



**SWOPE  
LEES**  
COMMERCIAL  
REAL ESTATE

**PROFESSIONAL OFFICE/MEDICAL SPACE FOR LEASE**

**460 CREAMERY WAY EXTON, PA 19341**

610.429.0200  
swopelees.com



## PROPERTY DESCRIPTION

Prime Office/Medical Space Available in Oaklands Corporate Park

## PROPERTY HIGHLIGHTS

- +/- 8,184 Total SF of Professional Office/Medical Space
- Located In Established Medical Campus & Surgery Center
- Two Suites Available. lease 1 or both
- Ste. 108 is +/- 4,035 SF, some division possible
- Ste. 109 is 4,149 SF, currently a law office
- Ample Parking On Site
- Recent Property Updates
- On-Site Management
- Excellent Location With High Visibility

## OFFERING SUMMARY

Lease Rate:	\$16.50 SF/yr (NNN)
Number of Units:	2
Available SF:	4,035 - 4,149 SF
Building Size:	43,040 SF

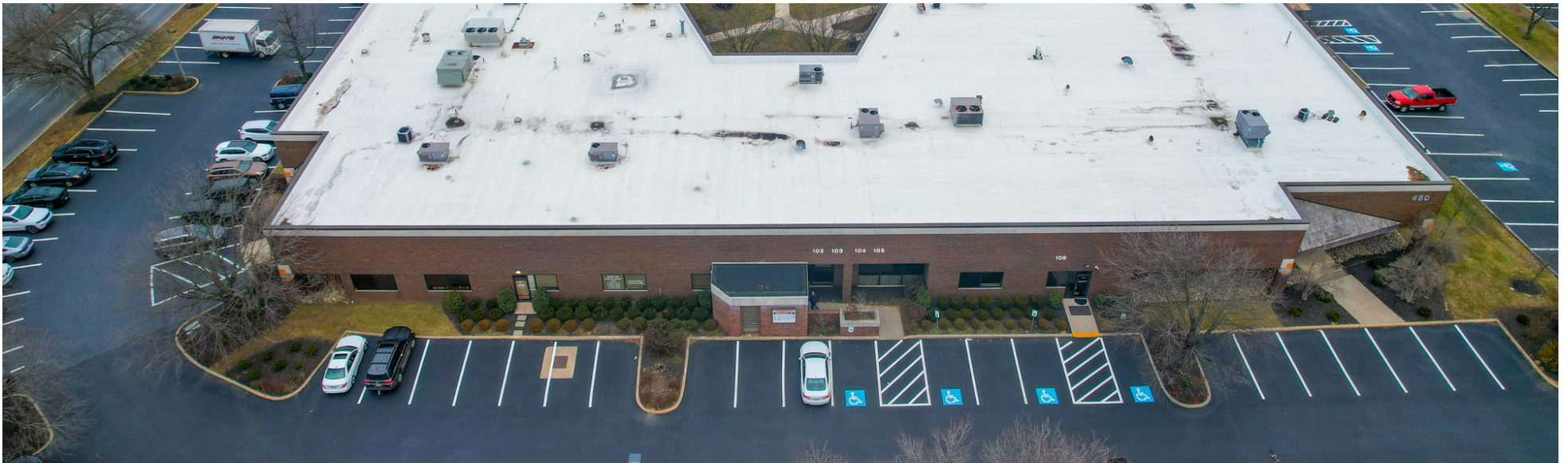
DEMOGRAPHICS	1 MILE	5 MILES	10 MILES
Total Households	1,284	41,458	116,293
Total Population	2,989	102,533	297,616
Average HH Income	\$131,667	\$138,076	\$138,887



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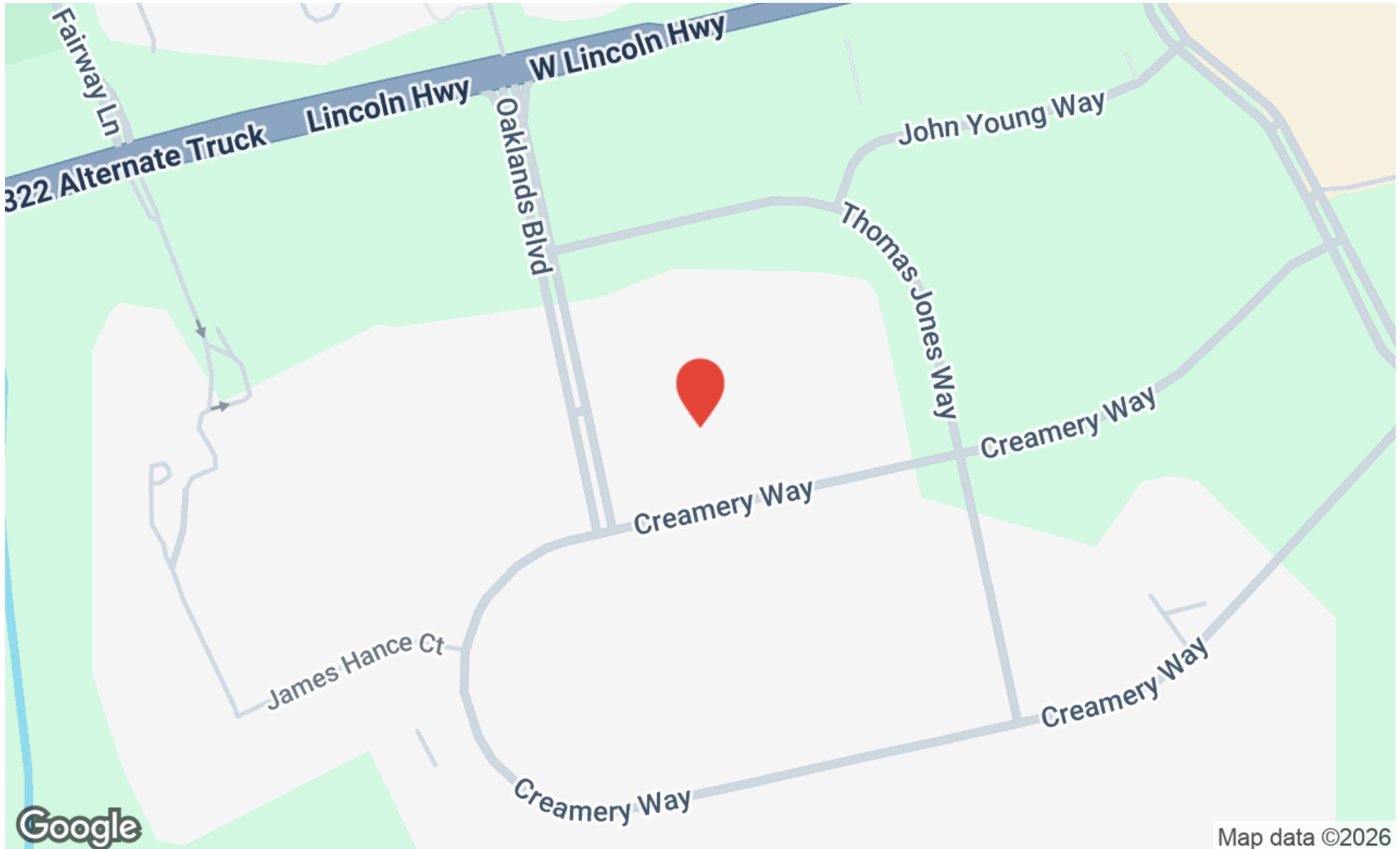




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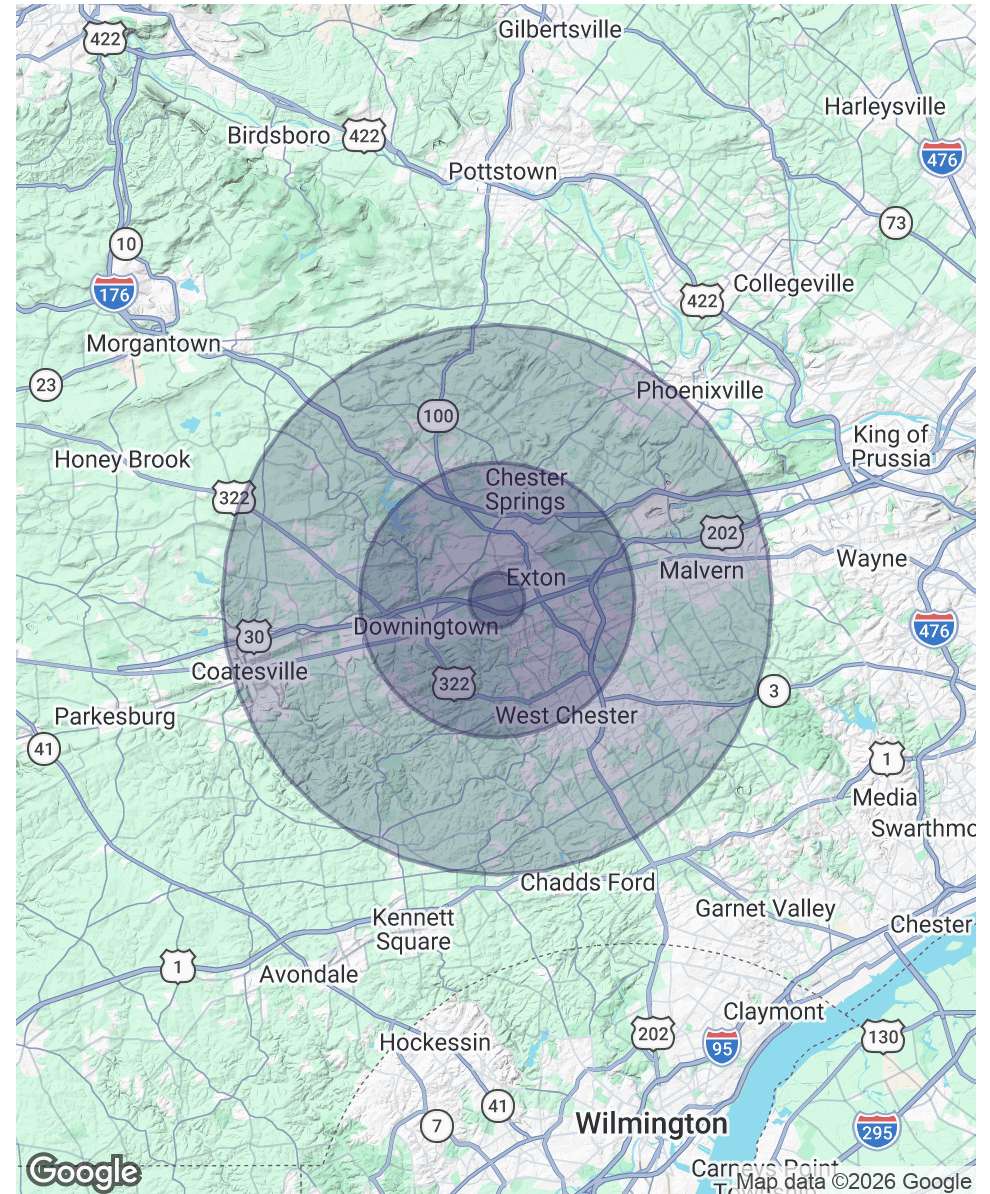
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POPULATION	1 MILE	5 MILES	10 MILES
Total Population	2,989	102,533	297,616
Average Age	43.4	40.8	41.6
Average Age (Male)	42.2	39.4	40.6
Average Age (Female)	43.4	42.1	42.7
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	1,284	41,458	116,293
# of Persons per HH	2.3	2.5	2.6
Average HH Income	\$131,667	\$138,076	\$138,887
Average House Value	\$377,883	\$404,081	\$415,481

2020 American Community Survey (ACS)





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