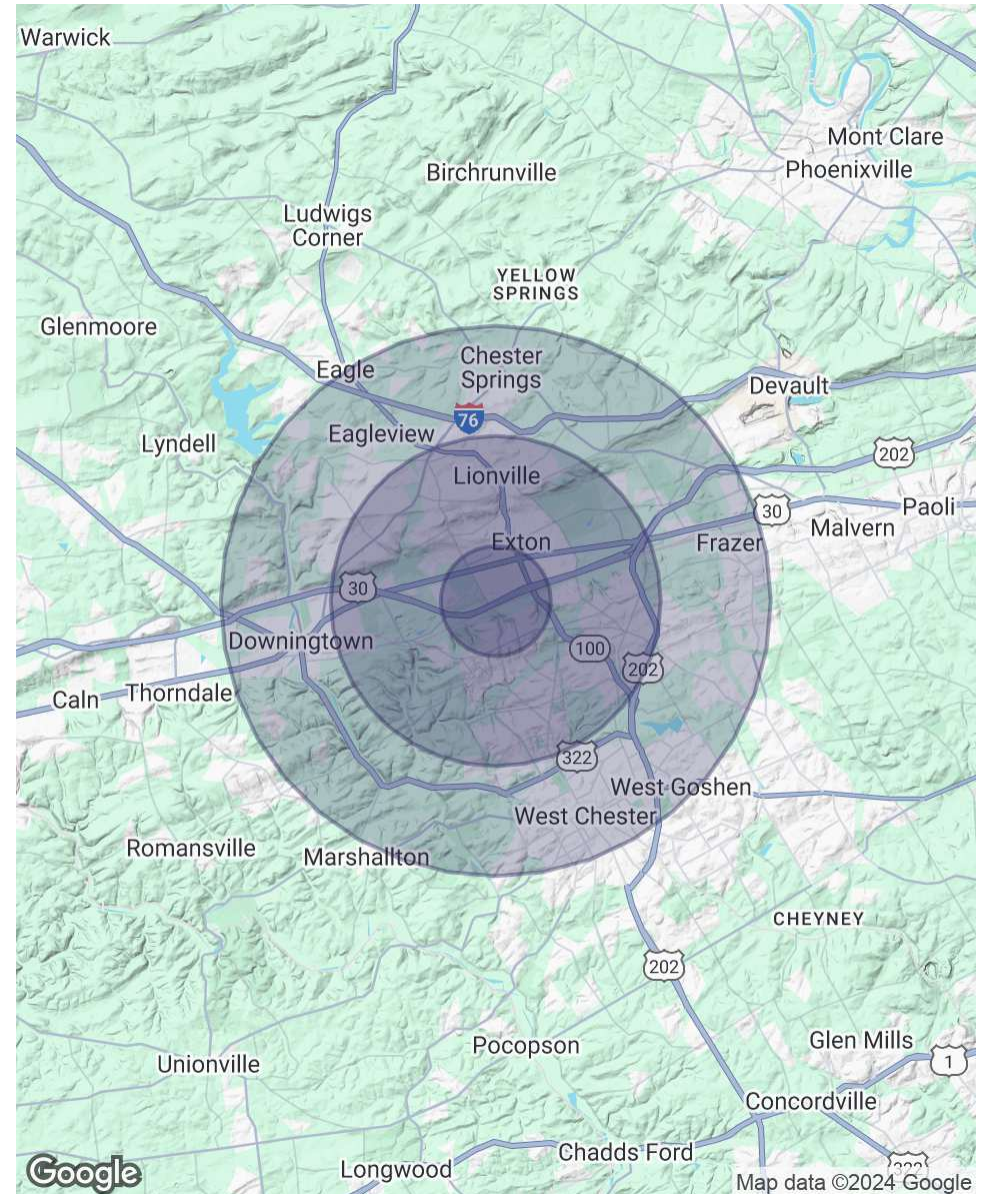
Lease Rate:	\$14.00 SF/yr (MG)
Number of Units:	1
Available SF:	2,400 SF
Lot Size:	2.5 Acres
Building Size:	9,468 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	2,496	17,859	46,295
Total Population	6,354	47,554	124,130
Average HH Income	\$164,087	\$174,363	\$172,430



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	6,354	47,554	124,130
Average Age	40	40	40
Average Age (Male)	39	39	39
Average Age (Female)	41	42	41
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	2,496	17,859	46,295
# of Persons per HH	2.5	2.7	2.7
Average HH Income	\$164,087	\$174,363	\$172,430
Average House Value	\$500,772	\$545,969	\$561,667

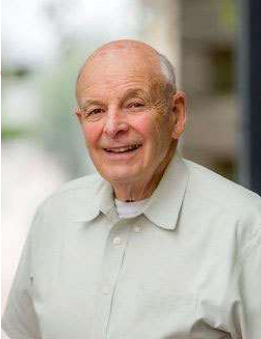
Demographics data derived from AlphaMap





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