

**OFFICE FOR LEASE**



## 400 Old Forge Ln, STE #408, Kennett Square, PA 19348

MLS #: PACT505402

Tax ID #: 61-06-0111.0200

Available SqFt: 2,061

Business Use: Professional/Medical

Office/Office/Retail Mixed

County: Chester, PA

Municipality: E Marlborough

School District: Kennett Consolidated

Zoning: MU

Price: \$19.50/sf/NNN



COMMERCIAL  
Real Estate



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## *Looking for Professional Office Space?*

Build your business in the Longwood corridor of Kennett Square. Kennett Square is seated in Southern Chester County, a promising economic region with a population base of about 23k+ and key arteries and quick travel to several major cities on the east coast, including Philadelphia, Wilmington, Baltimore, Harrisburg, Washington DC, and Camden.

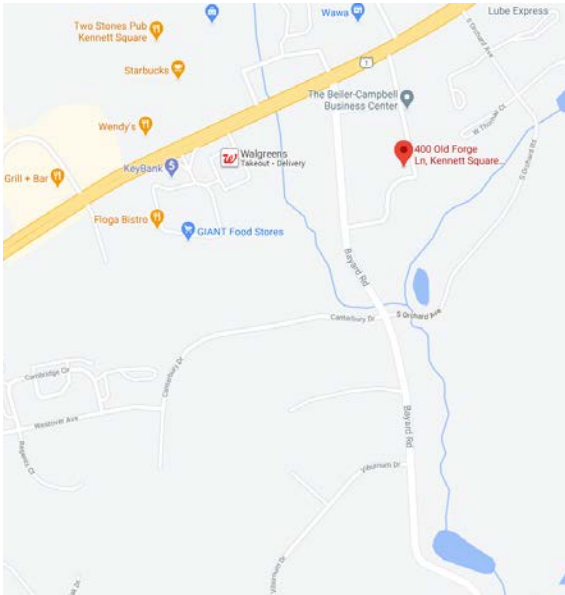
*This Professional Office Suite is what  
you've been looking for!*

This office suite in the Beiler-Campbell Business Center, seated along the US1 corridor in the Longwood area of Kennett Square and boasting traffic counts of 40k+. New and ready to move in - this approximately 2,061sf office is turnkey. This commercial office suite features Reception Area, 2 Restrooms, 3 Hotel Spaces, 4 Offices, 1 Executive Office, Kitchen/BreakRoom, and Open Area for Copiers, etc. Located just 20 miles from Philadelphia at the southwest end of the metro area and 10 miles north of Wilmington, the Beiler-Campbell Business Center provides an opportunity for your business to thrive in the dynamic economy of southeastern Pennsylvania. The Center is attractively seated on 10 professionally landscaped acres along US Route 1, less than one mile from the world-renown Longwood Gardens, major retail, chain and fine-dining restaurants, historic landmarks and booming local business. If you are looking for affordable Class A Office Space in a great location, look no further. The Beiler-Campbell Business Center is the logical choice for your business. Area Attractions include: Longwood Gardens, Brandywine River Museum, Delaware Museum of Natural History, John Chads House, Chadds Ford Historical Society, Brandywine Battlefield State Park, Chadds Ford Winery and Winterthur Museum. This is a Triple-Net Sub-Lease with escalation clause.

Bring your floor plan and design plans and join Tower Health, WSFS Bank, Truist Bank, Verizon Wireless, and many local small businesses in this thriving Business Center. 7/1000 parking ratio. Easy access from US-1 and Bayard Rd.

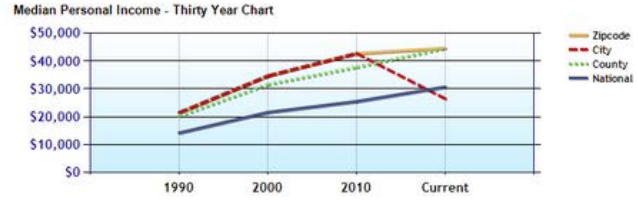
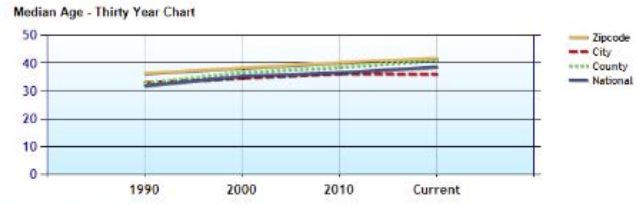
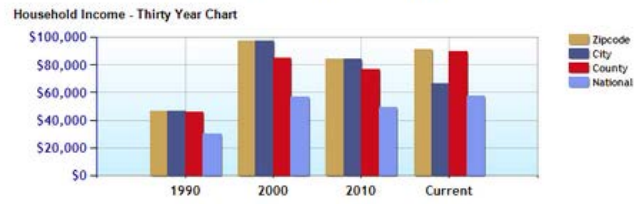
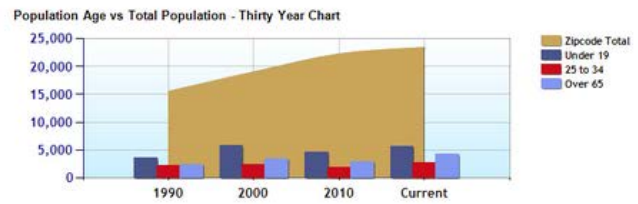
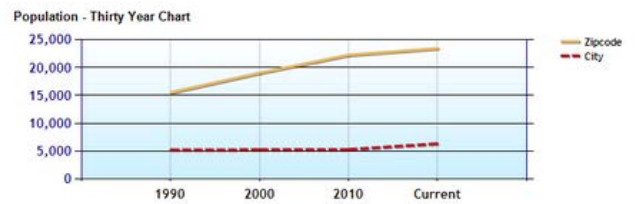


# Street Map



# Demographics

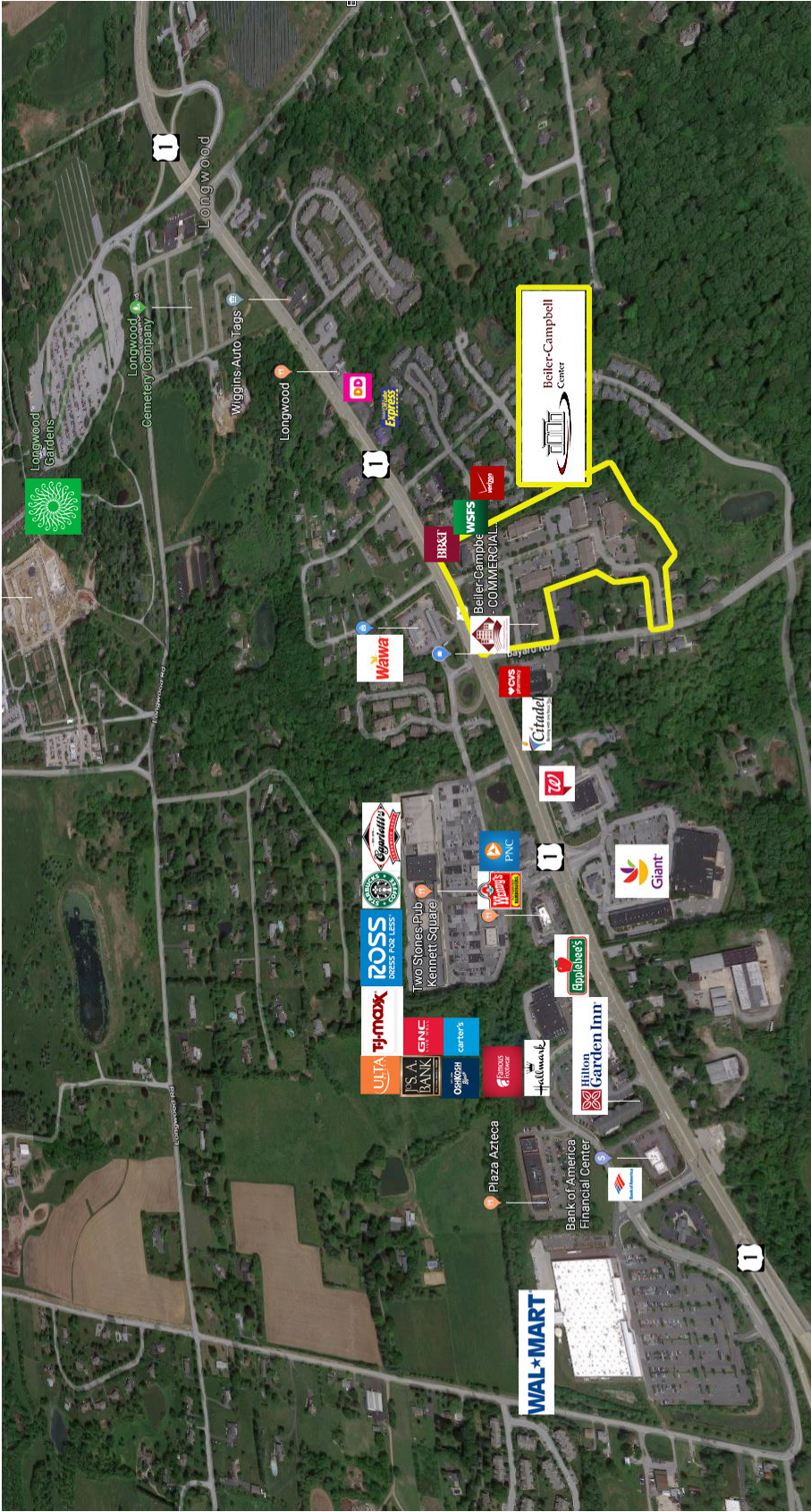
	Zipcode	City	County	National
Population	23,414	6,348	524,531	328,288,910
Population Density	632.4	5,868.8	689.0	92.9
Percent Male	50.0%	52.0%	49.0%	49.0%
Percent Female	50.0%	48.0%	51.0%	51.0%
Median Age	41.8	36.0	41.0	38.6
People per Household	2.8	3.0	2.7	2.6
Median Household Income	\$40,853	\$66,413	\$39,595	\$67,525
Average Income per Capita	\$44,638	\$26,493	\$44,589	\$30,709



# Parcel Map



# Aerial Map







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