



SHOWROOM/OFFICE/WAREHOUSE & FENCED YARD STORAGE FOR LEASE

21 HAGERTY BLVD WEST CHESTER, PA 19382



PROPERTY DESCRIPTION

For Lease Two Stand Alone Buildings and 25,000 SF Fenced Yard Storage.

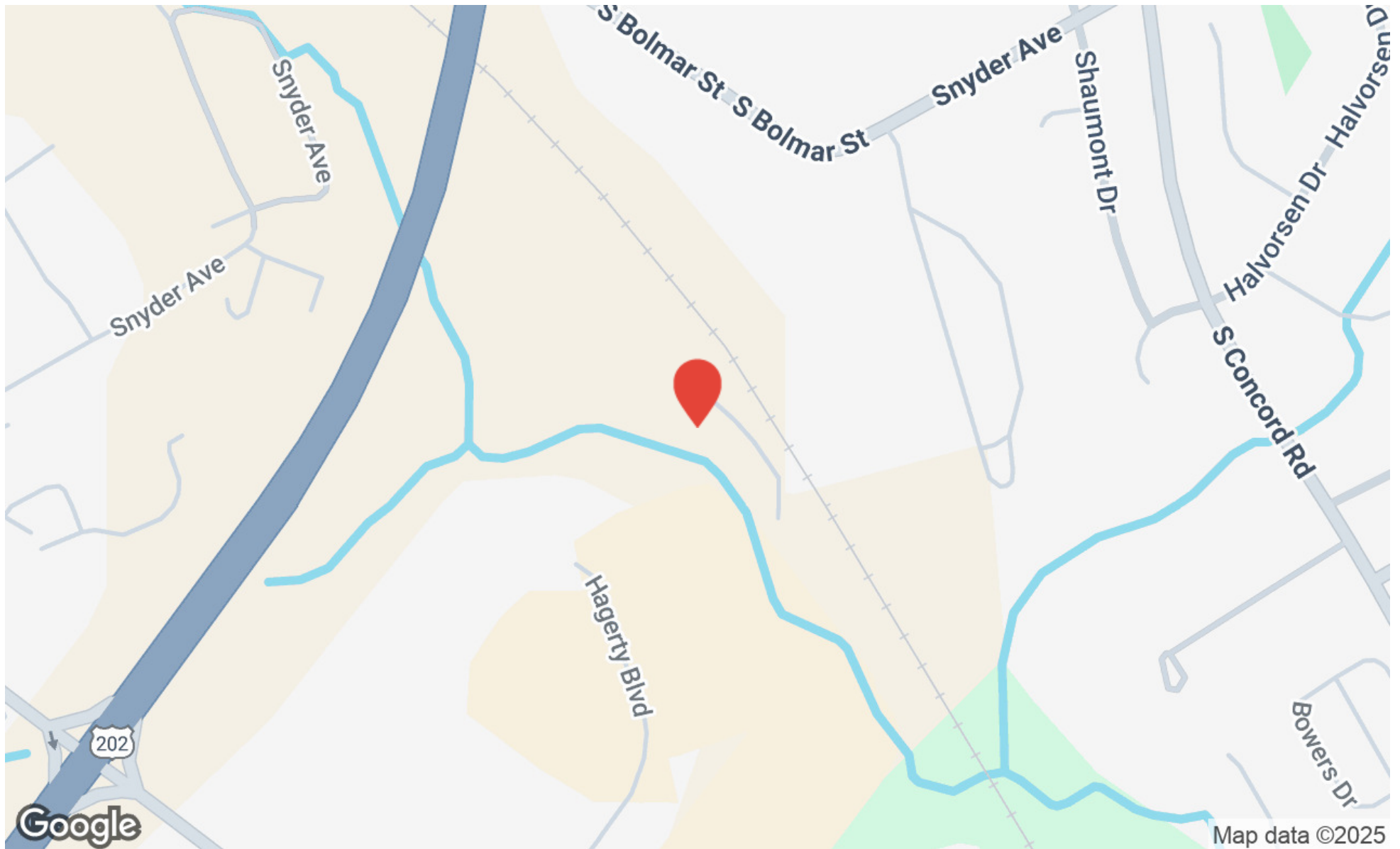
PROPERTY HIGHLIGHTS

- +/- 5,100 Total SF For Lease in Two Separate Buildings
- Showroom/Office/Warehouse Building has 3,500SF
- Storage Building has 1,600 SF
- Also included is 25,000 SF of fenced storage yard space
- Numerous Permitted Uses Including Office/Showroom/Warehouse
- All Public Utilities.
- West Goshen Township I-2 Zoning
- Easy Access to Route North & South

OFFERING SUMMARY

Lease Rate:	\$8,600.00 per month (MG)
Number of Units:	1
Available SF:	5,100 SF
Building Size:	5,100 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	2,500	23,088	40,202
Total Population	6,646	61,414	107,988
Average HH Income	\$143,258	\$159,157	\$179,907





FOR LEASE

\$8,600/MO
-MODIFIED GROSS-

- 1 3,500 SF
OFFICE
- 2 1,600 SF
STORAGE BUILDING
- 3 25,000 SF
FENCED YARD

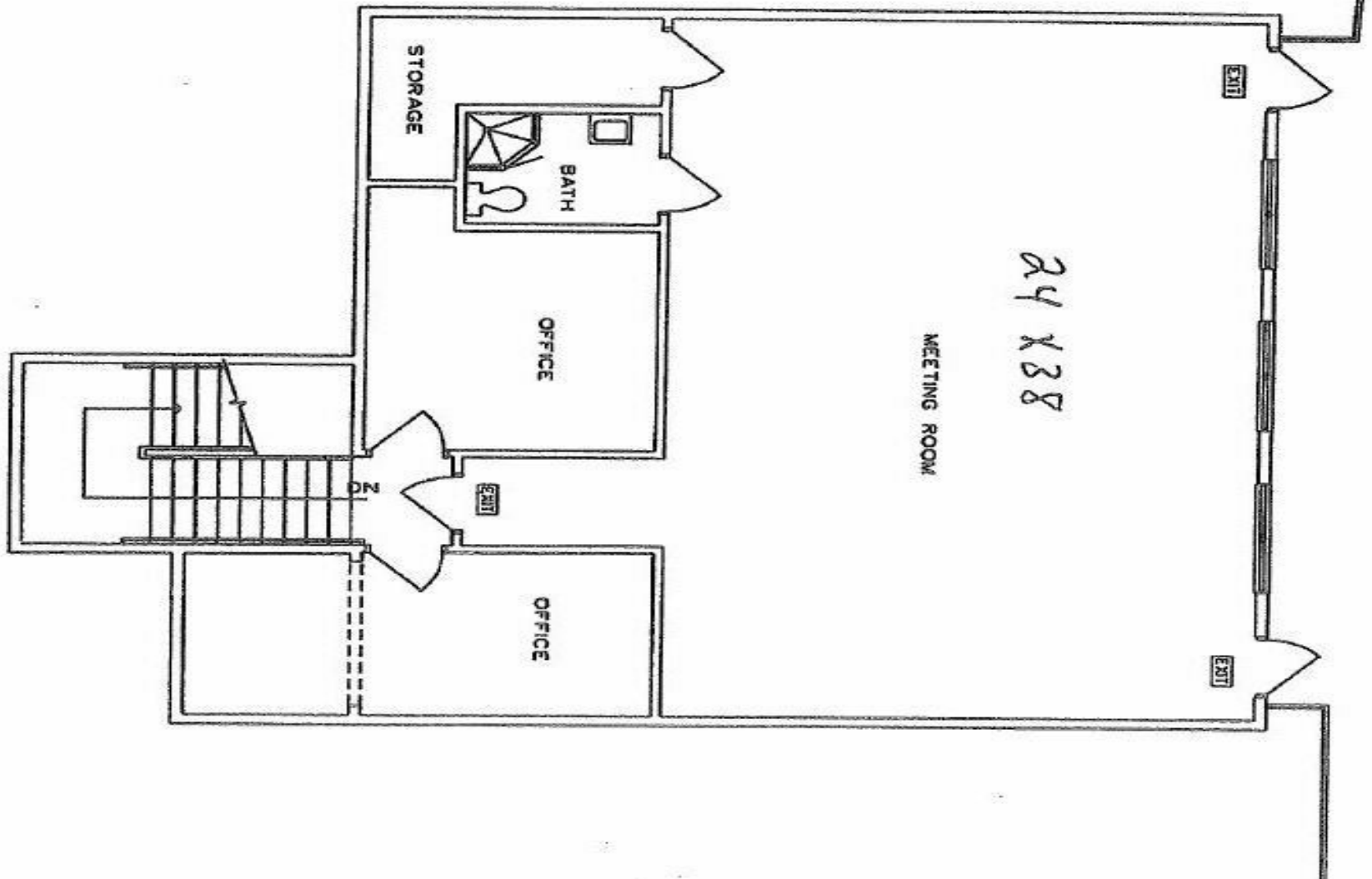


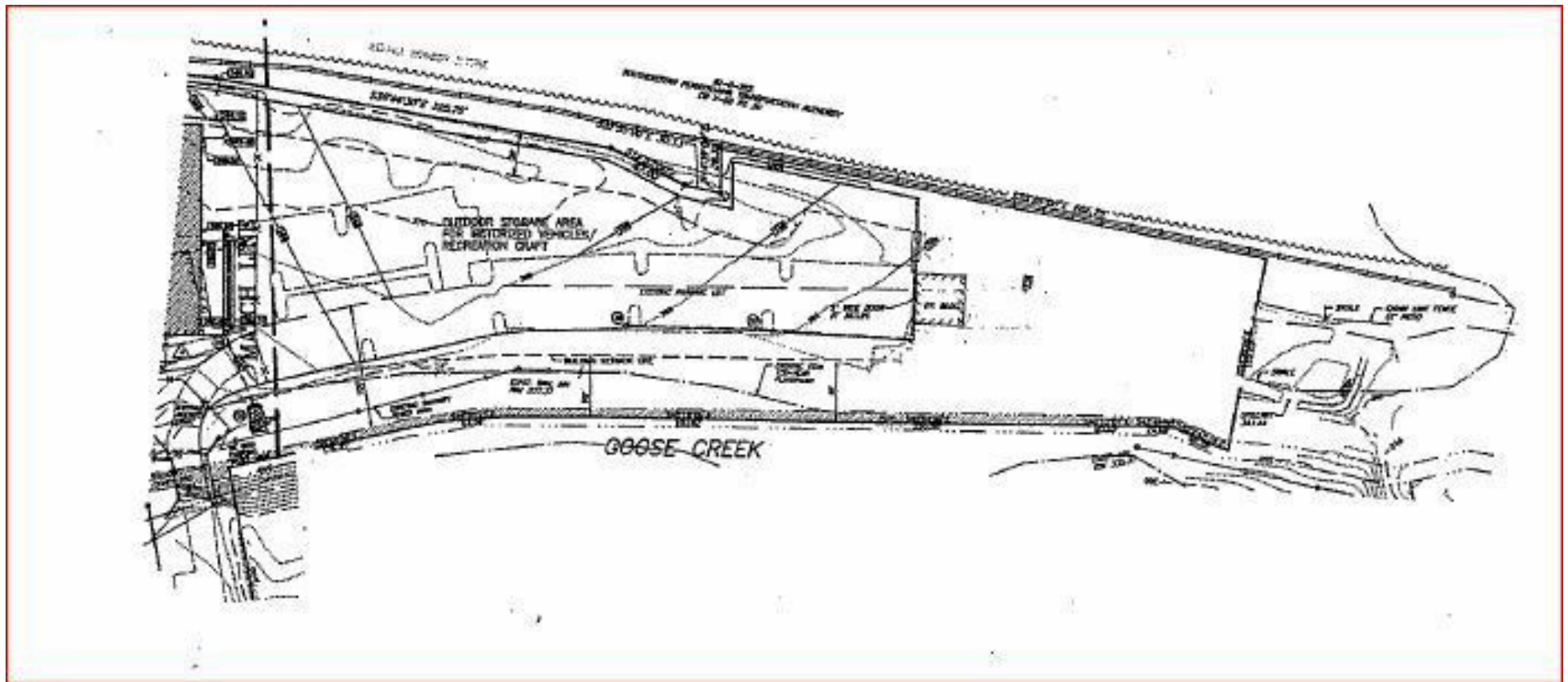
Larry Wygant
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SECOND FLOOR PLAN

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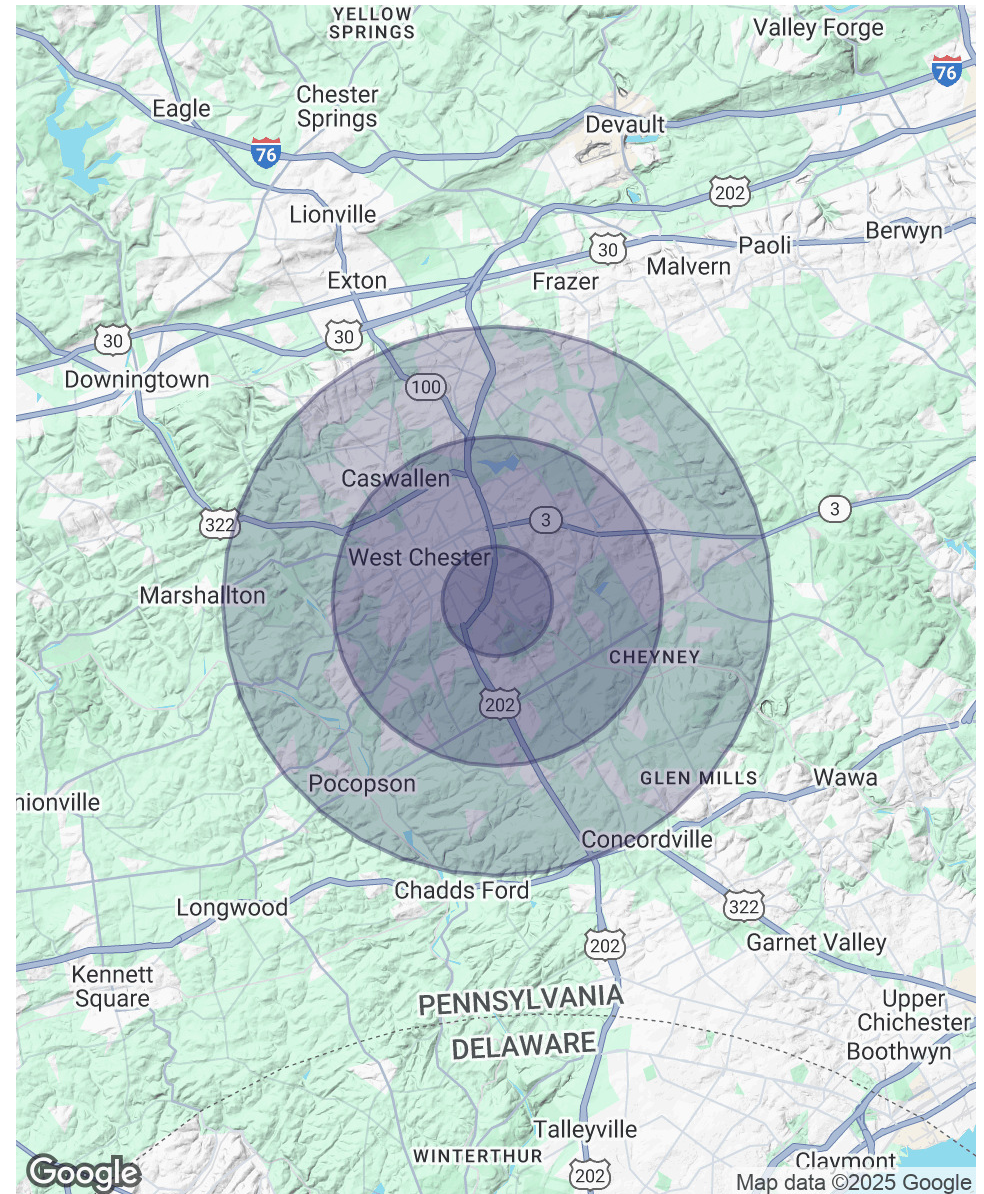
ORIGINAL FLOOR PLAN





POPULATION	1 MILE	3 MILES	5 MILES
Total Population	6,646	61,414	107,988
Average Age	38	39	41
Average Age (Male)	37	38	40
Average Age (Female)	39	40	42
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	2,500	23,088	40,202
# of Persons per HH	2.7	2.7	2.7
Average HH Income	\$143,258	\$159,157	\$179,907
Average House Value	\$542,572	\$555,625	\$609,866

Demographics data derived from AlphaMap





LARRY WYGANT

Associate Broker

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PROFESSIONAL BACKGROUND

Larry has been a licensed real estate broker since 1994 and has been part of the Swope Lees team for over 10 years assisting clients in purchasing, selling and leasing all types of real estate. During his career Larry has worked for several major Philadelphia Real Estate Developers in the area of construction, development, brokerage and property management. He has overseen the construction of over 4,000,000 square feet of base building and tenant improvements and worked with numerous tenants. Prior to his real estate career Larry was a municipal manager for 10 years. Larry's blend of public sector and real estate experience provides him with a unique background to work with real estate clients regardless of their needs. Larry holds a Bachelors Degree in Community Planning from Penn State University and a Masters Degree in Public Administration from Kent State University. Larry and his wife Gail have lived in West Goshen Township for over 30 years and they have two grown children.

Swope Lees Commercial Real Estate
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