



**SWOPE
LEES**
COMMERCIAL
REAL ESTATE

INDUSTRIAL PROPERTY FOR SALE

1109 SAUNDERS COURT WEST CHESTER, PA 19382

610.429.0200
swopelees.com



PROPERTY DESCRIPTION

Excellent Investment Or Owner/User Flex Building For Sale in West Goshen!

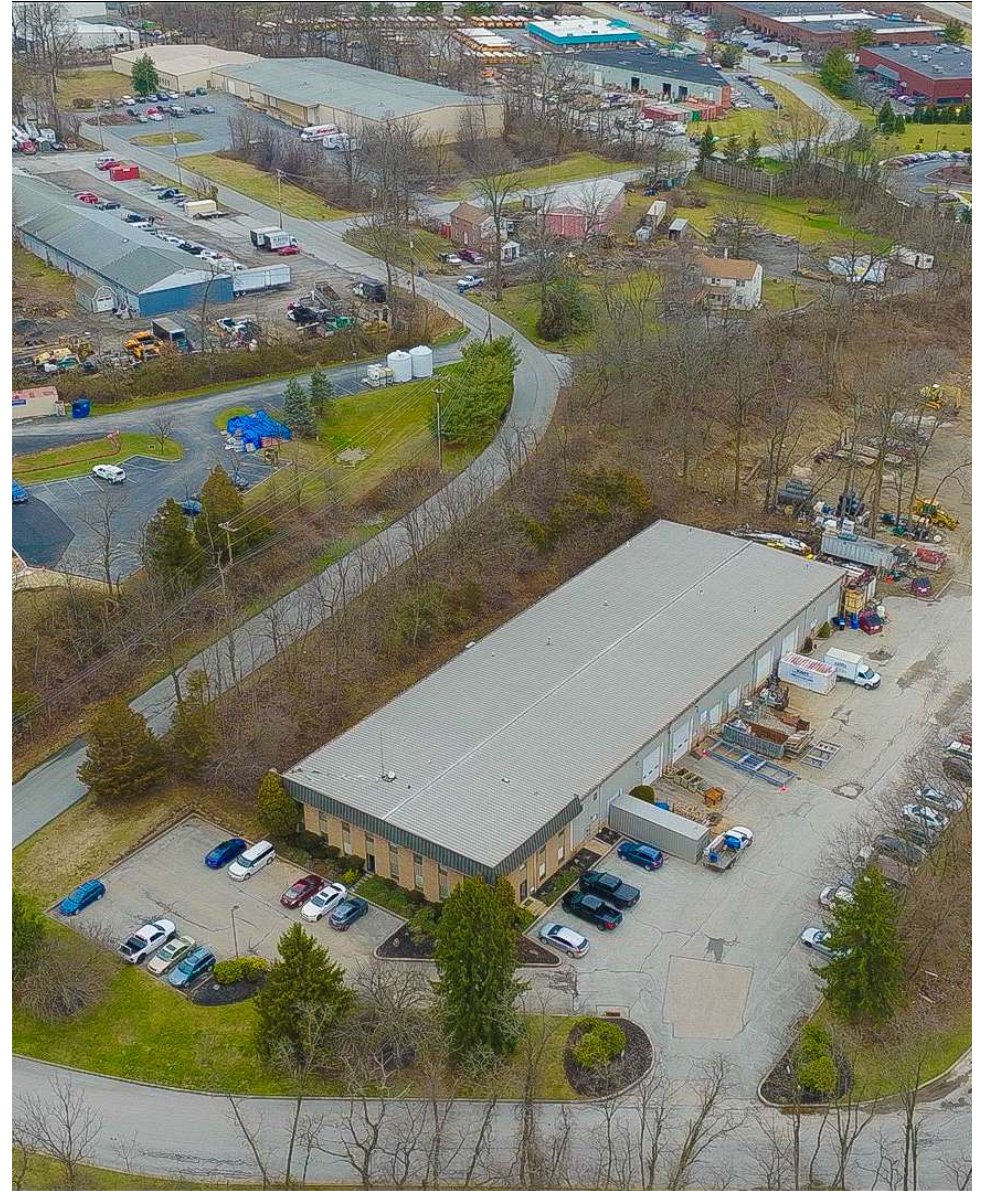
PROPERTY HIGHLIGHTS

- +/- 25,600 Total SF Flex Building
- Approximately 1/3 Finished Office Space
- Currently A Multi-Tenanted Building
- Public Water, On-site Septic
- 18' Clear Height
- 7 Drive-in Bays, 1 Loading Dock
- West Goshen Township I-2 Zoning
- Easy Access to Major Highways

OFFERING SUMMARY

Sale Price:	\$3,584,000
Building Size:	25,600 SF

DEMOGRAPHICS	1 MILE	2 MILES	3 MILES
Total Households	1,437	13,657	27,614
Total Population	3,738	32,547	67,266
Average HH Income	\$143,100	\$114,410	\$118,103

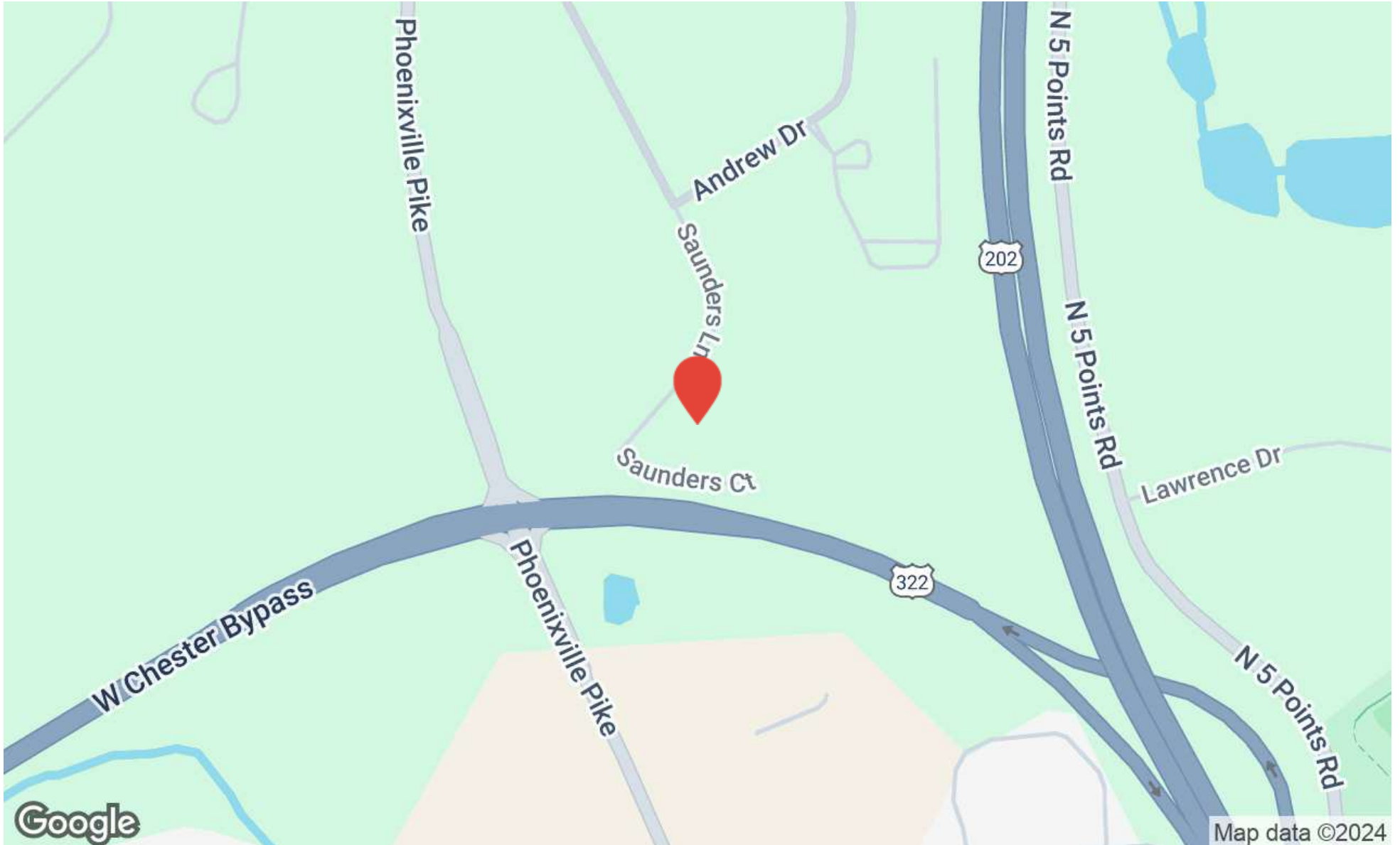




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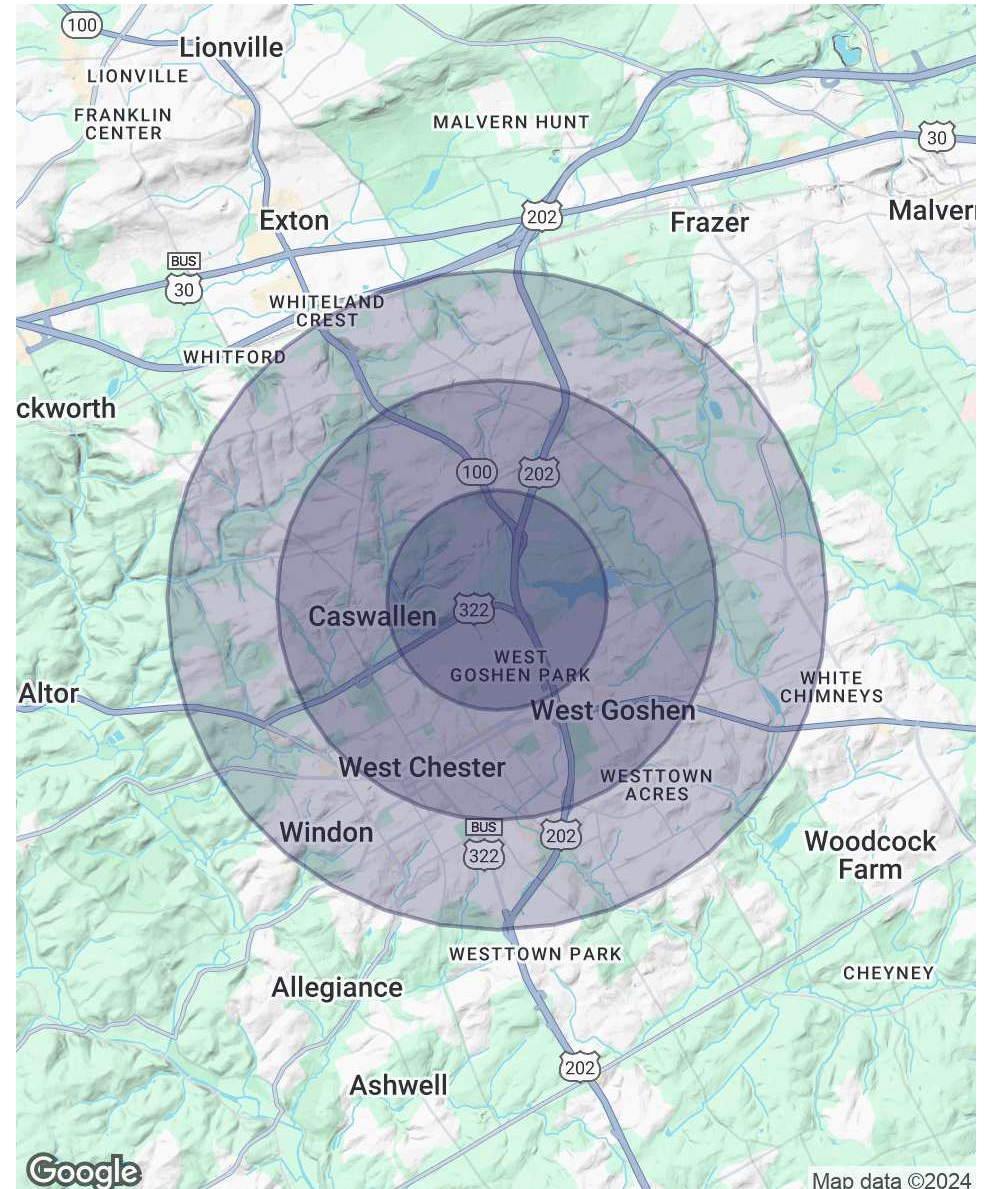
CHUCK SWOPE, CCIM
chuck@swopelees.com
610.429.0200 x101





POPULATION	1 MILE	2 MILES	3 MILES
Total Population	3,738	32,547	67,266
Average Age	40.9	37.2	39.0
Average Age (Male)	40.8	36.2	37.8
Average Age (Female)	40.8	38.9	40.8
HOUSEHOLDS & INCOME	1 MILE	2 MILES	3 MILES
Total Households	1,437	13,657	27,614
# of Persons per HH	2.6	2.4	2.4
Average HH Income	\$143,100	\$114,410	\$118,103
Average House Value	\$407,912	\$418,920	\$398,937

2020 American Community Survey (ACS)



Map data ©2024



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Broker of Record

chuck@swopelees.com

Direct: 610.429.0200 x101 | Cell: 610.804.7897

PA #RM 421301

PROFESSIONAL BACKGROUND

Chuck Swope, CCIM has been in the real estate industry for nearly 20 years, and over 16 years as a commercial real estate broker. Swope obtained his undergraduate degree from Washington College, Chestertown, MD and his graduate degree from the University of Pennsylvania, Philadelphia, PA. He enjoys spending time outdoors in the Chesapeake Bay region, traveling, exciting food and drinks, and collects rescue dogs.

EDUCATION

BA, Washington College, Chestertown, MD

MA, University of Pennsylvania, Philadelphia, PA

MEMBERSHIPS

CCIM

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