



**SWOPE
LEES**
COMMERCIAL
REAL ESTATE

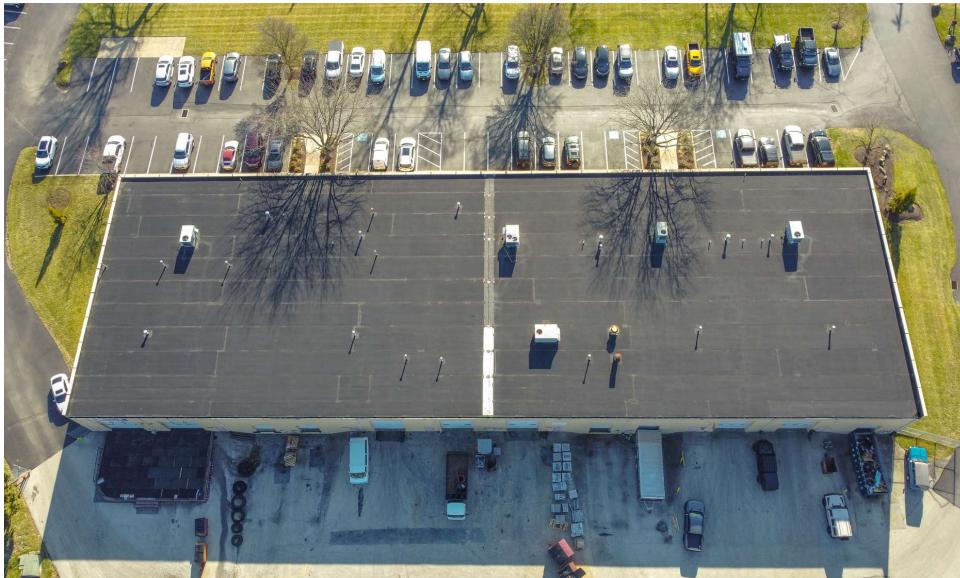
610.429.0200
swopelees.com

**917 OLD FERN HILL ROAD
INDUSTRIAL FLEX UNIT FOR LEASE
917 OLD FERN HILL RD WEST CHESTER, PA 19380**

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West Chester, PA 19380

NICOLE LYDDANE
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PROPERTY DESCRIPTION

Facing Route 202, this spacious flex space offers excellent visibility from the major thoroughfare and convenient access to West Chester Borough. With ample outdoor parking, yard storage capabilities, and high ceilings, the warehouse accommodates a variety of uses. Situated in the Industrial District of West Goshen Township, the building is well-maintained and managed locally.

PROPERTY HIGHLIGHTS

- 1,666 SF Office and 5,000 SF Warehouse/Storage
- 1 Drive-In and 1 Dock
- 18' Clear in Warehouse
- Ample Parking and Available Outdoor Storage
- Visibility from 202 with Signage



OFFERING SUMMARY

Lease Rate:	\$13.00 SF/yr (NNN)
Number of Units:	1
Available SF:	6,600 SF
Building Size:	40,200 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	1,925	26,942	47,214
Total Population	4,561	69,746	125,551
Average HH Income	\$147,670	\$156,593	\$171,843

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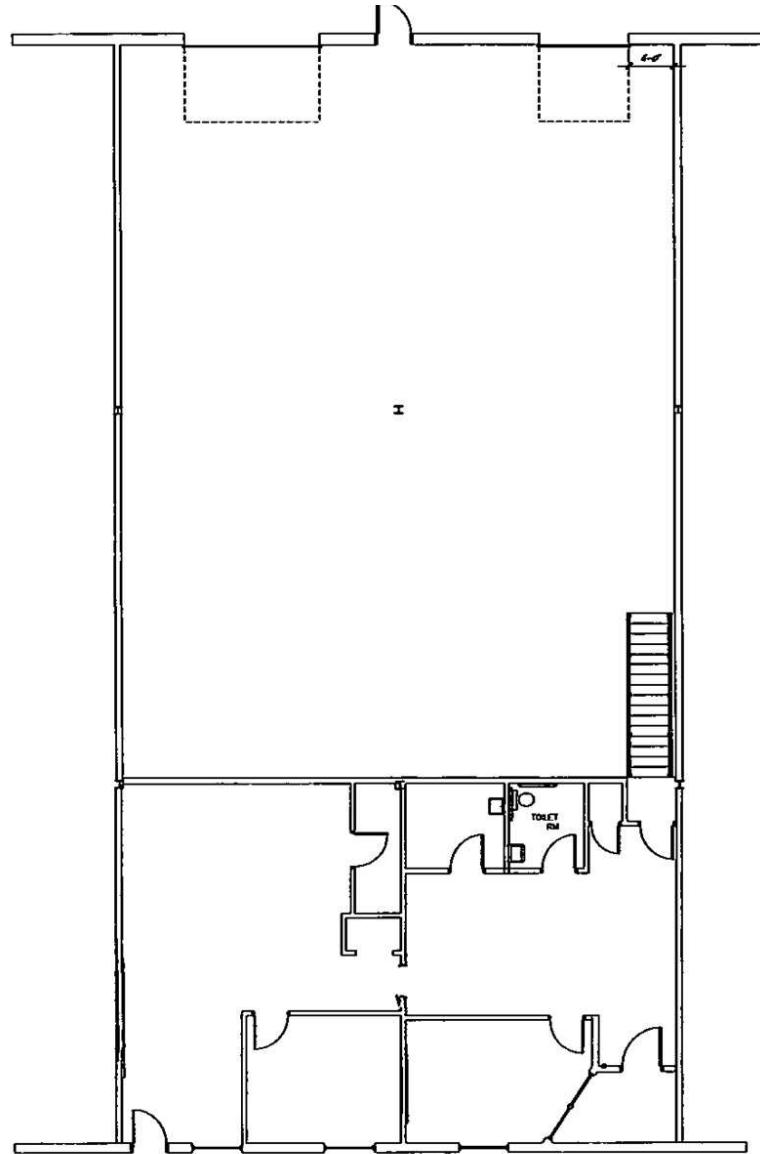
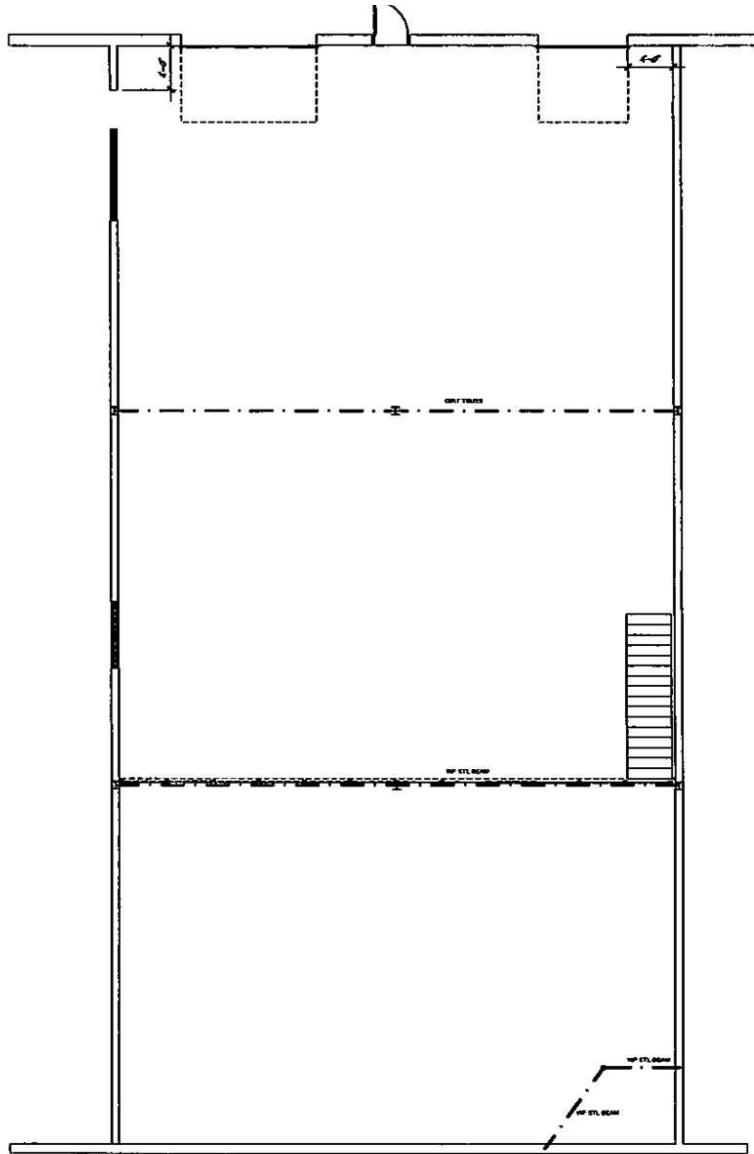




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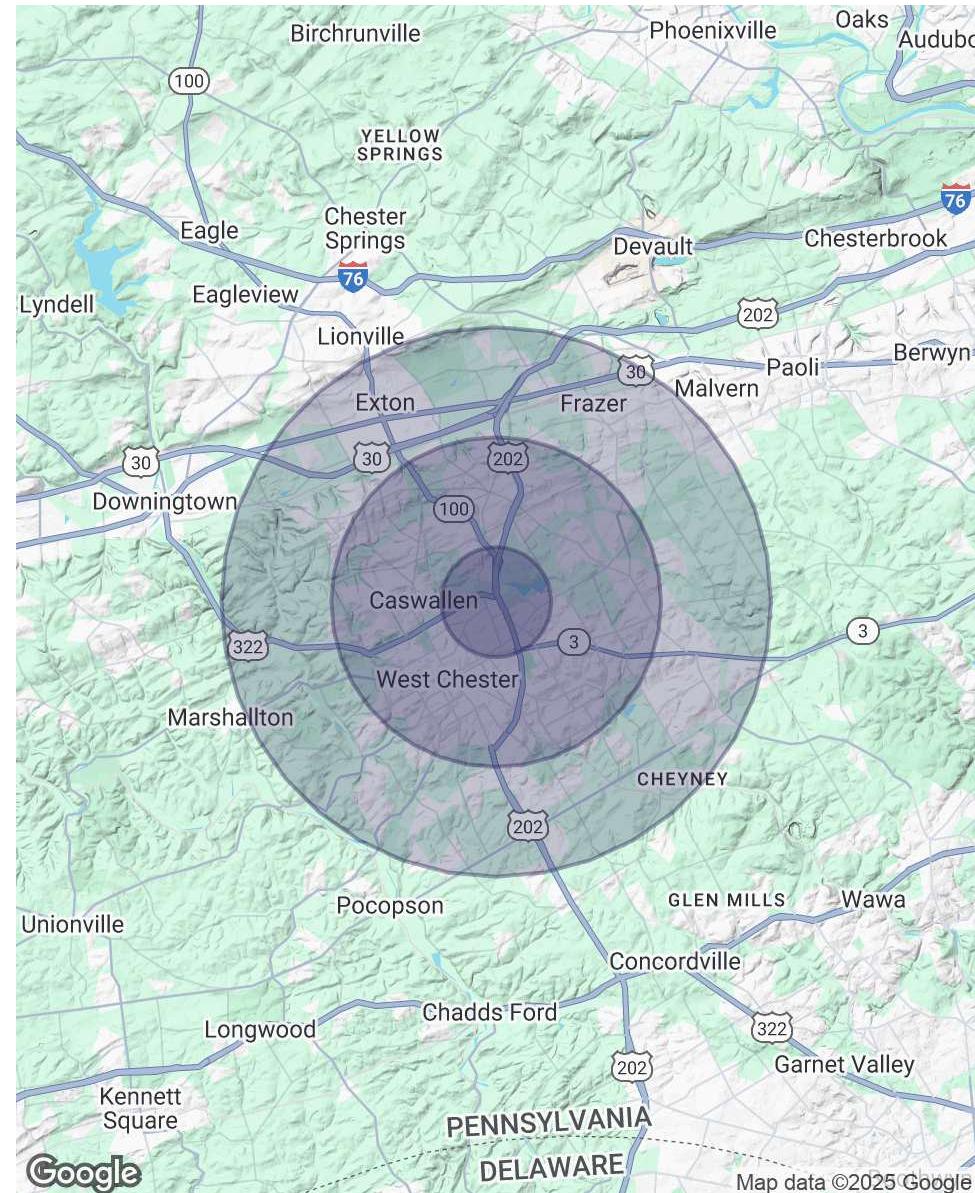
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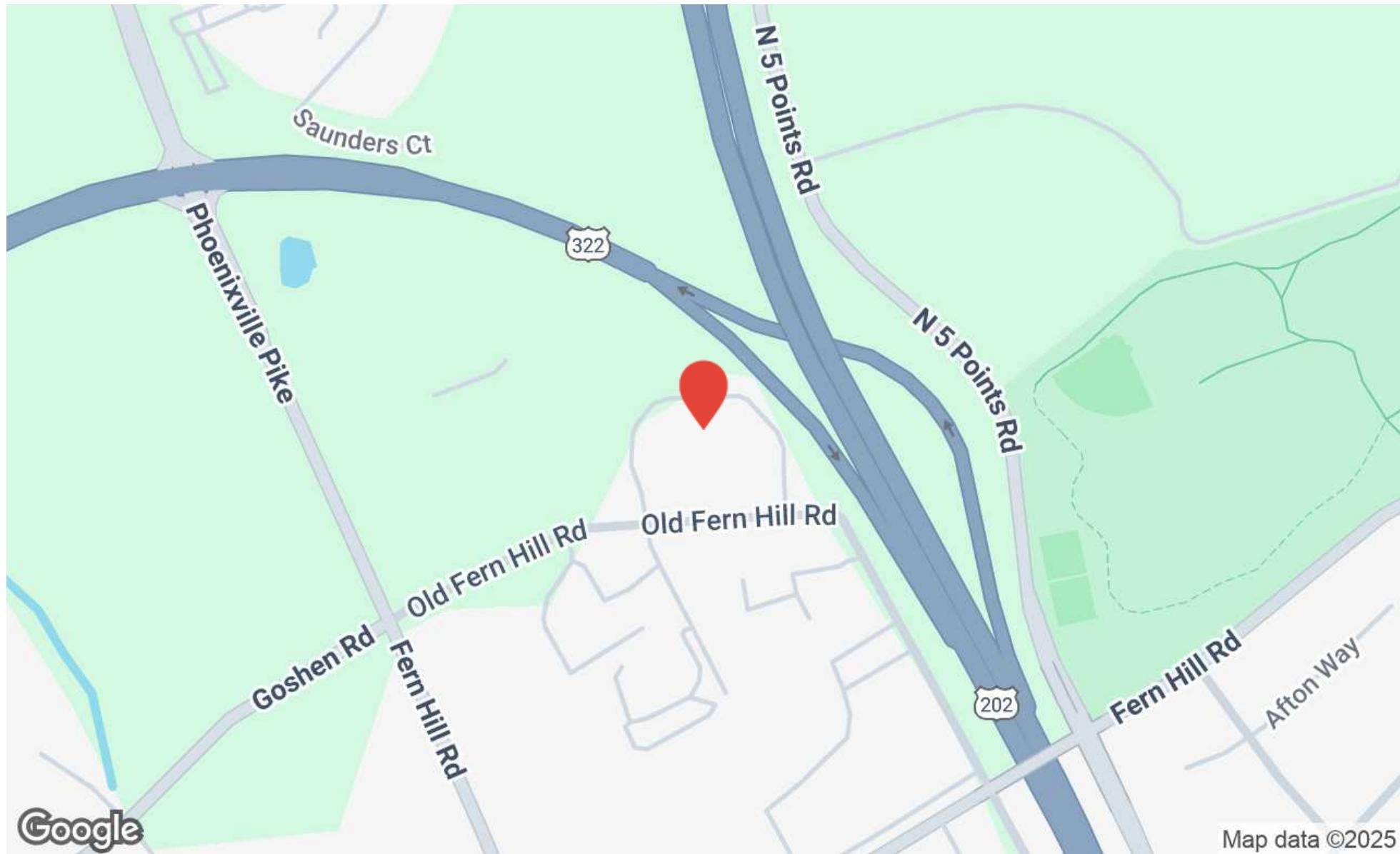


POPULATION	1 MILE	3 MILES	5 MILES
Total Population	4,561	69,746	125,551
Average Age	43	40	41
Average Age (Male)	42	39	40
Average Age (Female)	44	41	42

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	1,925	26,942	47,214
# of Persons per HH	2.4	2.6	2.7
Average HH Income	\$147,670	\$156,593	\$171,843
Average House Value	\$594,571	\$552,018	\$584,356

Demographics data derived from AlphaMap





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NICOLE LYDDANE

VP, Sales and Leasing

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PA #RS329276

PROFESSIONAL BACKGROUND

Nicky lives in Phoenixville with her two Labs, Remy and Pierce. She enjoys hiking, traveling, camping, spending time with family and friends, sits on several non-profit committees and volunteers weekly at a therapeutic horse farm in Malvern. Nicole has been with Swope Lees since 2015 and prides herself on providing unparalleled customer service, fabulous communication, and looks out for the needs of her clients.

EDUCATION

PA Real Estate License
Licensed 2015 – Present

University of Delaware
Bachelor of Applied Science (B.A.Sc.), Hotel, Motel, and Restaurant Management
2001 – 2005

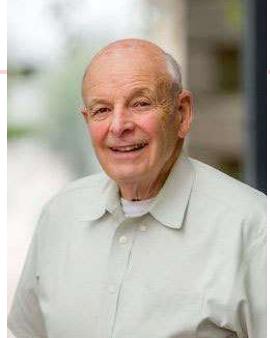
Swope Lees Commercial Real Estate
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