

FOR LEASE

525 Highlands Boulevard East



COATESVILLE, PA 19320

**MULTIPLE OFFICE SUITES
RANGING IN SIZE FROM 2,300 SF
TO 10,000 SF**

**WELL LOCATED OFF ROUTE 30
WITH EXCELLENT VISIBILITY**

HIGHLANDS LOCATION



MICHAEL BOWSER, CCIM
717.293.4553
mbowser@high.net

HIGH ASSOCIATES LTD. • 1853 WILLIAM PENN WAY • LANCASTER, PA 17601 • 717.293.4477 • HIGHASSOCIATES.COM

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LEASE INFORMATION

Suites:	108 - 5,335 +/- SF 114 - 2,287 +/- SF 116 - 2,363 +/- SF
Available SF:	2,300 +/- SF - 10,000 +/- SF
Lease Rate:	\$14.75 SF/yr
CAM:	\$5.97
County:	Chester
Municipality:	Valley Township

PROPERTY OVERVIEW

Multiple configurations available from 2,300 +/- SF to 10,000 +/- SF. Located in the Highlands with easy access to US Rt 30.

OFFERING SUMMARY

HVAC:	Forced Air Gas Heat
Sprinklers:	No
Parking:	On-site
Water:	Public
Sewer:	Public - Valley Township
Zoning:	Planned Development

Flooring:	Carpet and VCT
Number of Floors:	1

ADDITIONAL COMMENTS

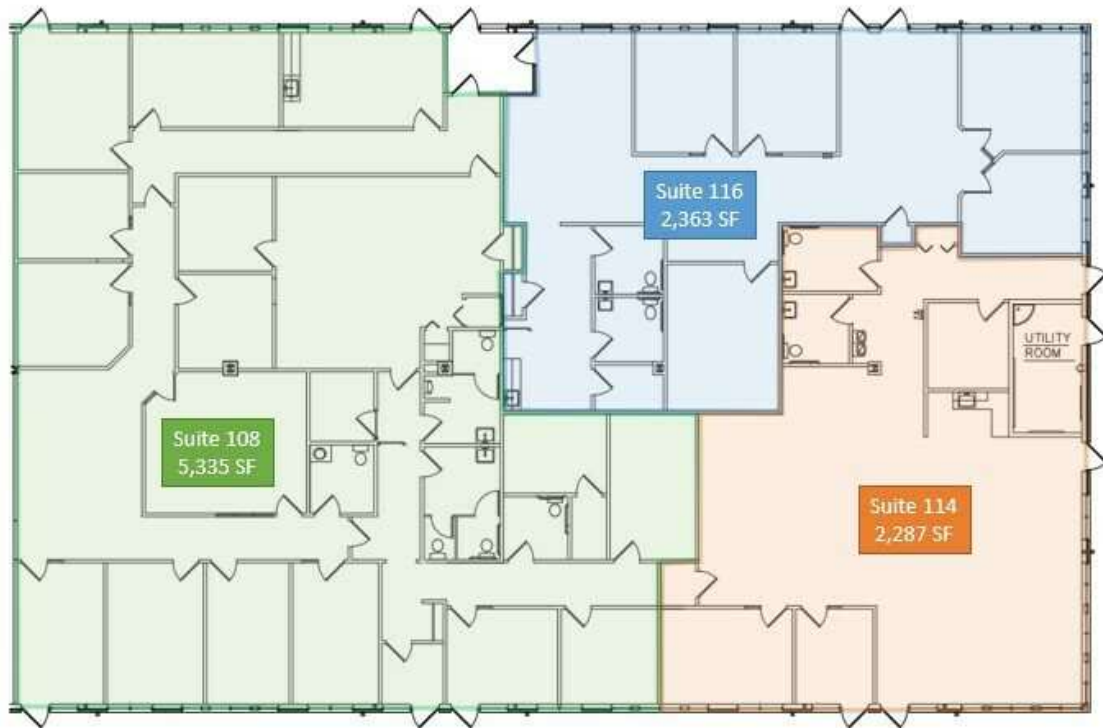
Conveniently located a half mile from Airport Road and Rt. 30 exchange.



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FLOOR PLAN

SCALE: N.T.S.

BUILDING 245

525 HIGHLANDS BLVD.
COATESVILLE, PA
SUITE 100, 114 & 116

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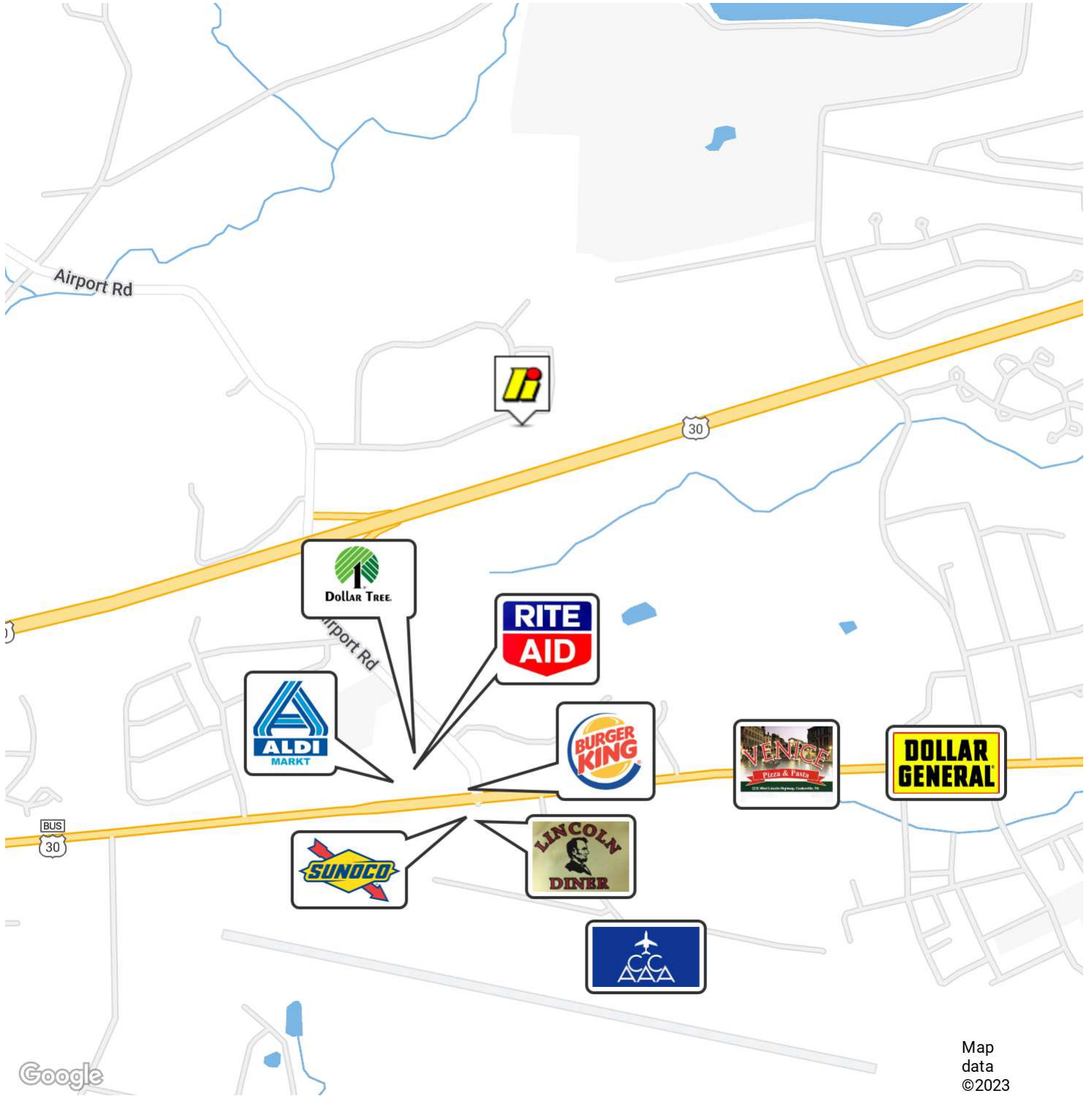
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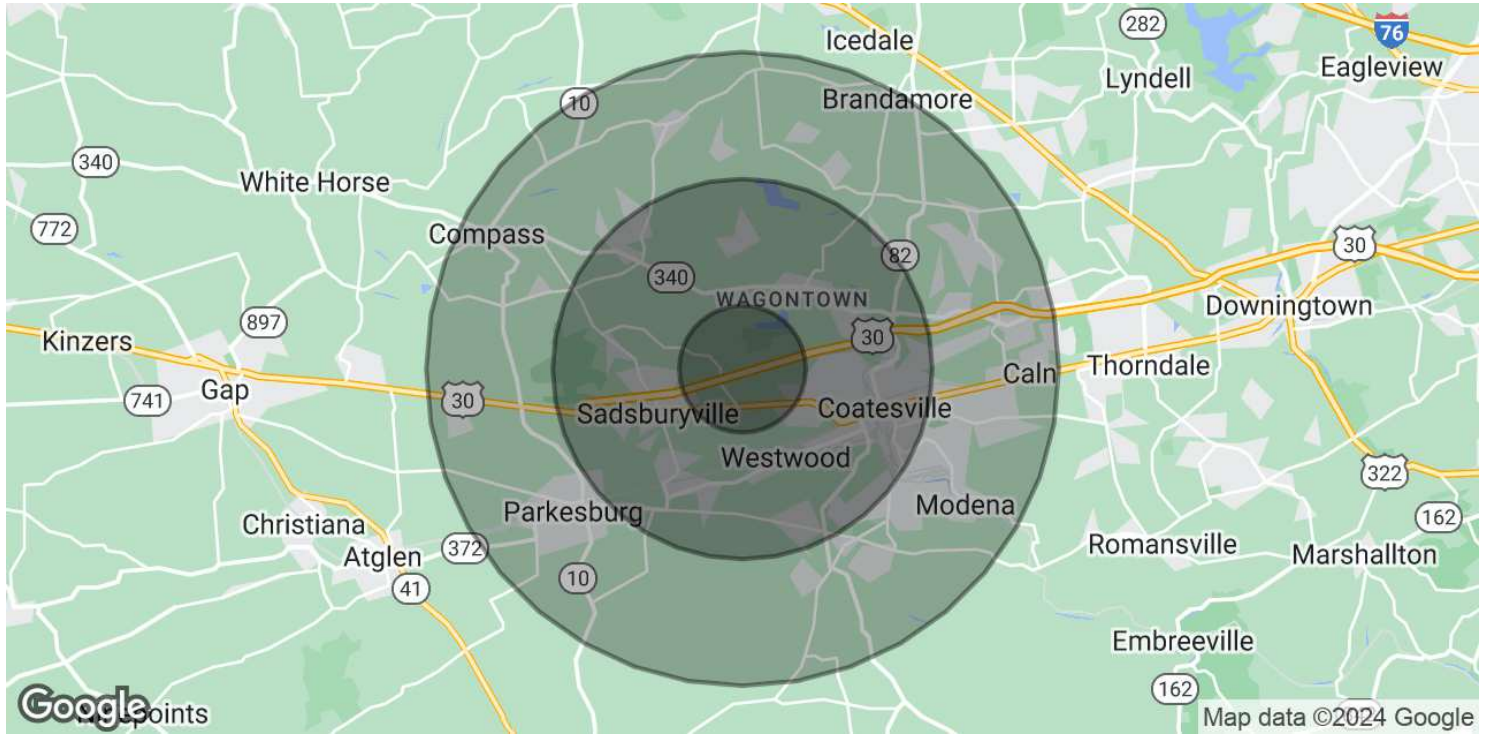


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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	2,491	22,394	60,130
Average Age	36.5	35.3	36.3
Average Age (Male)	35.5	34.3	35.3
Average Age (Female)	38.4	36.9	38.0
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	982	8,595	22,500
# of Persons per HH	2.5	2.6	2.7
Average HH Income	\$75,230	\$73,154	\$72,691
Average House Value	\$260,275	\$237,651	\$229,412

* Demographic data derived from 2020 ACS - US Census

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An Affiliate of High Real Estate Group LLC

*Every Company dreams its dreams and sets its standards
These are ours . . .*

We are committed to two great tasks:

1. BUILDING TRUSTWORTHY RELATIONSHIPS.

- Valuing our customers and meeting their needs.
- Respecting the dignity of all co-workers and their families.
- Energizing our teamwork with participative management.
- Recognizing and rewarding the accomplishments of our co-workers.
- Strengthening our partnership with suppliers.
- Contributing to a world of beauty and prosperity and peace.

2. BEING INNOVATIVE LEADERS.

- Creating an environment for innovation since 1931.
- "Right the first time" - High quality products and services.
- Investing profits to secure our future.

WE GIVE GOOD MEASURE.

1853 WILLIAM PENN WAY
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