



**SWOPE
LEES**
COMMERCIAL
REAL ESTATE

**941 POTTSTOWN PIKE
OFFICE BUILDING FOR LEASE**

941 POTTSTOWN PIKE CHESTER SPRINGS, PA 19425-3510

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PROPERTY DESCRIPTION

Class A Office Space For Lease In Pottstown

PROPERTY HIGHLIGHTS

- Approximately 6,150 SF of Class A office space is available for lease.
- Can be divided in Units A-1 and A-2.
- Unit A-1 is +/-3,475 SF and sports multiple private offices and open space.
- Includes quality partitioned cubicles, modern furnishings, a conference room, and a small kitchenette.
- Unit A-2 is in excellent condition with naturally lit private offices.
- A-2 also has additional space for partitioned cubicles.

OFFERING SUMMARY

Lease Rate:	\$19.50 SF/yr (MG)
Available SF:	3,475 SF
Building Size:	20,000 SF

DEMOGRAPHICS	1 MILE	5 MILES	10 MILES
Total Households	490	12,502	73,963
Total Population	1,547	36,985	195,995
Average HH Income	\$167,665	\$149,619	\$108,818



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POPULATION	1 MILE	5 MILES	10 MILES
Total Population	1,547	36,985	195,995
Average Age	38.9	40.0	39.6
Average Age (Male)	38.7	40.0	38.9
Average Age (Female)	39.2	39.6	40.1

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	490	12,502	73,963
# of Persons per HH	3.2	3.0	2.6
Average HH Income	\$167,665	\$149,619	\$108,818
Average House Value	\$532,332	\$474,930	\$371,785

* Demographic data derived from 2010 US Census

