



**SWOPE
LEES**
COMMERCIAL
REAL ESTATE

**TWO MONTHS FREE RENT !
OFFICE SPACE FOR LEASE**
514 KENNETT PIKE CHADDS FORD, PA 19317

610.429.0200
swopelees.com



PROPERTY DESCRIPTION

Introducing 514 Kennett Pike, Chadds Ford, PA, 19317: an exceptional commercial property now available for lease. This property offers prime visibility and access, positioned in a high-traffic area to maximize exposure for your business.

PROPERTY HIGHLIGHTS

- +/- 1,379 SF of office space in a Chadds Ford historical village.
- Includes 580 SF of basement storage at no additional cost.
- Excellent craftsmanship throughout.
- Nestled in a quaint village atmosphere.
- Abundant parking with high visibility.
- CAM fixed for the term of the original lease.
- Convenient to Kennett Square, Wilmington & West Chester.

OFFERING SUMMARY

Lease Rate:	\$18.00 SF/yr (NNN)
Available SF:	1,379 SF
Lot Size:	20,087 SF
Building Size:	4,528 SF
CAM	\$2.00 / SF

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	34	97	404
Total Population	98	273	1,101
Average HH Income	\$193,176	\$199,805	\$207,128





514 Kennett Pike
Chadds Ford, PA 19317

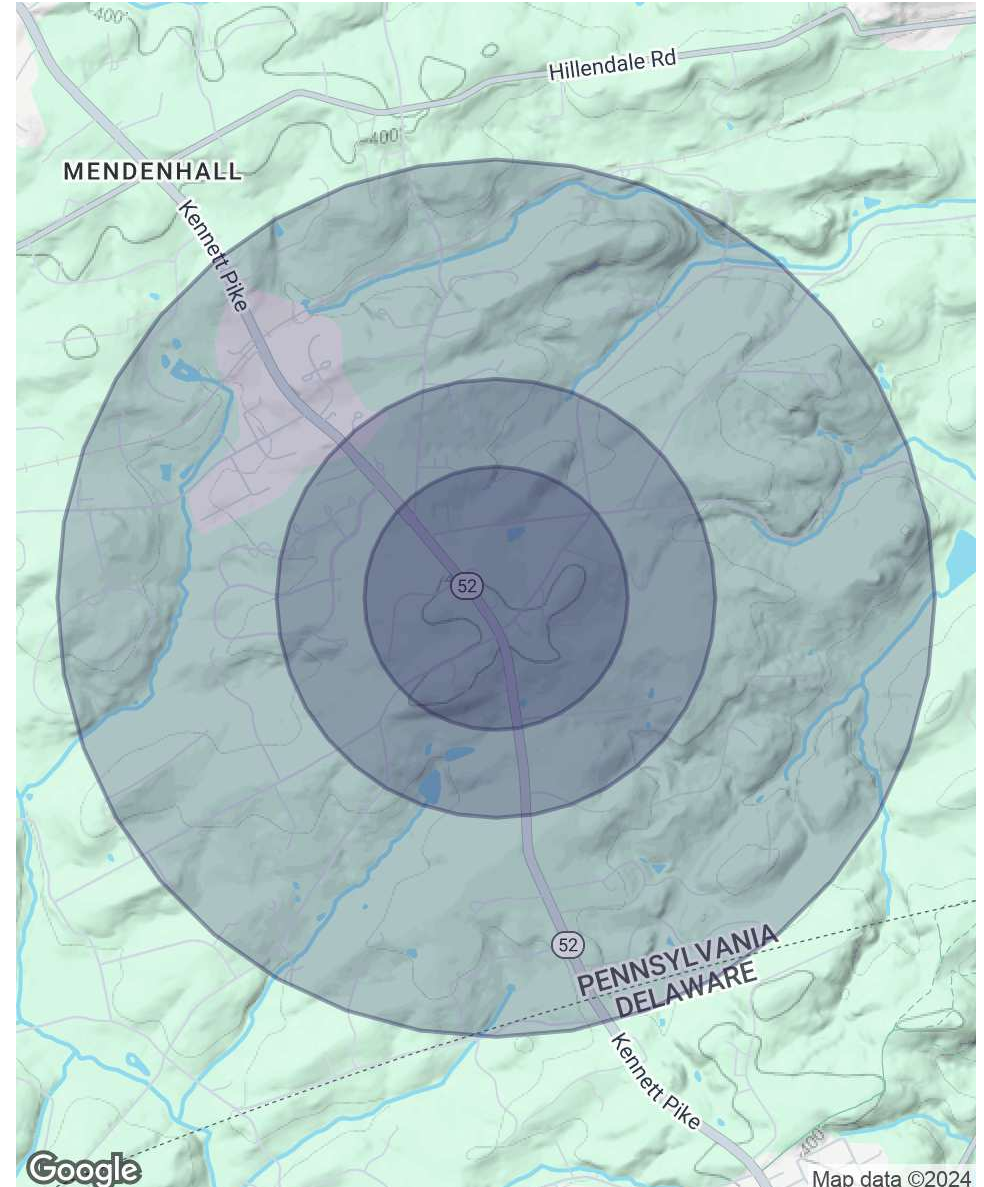
LARRY WYGANT
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POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	98	273	1,101
Average Age	42	43	44
Average Age (Male)	0	0	0
Average Age (Female)	0	0	0
HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	34	97	404
# of Persons per HH	2.9	2.8	2.7
Average HH Income	\$193,176	\$199,805	\$207,128
Average House Value	\$811,602	\$805,293	\$799,093

Demographics data derived from AlphaMap





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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