



**SWOPE
LEES**
COMMERCIAL
REAL ESTATE

**EAST BRADFORD SHOPS
OFFICE/RETAIL OR MEDICAL SPACE PROPERTY FOR LEASE**

704 W NIELDS ST WEST CHESTER, PA 19382-4102

610.429.0200
swopelees.com



PROPERTY DESCRIPTION

Retail/Office or Medical Space in Well Established Strip Center

PROPERTY HIGHLIGHTS

- +/- 960 SF Unit K
- Reception area & 4 private offices.
- Only remaining unit in this well -maintained strip center.
- Great mix of retail and medical tenants.
- Excellent opportunity for accounting/financial services or behavioral health
- Excellent visibility from Route 52.
- Traffic controlled intersection.
- Strong demographics.

OFFERING SUMMARY

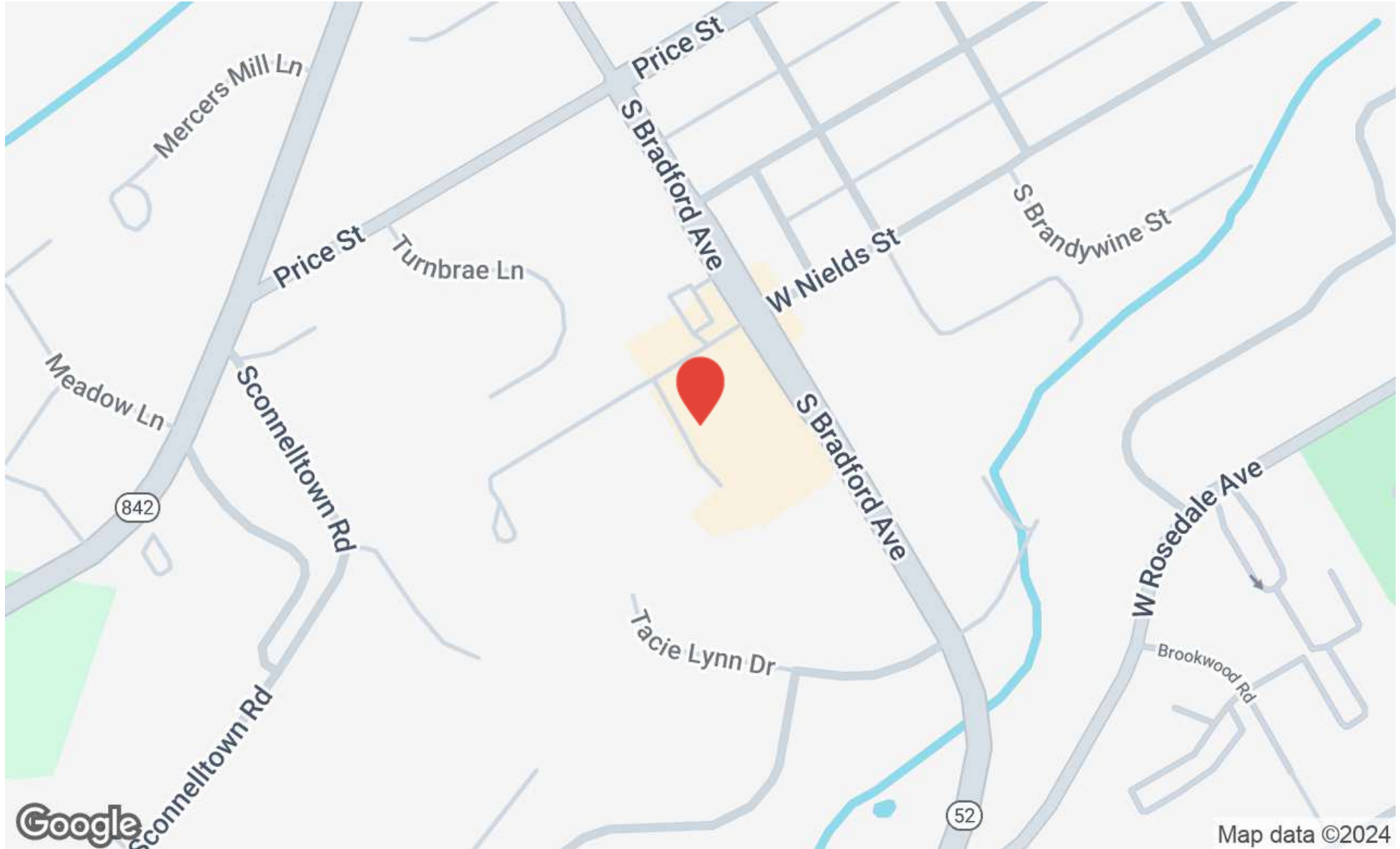
Lease Rate:	\$20.00 SF/yr (NNN)
Available SF:	960 SF
Building Size:	14,840 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	5,204	19,766	39,399
Total Population	15,364	51,717	101,000
Average HH Income	\$99,518	\$124,949	\$134,908



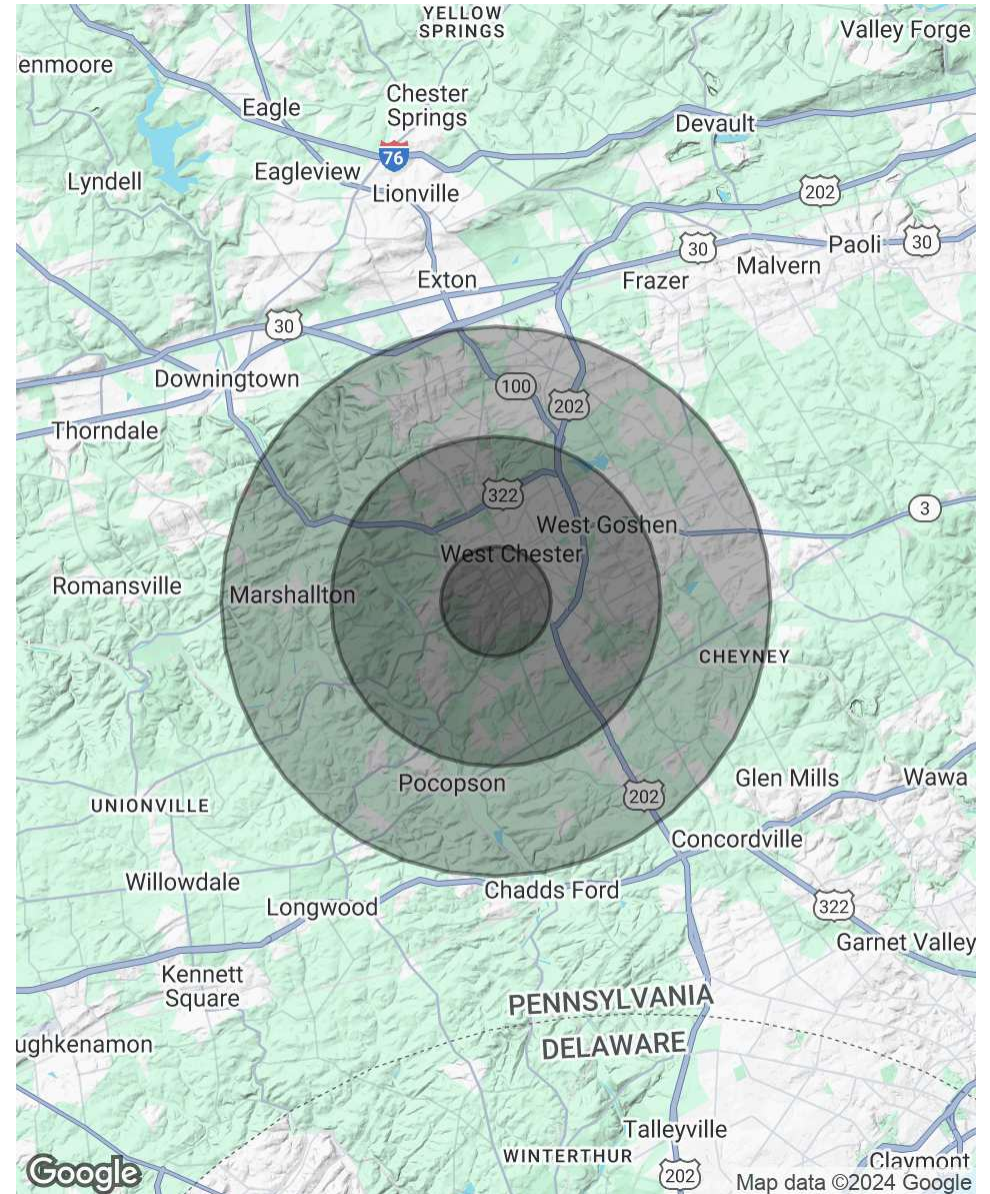
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LARRY WYGANT
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	15,364	51,717	101,000
Average Age	28.2	35.9	40.5
Average Age (Male)	27.4	35.0	39.3
Average Age (Female)	31.2	37.8	42.4
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	5,204	19,766	39,399
# of Persons per HH	3.0	2.6	2.6
Average HH Income	\$99,518	\$124,949	\$134,908
Average House Value	\$386,219	\$438,527	\$442,704

* Demographic data derived from 2020 ACS - US Census



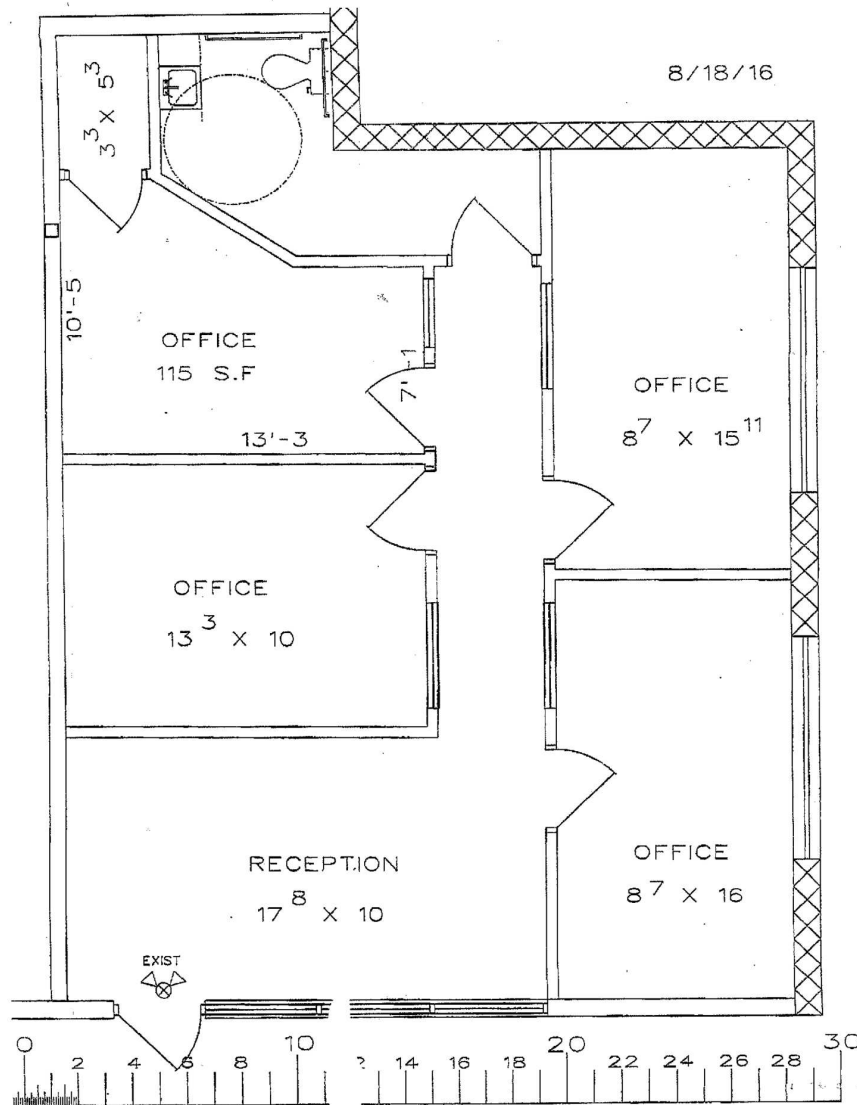


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LEGEND



704 W. Nields Street, Unit K Floor Plan



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LEASE INFORMATION

Lease Type:	NNN	Lease Term:	Negotiable
Total Space:	960 SF	Lease Rate:	\$20.00 SF/yr

AVAILABLE SPACES

SUITE	TENANT	SIZE	TYPE	RATE	DESCRIPTION
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LARRY WYGANT

Associate Broker

larry@swopelees.com

Direct: 610.429.0200 x104 | Cell: 610.457.6506

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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