



**SWOPE
LEES**
COMMERCIAL
REAL ESTATE

TURNKEY DENTAL OFFICE FOR SALE

1552 MCDANIEL DR WEST CHESTER, PA 19380

610.429.0200
swopelees.com



PROPERTY DESCRIPTION

Own a move-in ready 1,450 SF dental office in the established Westtown Business Center. Purpose-built for dental use, this thoughtfully designed space offers everything you need to operate efficiently while providing a professional, welcoming environment for patients. The first floor features laminate flooring with a "hardwood look", vaulted ceilings, skylights that brighten the clinical area, and a modern reception/waiting room with a two-person/station desk and restroom. The clinical layout includes three operatories, complete with sterilization and cabinetry, a dedicated lab room, x-ray room, and gas storage closet — all optimized for an efficient workflow. The mezzanine level adds a private office with its own bathroom and a break room/kitchen for staff. A private entrance with ramp ensures accessibility, while the unfinished basement offers ample storage. Surrounded by other healthcare providers, this location offers excellent visibility, convenience, and accessibility to major routes and local neighborhoods. With its proven design and efficient use of space, this property is an ideal opportunity for dentists/medical professionals seeking ownership in the heart of West Chester.

LOCATION DESCRIPTION

Situated within the Westtown Business Park, offering a highly accessible and professional setting in West Chester, PA. The property is conveniently located just off Route 202, with immediate access via Westtown Road, providing seamless connections to major thoroughfares including Routes 1, 30, and 322. This prime business corridor places tenants within minutes of West Chester Borough, Exton, and the greater Chester County region.



PROPERTY HIGHLIGHTS

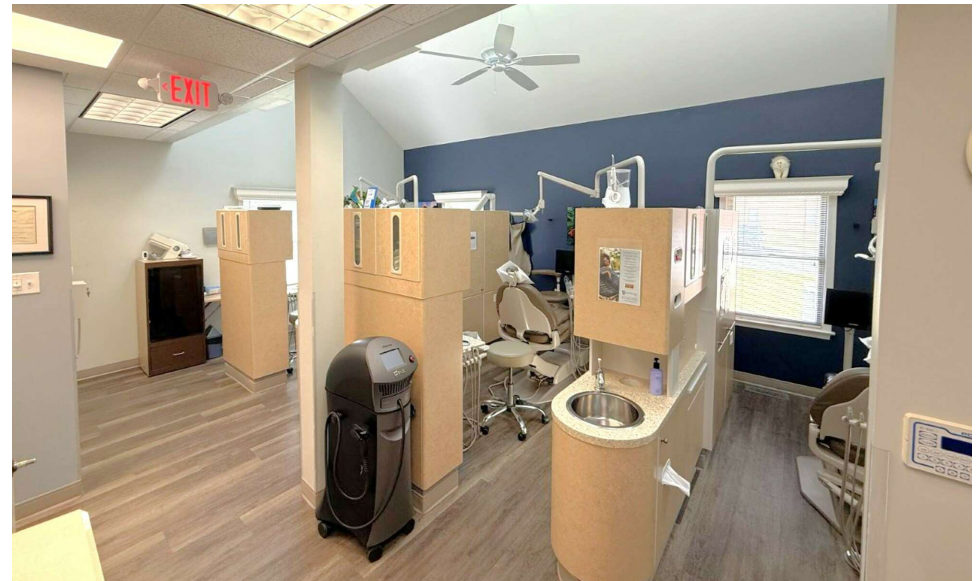
- 1,450 SF turnkey dental office in established business park
- Prime West Chester location with excellent accessibility
- Reception with vaulted ceilings, modern finishes, and seating
- Three operatories with sterilization area and built-in cabinetry
- Dedicated lab room, x-ray room, and gas storage closet
- Mezzanine with break room/kitchen and private office with bathroom
- Private entrance with ramp for accessibility
- Laminate flooring with a "hardwood look" on first floor; carpeted mezzanine
- Bright, open clinical area enhanced by skylights
- Unfinished basement ideal for storage
- Surrounded by healthcare providers — proven location for dental and medical users

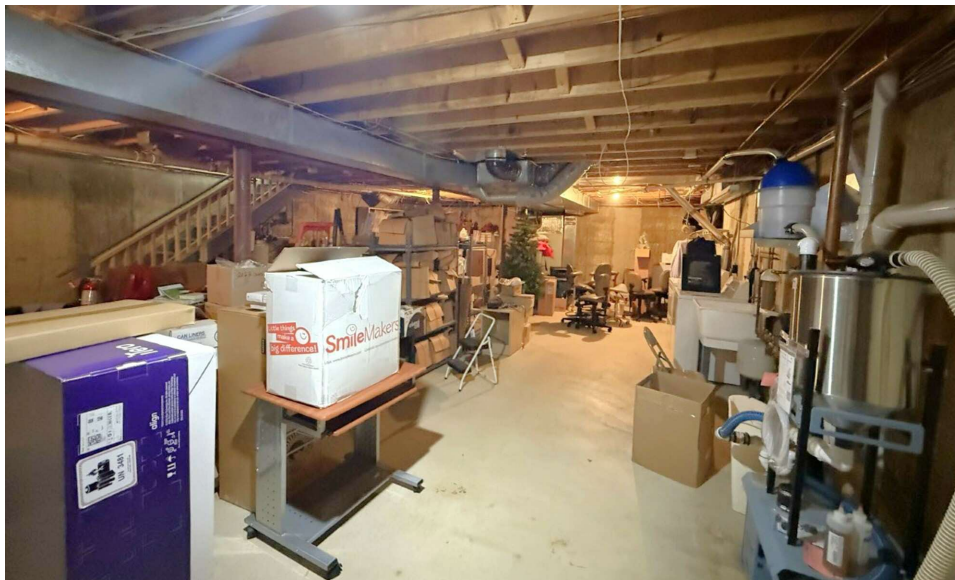
OFFERING SUMMARY

Sale Price:	\$350,000
Number of Units:	1
Lot Size:	9,888 SF
Building Size:	1,450 SF

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Total Households	3,141	14,233	41,489
Total Population	7,107	36,005	111,662
Average HH Income	\$182,710	\$181,644	\$175,165

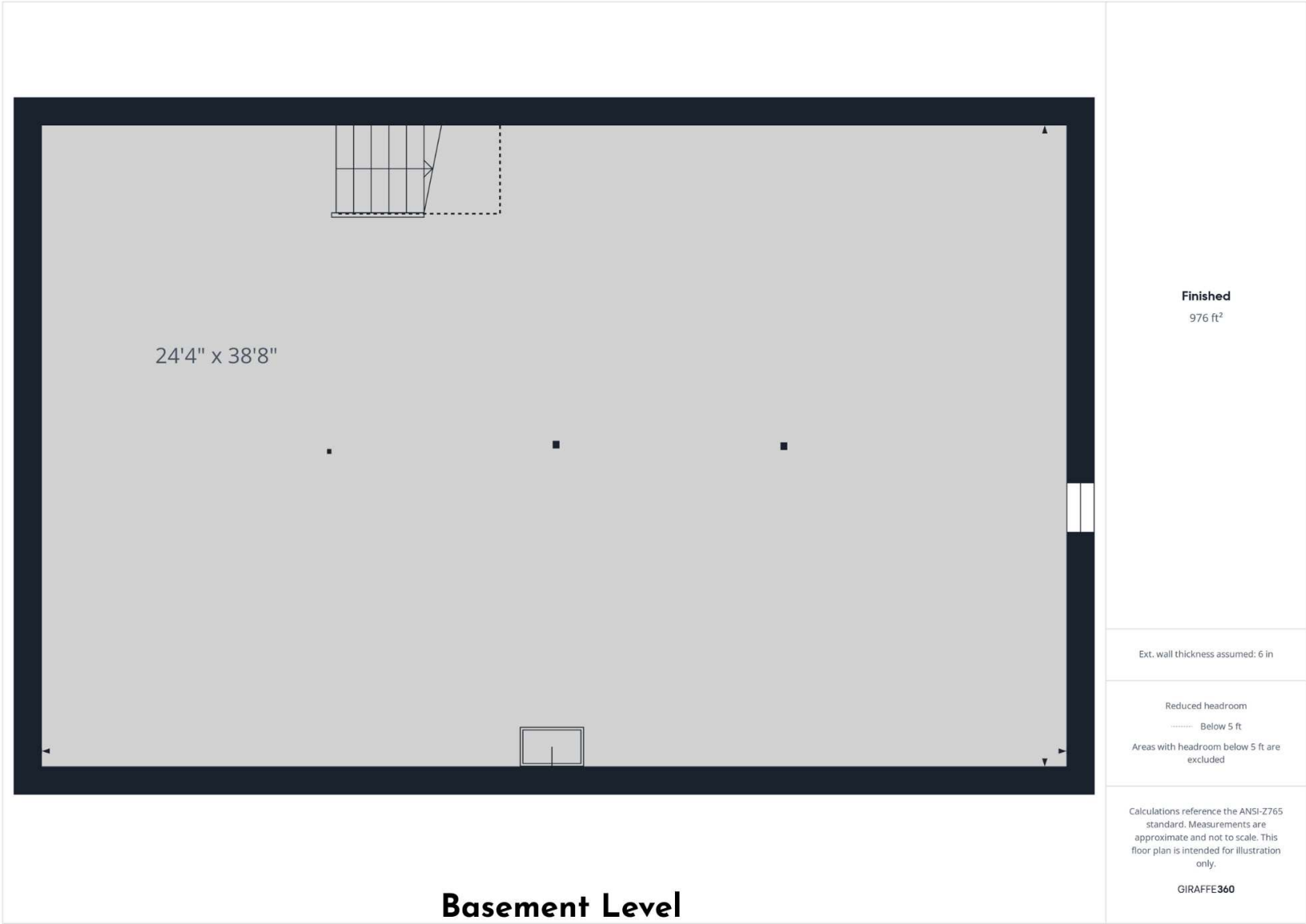




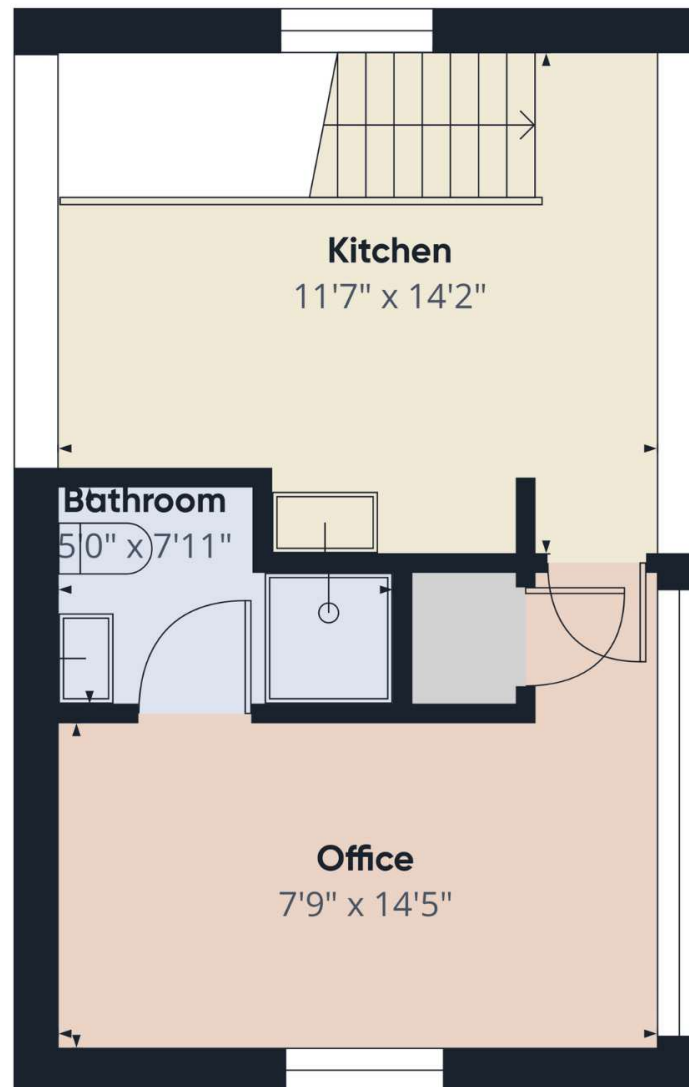


1552 Mcdaniel Dr
West Chester, PA 19380

KAITIE O'GRADY
kaitie@swopelees.com
610.429.0200







Floor 2 - Mezzanine Level

GLA⁽¹⁾
362 ft²

(1) Finished, above grade

Ext. wall thickness assumed: 6 in

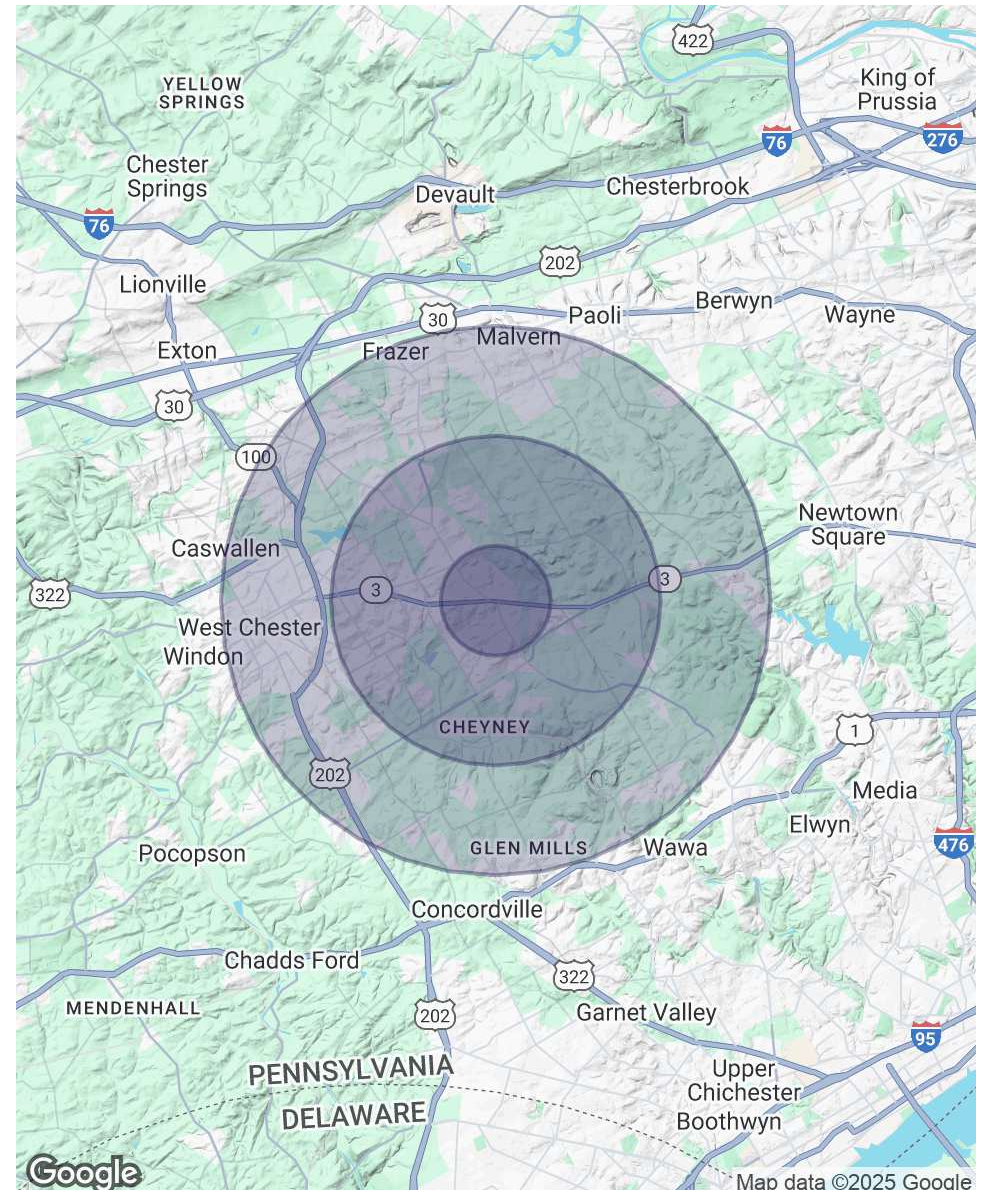
Calculations reference the ANSI-Z765 standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	7,107	36,005	111,662
Average Age	44	43	42
Average Age (Male)	43	42	41
Average Age (Female)	45	44	43
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	3,141	14,233	41,489
# of Persons per HH	2.3	2.5	2.7
Average HH Income	\$182,710	\$181,644	\$175,165
Average House Value	\$553,973	\$609,471	\$618,668

Demographics data derived from AlphaMap





1552 Mcdaniel Dr
West Chester, PA 19380

KAITIE O'GRADY
kaitie@swopelees.com
610.429.0200



KAITIE O'GRADY

Sales Associate

kaitie@swopelees.com

Direct: 610.429.0200 | Cell: 484.630.5017

PA #RS376804

PROFESSIONAL BACKGROUND

I am dedicated to helping businesses find the perfect location to thrive. Serving Chester County and the surrounding areas, I bring a fresh perspective, strong market knowledge, and a commitment to client success. Whether you're looking to lease, buy, or invest, I'm here to guide you every step of the way. Let's build your business together!

EDUCATION

Colibri Real Estate

Swope Lees Commercial Real Estate
208 East Market Street
West Chester, PA 19382
610.429.0200