

Property Summary



PROPERTY DESCRIPTION

Explore the exceptional potential of this prime flex property at Gordon Park in Exton, PA. Boasting a total of 4,150 SF building, this versatile space is ideally suited for office, warehouse, or distribution uses for businesses such as HVAC, Plumber and more. With a favorable zoning status of PIC, the property offers flexibility for various business needs and expansion opportunities. Located in the thriving Exton area, this property benefits from a strategic and convenient location for streamlined operations and access to key transportation routes. Don't miss the chance to invest in this well-maintained, high-potential property tailored to meet the demands of industrial and commercial enterprises in the dynamic Exton market.

PROPERTY HIGHLIGHTS

- 2,450 SF Finished Office Space | 1,700 SF Warehouse
- 200 AMP | 3 Phase Electric
- One 10' Roll Up Door
- Zoned PIC - Uwchlan Township
- Also Available For Lease (\$14.50/sf NNN)

FRANK ENGLUND

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OFFERING SUMMARY

Sale Price:	\$830,000
Lot Size:	4,150 SF
Building Size:	4,150 SF

DEMOGRAPHICS	0.25 MILES	0.5 MILES	1 MILE
Total Households	103	423	2,140
Total Population	238	986	4,765
Average HH Income	\$163,202	\$162,201	\$147,444



Information concerning this offering is from sources deemed reliable, but no warranty is made as to the accuracy thereof and is submitted subject to errors, omissions, change of prices or other conditions, prior sale or lease or withdrawal without notice.

Additional Photos



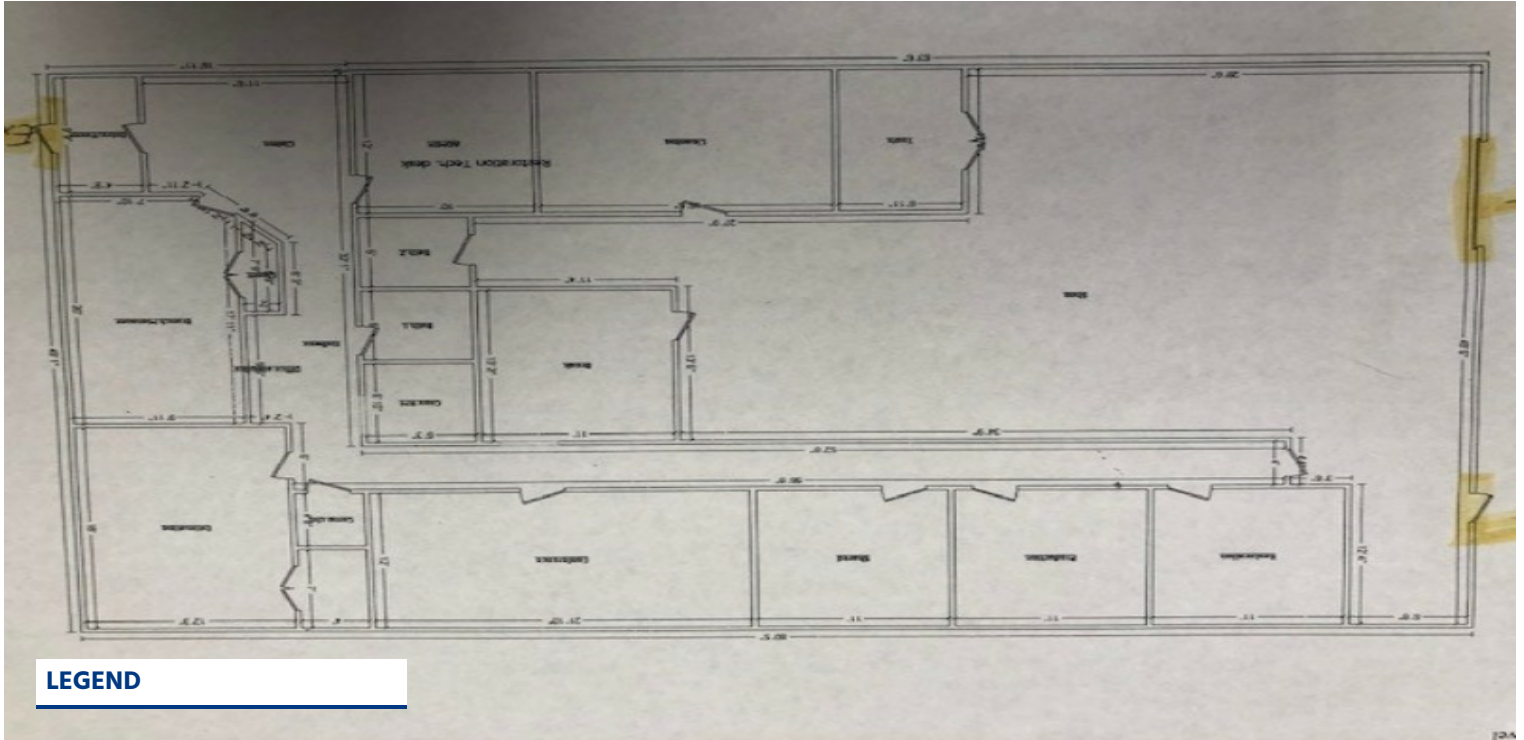
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Floor Plan

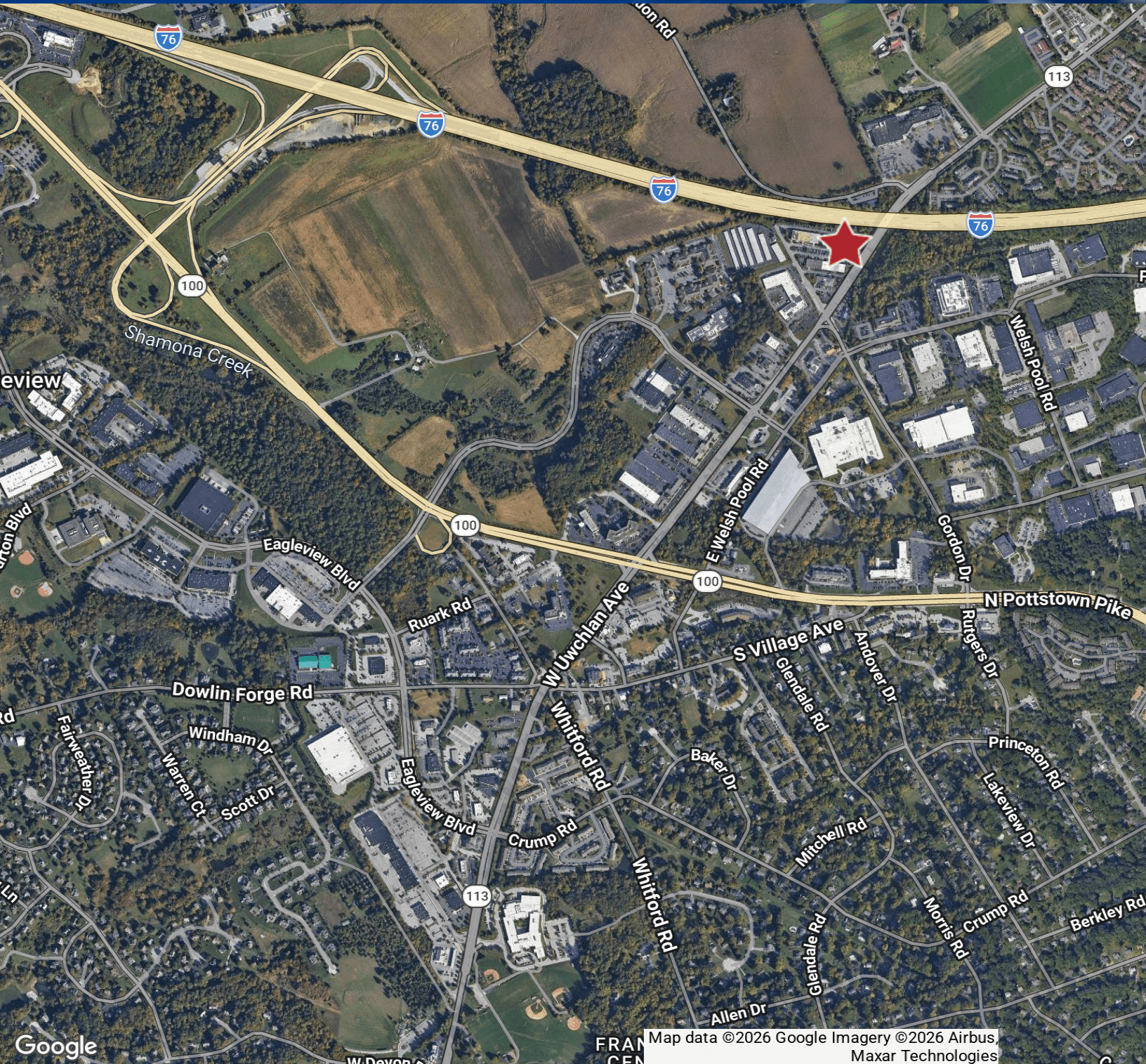


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Location Map



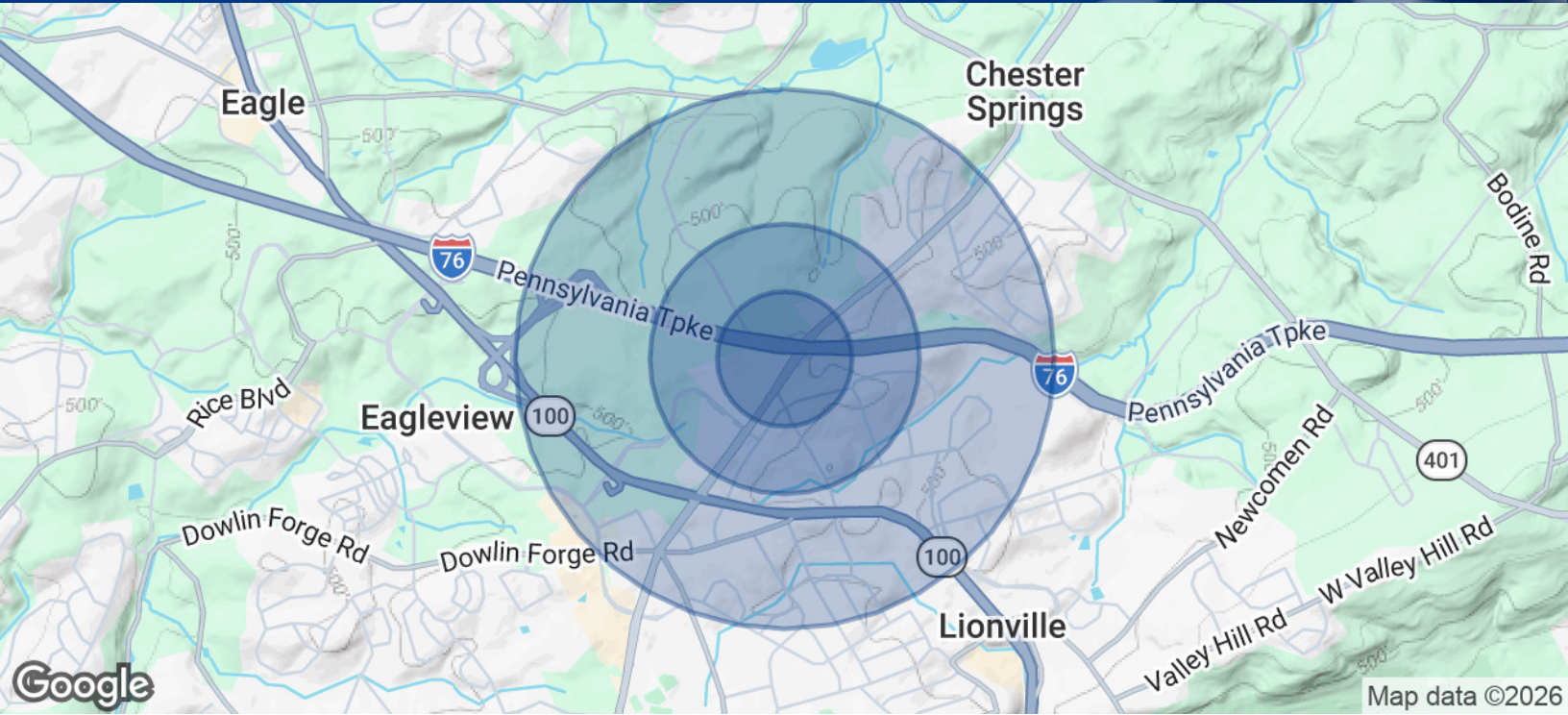
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Demographics Map & Report



POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	238	986	4,765
Average Age	41.9	41.0	40.2
Average Age (Male)	40.9	40.0	39.4
Average Age (Female)	45.9	45.2	44.4
HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	103	423	2,140
# of Persons per HH	2.3	2.3	2.2
Average HH Income	\$163,202	\$162,201	\$147,444
Average House Value	\$452,367	\$441,984	\$448,346

2023 American Community Survey (ACS)

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