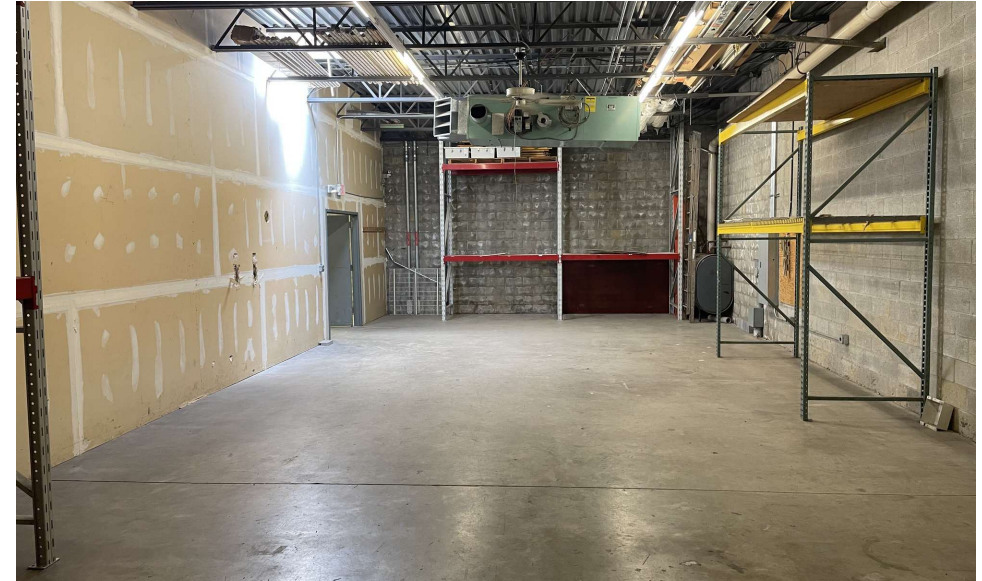




**SWOPE
LEES**
COMMERCIAL
REAL ESTATE

**633 JEFFERS CIRCLE
FLEX PROPERTY FOR LEASE**
633 JEFFERS CIRCLE EXTON, PA 19301

610.429.0200
swopelees.com



PROPERTY DESCRIPTION

This efficiently designed office space includes an administrative area, a spacious conference room or private office, and a powder room. The warehouse features 14' clearance to the joist and 16' to the deck, along with a dedicated dock, ample parking, and 3-phase, 208V electrical service. Available now!

PROPERTY HIGHLIGHTS

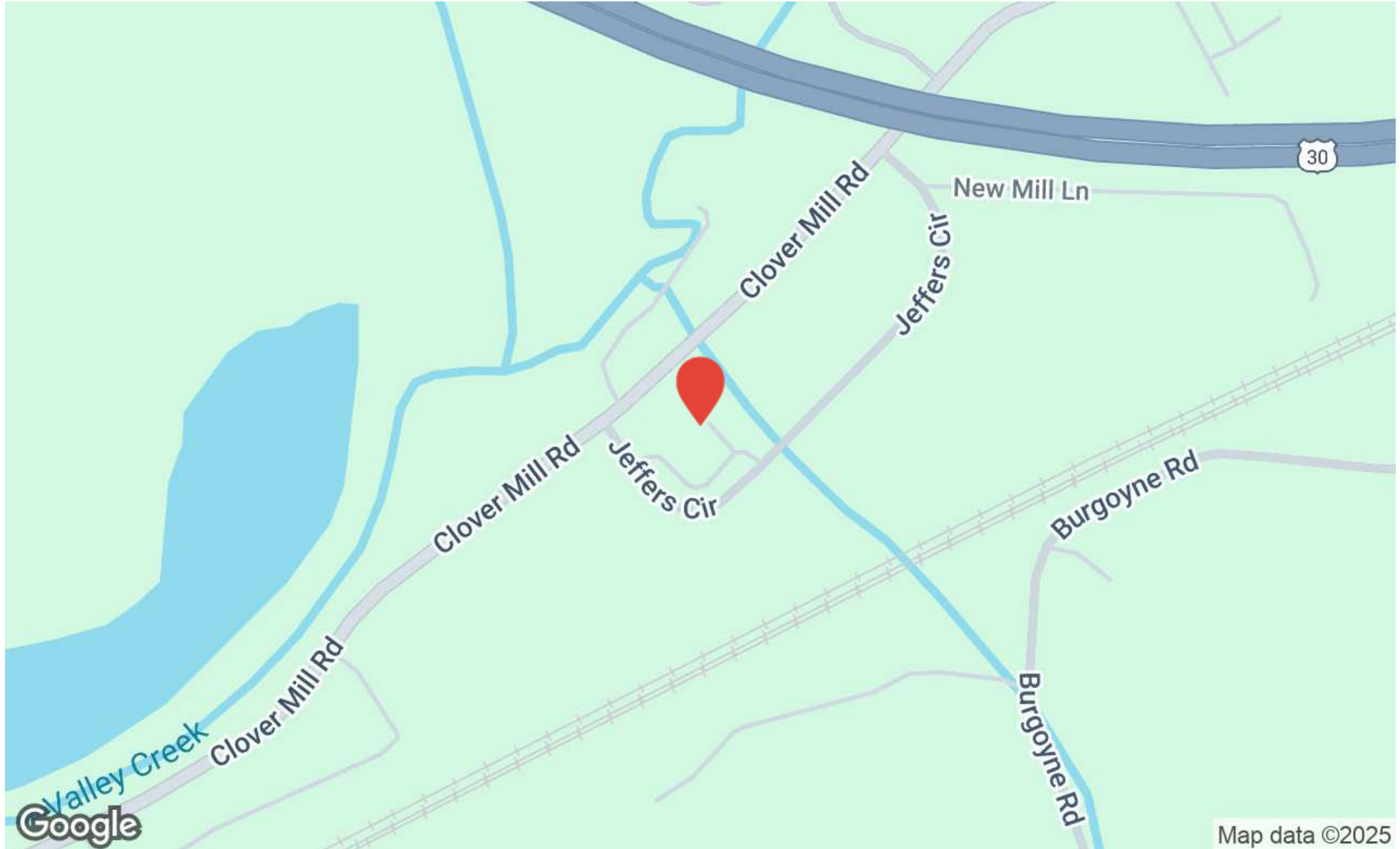
- 2,890 SF Flex Space – Efficiently designed for versatile use
- Office Layout – Includes an administrative area, large conference room or private office, and powder room
- Warehouse Specs – 14' clearance to the joist and 16' to the deck
- Convenient Loading – Dedicated dock with ample parking
- Power Capacity – Equipped with 3-phase, 208V electrical service

OFFERING SUMMARY

Lease Rate:	\$13.00 SF/yr (NNN)
Number of Units:	1
Available SF:	2,890 SF
Building Size:	20,000 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	895	18,743	47,881
Total Population	2,204	48,856	127,744
Average HH Income	\$144,219	\$168,855	\$170,342

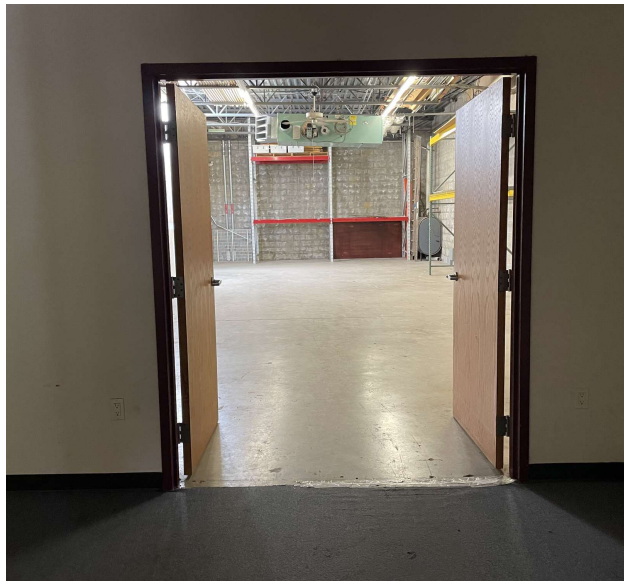






633 JEFFERS CIRCLE
633 Jeffers Circle
Exton, PA 19301

NICOLE LYDDANE
nicole@swopelees.com
610.429.0200



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	2,204	48,856	127,744
Average Age	42	40	40
Average Age (Male)	41	39	39
Average Age (Female)	43	41	41
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	895	18,743	47,881
# of Persons per HH	2.5	2.6	2.7
Average HH Income	\$144,219	\$168,855	\$170,342
Average House Value	\$559,693	\$527,720	\$548,384

Demographics data derived from AlphaMap

