



**SWOPE
LEES**
COMMERCIAL
REAL ESTATE

**829 LINCOLN AVENUE, UNIT 14
INDUSTRIAL PROPERTY FOR SALE**
829 LINCOLN AVENUE, UNIT 14 WEST CHESTER, PA 19380

610.429.0200
swopelees.com



PROPERTY DESCRIPTION

Introducing a prime opportunity for industrial and flex space investors: a well-appointed 2,700 SF building located in the highly sought-after West Chester area. Zoned I-3, this property offers the ideal foundation for a variety of industrial and flex space ventures, providing ample space for operations and expansion.

PROPERTY HIGHLIGHTS

- 2,700 SF industrial/flex condo
- Zoned I-3
- Versatile for contractors or trades
- Professional business park
- Includes two restrooms and a shower
- Efficient floor plan
- Storage mezzanine

OFFERING SUMMARY

Sale Price:	\$775,000
Building Size:	2,700 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	3,495	26,167	46,857
Total Population	7,807	69,421	125,179
Average HH Income	\$127,720	\$157,883	\$172,581



829 LINCOLN AVENUE, UNIT 14
829 Lincoln Avenue, Unit 14
West Chester, PA 19380

CHUCK SWOPE, CCIM
chuck@swopelees.com
610.429.0200 x101





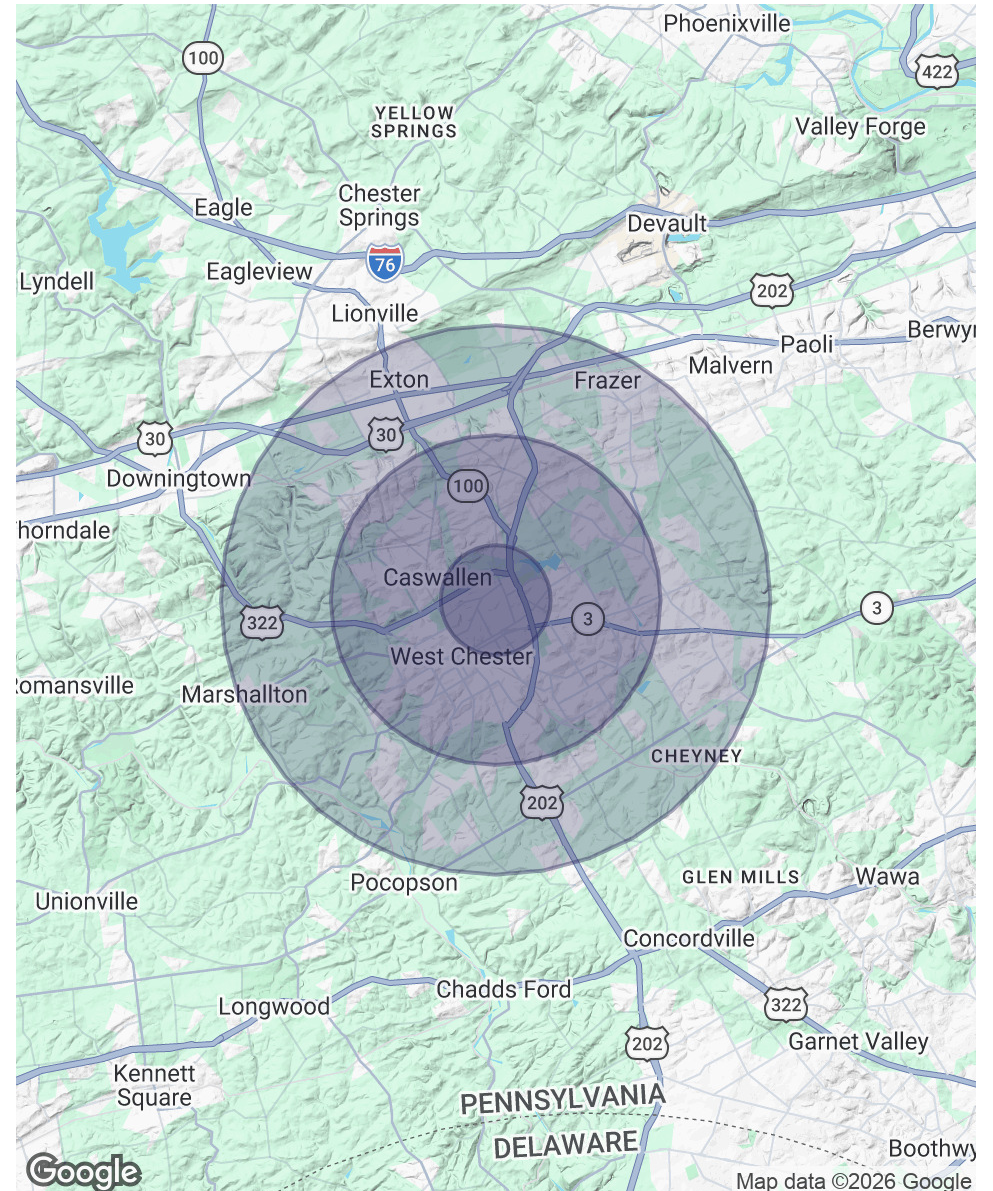
829 LINCOLN AVENUE, UNIT 14
829 Lincoln Avenue, Unit 14
West Chester, PA 19380

CHUCK SWOPE, CCIM
chuck@swopelees.com
610.429.0200 x101



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	7,807	69,421	125,179
Average Age	41	40	41
Average Age (Male)	40	39	40
Average Age (Female)	43	41	42
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	3,495	26,167	46,857
# of Persons per HH	2.2	2.7	2.7
Average HH Income	\$127,720	\$157,883	\$172,581
Average House Value	\$601,350	\$551,097	\$584,758

2020 American Community Survey (ACS)





829 LINCOLN AVENUE, UNIT 14
829 Lincoln Avenue, Unit 14
West Chester, PA 19380

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