



OFFICE/RETAIL BUILDING BUILDING FOR SALE

2050 NEWARK ROAD LINCOLN UNIVERSITY, PA 19352

610.429.0200
swopelees.com



PROPERTY DESCRIPTION

Unlock the potential of this outstanding 4,000 SF historic office/retail building, located in the coveted region of Lincoln University, PA. The property's excellent location with easy highway access enhances its appeal, making it a strategic choice for investors seeking a well-positioned, income-generating commercial space in the vibrant Lincoln University area.

PROPERTY HIGHLIGHTS

- 4,000 SF historic office/retail building for sale in Lincoln University, PA.
- Ideal for various professional uses.
- Two existing Tenants already in place.
- Ample onsite parking.
- Public water available.
- Excellent location with easy highway access.

OFFERING SUMMARY

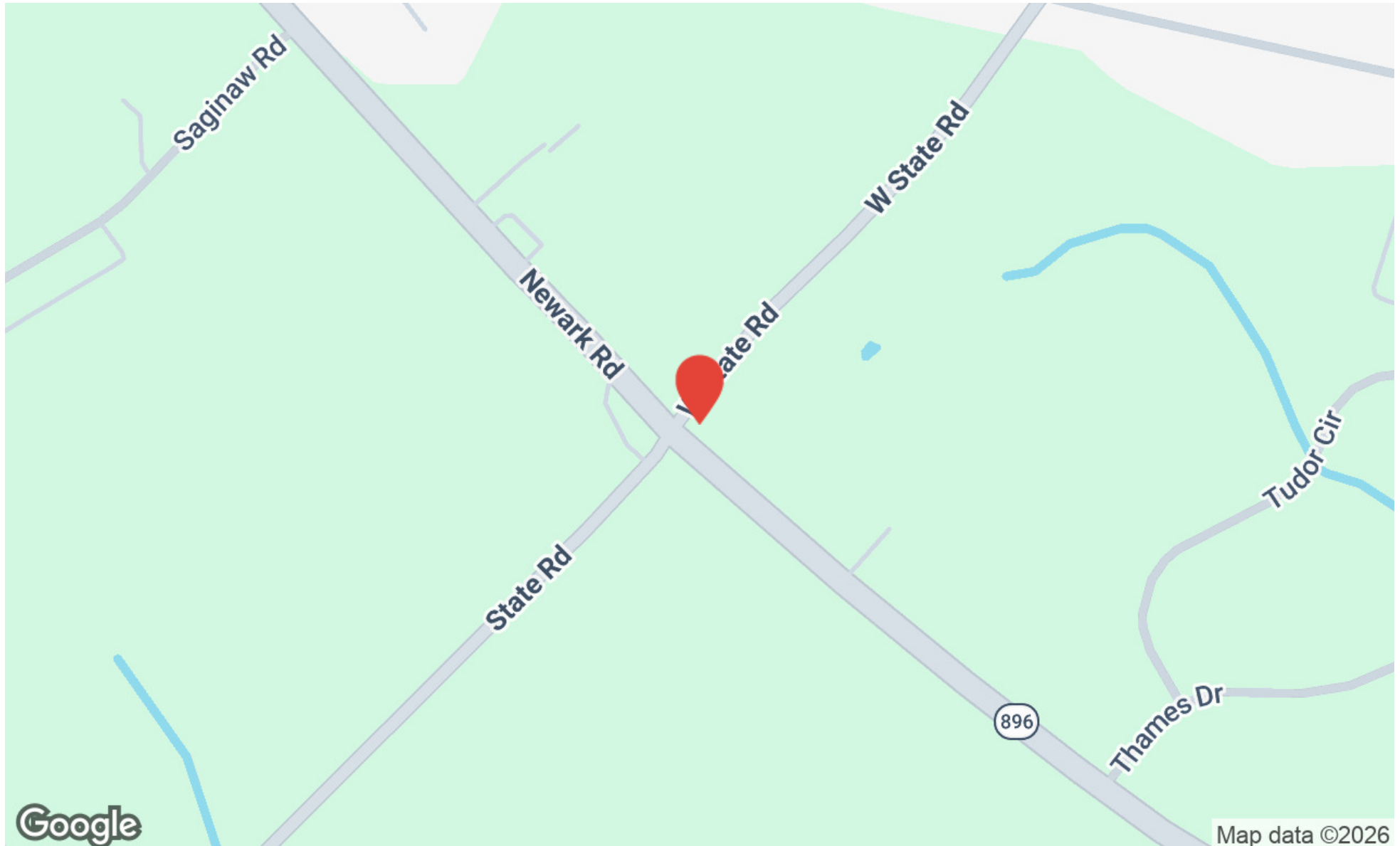
Sale Price:	\$700,000
Building Size:	4,000 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	524	5,131	12,189
Total Population	1,480	14,437	37,315
Average HH Income	\$193,618	\$176,852	\$170,499



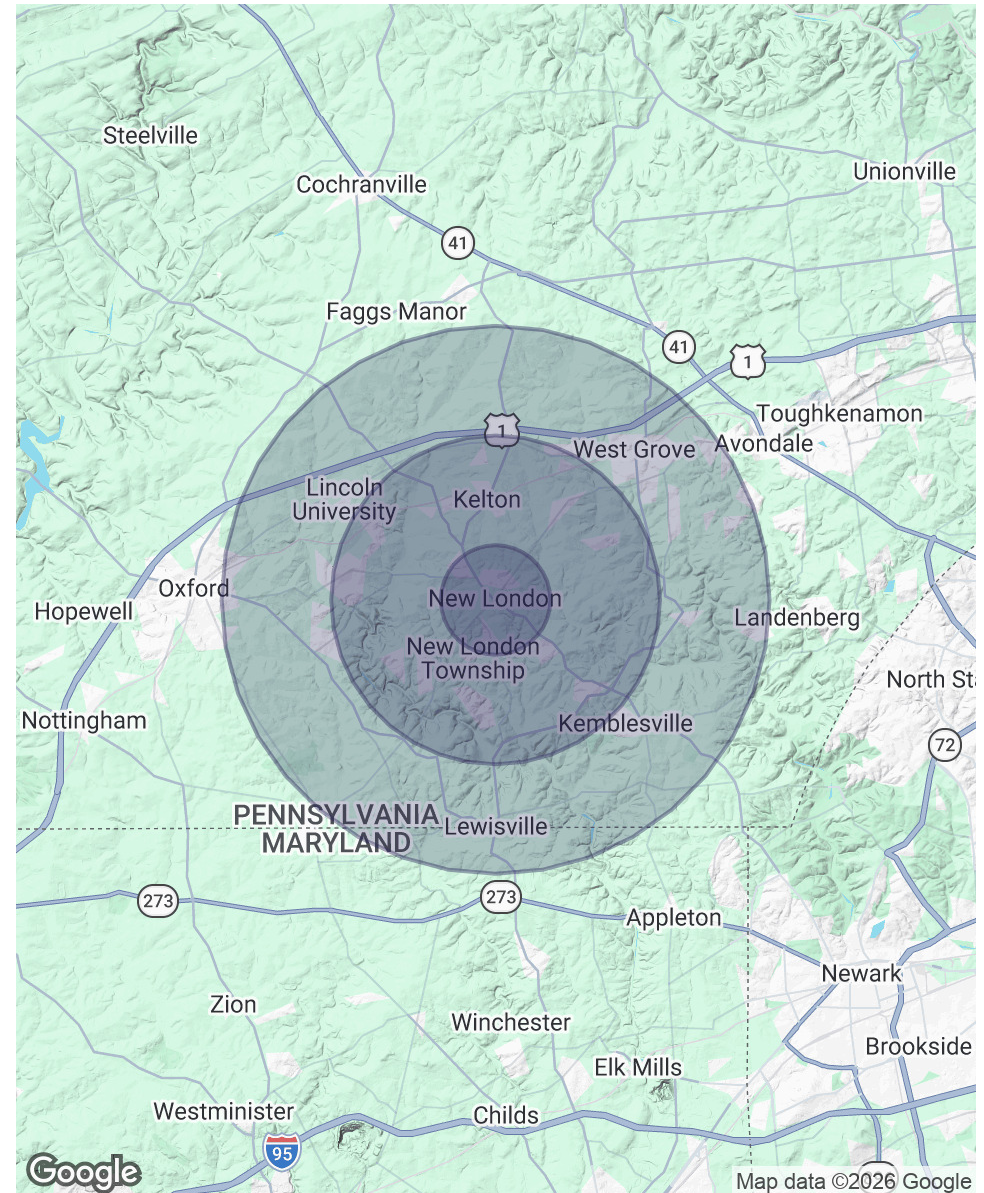
2050 Newark Road
Lincoln University, PA 19352

CHUCK SWOPE, CCIM
chuck@swopelees.com
610.429.0200 x101



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	1,480	14,437	37,315
Average Age	45.0	45.3	41.4
Average Age (Male)	46.7	44.1	39.9
Average Age (Female)	43.3	46.0	42.4
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	524	5,131	12,189
# of Persons per HH	2.8	2.8	3.1
Average HH Income	\$193,618	\$176,852	\$170,499
Average House Value	\$466,242	\$441,084	\$433,907

2023 American Community Survey (ACS)





2050 Newark Road
Lincoln University, PA 19352

CHUCK SWOPE, CCIM
chuck@swopelees.com
610.429.0200 x101



CHUCK SWOPE, CCIM

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