



INDUSTRIAL PROPERTY FOR SALE

831 LINCOLN AVENUE, UNIT 15 WEST CHESTER, PA 19380

610.429.0200
swopelees.com



PROPERTY DESCRIPTION

Discover a prime industrial/flex space investment opportunity in the heart of West Chester, PA – 831 Lincoln Avenue, Unit 15. Boasting a spacious 3,600 SF building, this property offers ample room for a singular unit, providing exceptional versatility for a wide array of industrial or commercial purposes. Don't miss your chance to secure this valuable asset and position yourself at the forefront of the industrial and flex space market in this in-demand location.

PROPERTY HIGHLIGHTS

- 3,600 SF building ideal for industrial/flex use
- Spacious single unit for versatile operations.
- Prime location in West Chester, PA.
- Includes 8 assigned parking spaces.
- 2 loading docks & 1 drive-in door with 18' clear height
- I-3 West Goshen zoning.

OFFERING SUMMARY

Sale Price:	\$1,044,000
Number of Units:	1
Building Size:	3,600 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	3,476	25,483	45,653
Total Population	7,506	65,623	117,574
Average HH Income	\$118,280	\$142,899	\$161,005





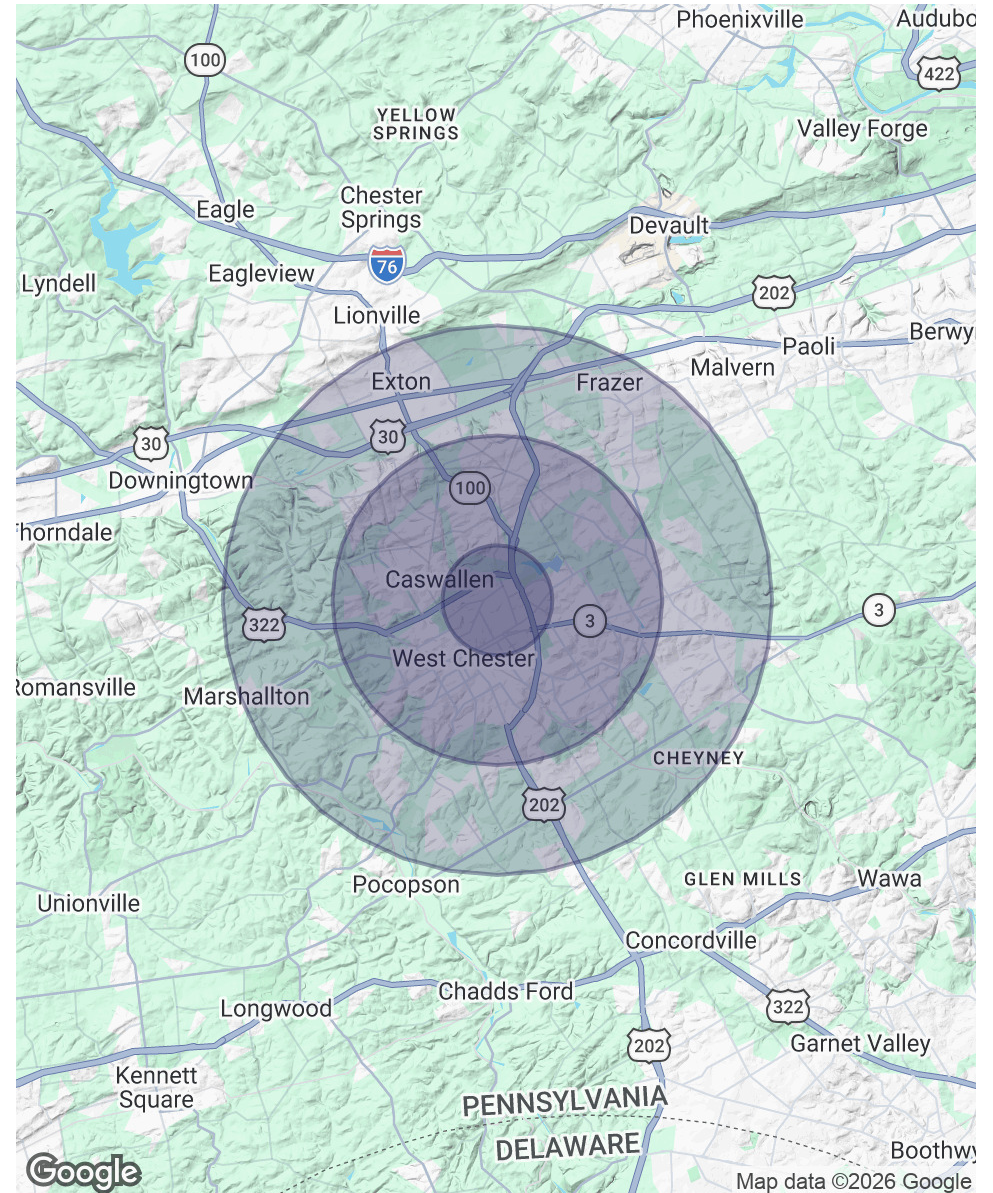
831 Lincoln Avenue, Unit 15
West Chester, PA 19380

CHUCK SWOPE, CCIM
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	7,506	65,623	117,574
Average Age	39.3	38.7	40.6
Average Age (Male)	39.0	37.4	39.6
Average Age (Female)	42.0	40.7	41.9
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	3,476	25,483	45,653
# of Persons per HH	2.2	2.6	2.6
Average HH Income	\$118,280	\$142,899	\$161,005
Average House Value	\$493,830	\$516,089	\$557,940

2023 American Community Survey (ACS)





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Broker of Record

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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
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