



**SWOPE
LEES**
COMMERCIAL
REAL ESTATE

INDUSTRIAL PROPERTY FOR SALE. 3 MIXED USE BUILDINGS

315 S. WHITFORD RD EXTON, PA 19341



PROPERTY DESCRIPTION

Introducing an exceptional opportunity for industrial/flex space investors: Three mixed use buildings on 2.5 acres at 315 S. Whitford Rd, Exton, PA! Boasting a prime corner location with high visibility, this I-1 zoned property is an ideal investment in the sought-after Exton area. Built in 1900, this versatile property presents an array of possibilities for industrial or flex space utilization.

PROPERTY HIGHLIGHTS

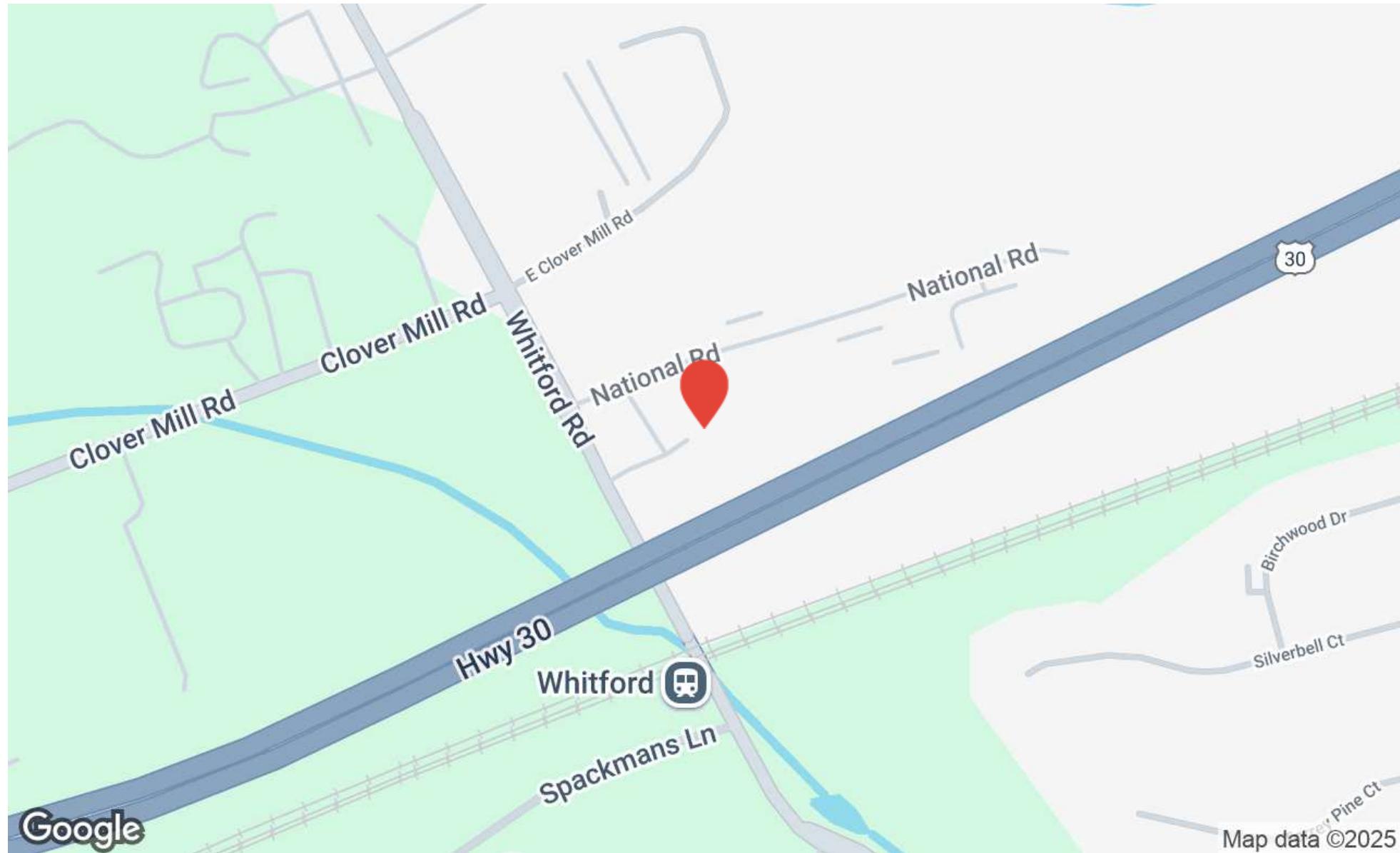
- Three Mixed Use Buildings on 2.5 Acres For Sale
- +/- 5,000 SF Two Floors Storage Barn
- +/- 1,500 SF Garage/Industrial Shop
- +/- 2,300 SF Three Floors House
- All Buildings Renovated & in Excellent Condition
- Corner Lot With Great Visibility
- West Whiteland Zoning I-1 Limited Industrial

OFFERING SUMMARY

Sale Price:	\$2,875,000
Lot Size:	2.5 Acres
Building Size:	8,600 SF

DEMOGRAPHICS	1 MILE	5 MILES	10 MILES
Total Households	2,507	47,036	128,003
Total Population	6,382	126,070	344,671
Average HH Income	\$163,904	\$172,144	\$178,612

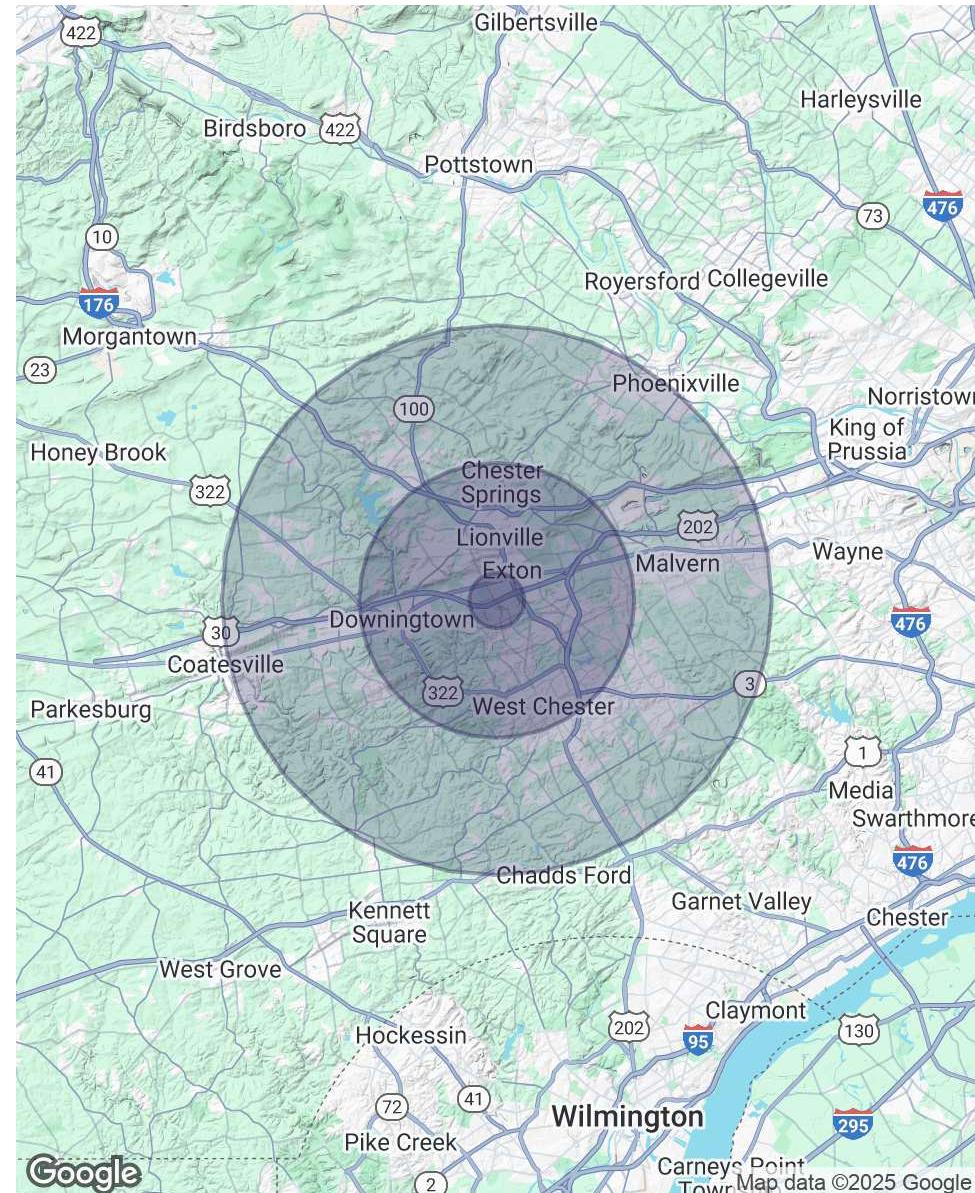




POPULATION	1 MILE	5 MILES	10 MILES
Total Population	6,382	126,070	344,671
Average Age	40	40	41
Average Age (Male)	39	39	40
Average Age (Female)	42	42	42

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	2,507	47,036	128,003
# of Persons per HH	2.5	2.7	2.7
Average HH Income	\$163,904	\$172,144	\$178,612
Average House Value	\$503,592	\$560,625	\$580,950

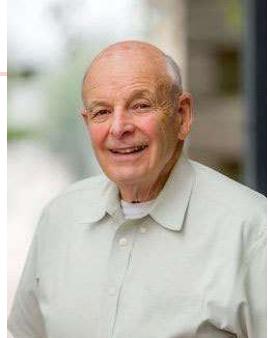
Demographics data derived from AlphaMap





315 S. Whitford Rd
Exton, PA 19341

JIM LEES
jim@swopelees.com
610.429.0200 x103



JIM LEES

jim@swopelees.com

Direct: 610.429.0200 x103 | Cell: 610.420.6618

Swope Lees Commercial Real Estate
208 East Market Street
West Chester, PA 19382
610.429.0200