



**SWOPE
LEES**
COMMERCIAL
REAL ESTATE

INDUSTRIAL PROPERTY FOR LEASE
11 HAGERTY BLVD, UNITS 6 & 7 WEST CHESTER, PA 19382

610.429.0200
swopelees.com



PROPERTY DESCRIPTION

Introducing an exceptional investment opportunity for an owner/user in the heart of West Goshen at 11 Hagerty Blvd, Units 6 & 7 with convenient access to major transportation routes & commercial hubs.

PROPERTY HIGHLIGHTS

- 5,700 SF of industrial flex space including 800 SF of office.
- Two 10 x 12 overhead doors & 2 man doors.
- Building has EFIS facade.
- All public utilities & substantial onsite parking.
- Easy access to Route 202 North & South.
- West Goshen zoning I-2.
- 5 building flex park with great Tenants!
- Immediate availability. Owner will consider dividing space.

OFFERING SUMMARY

Lease Rate:	\$14.00 SF/yr (NNN)
Number of Units:	1
Available SF:	2,850 – 5,700 SF
Building Size:	34,170 SF
CAM	\$3.00 / SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	2,450	23,127	42,003
Total Population	6,463	61,599	111,844
Average HH Income	\$148,313	\$159,776	\$179,418

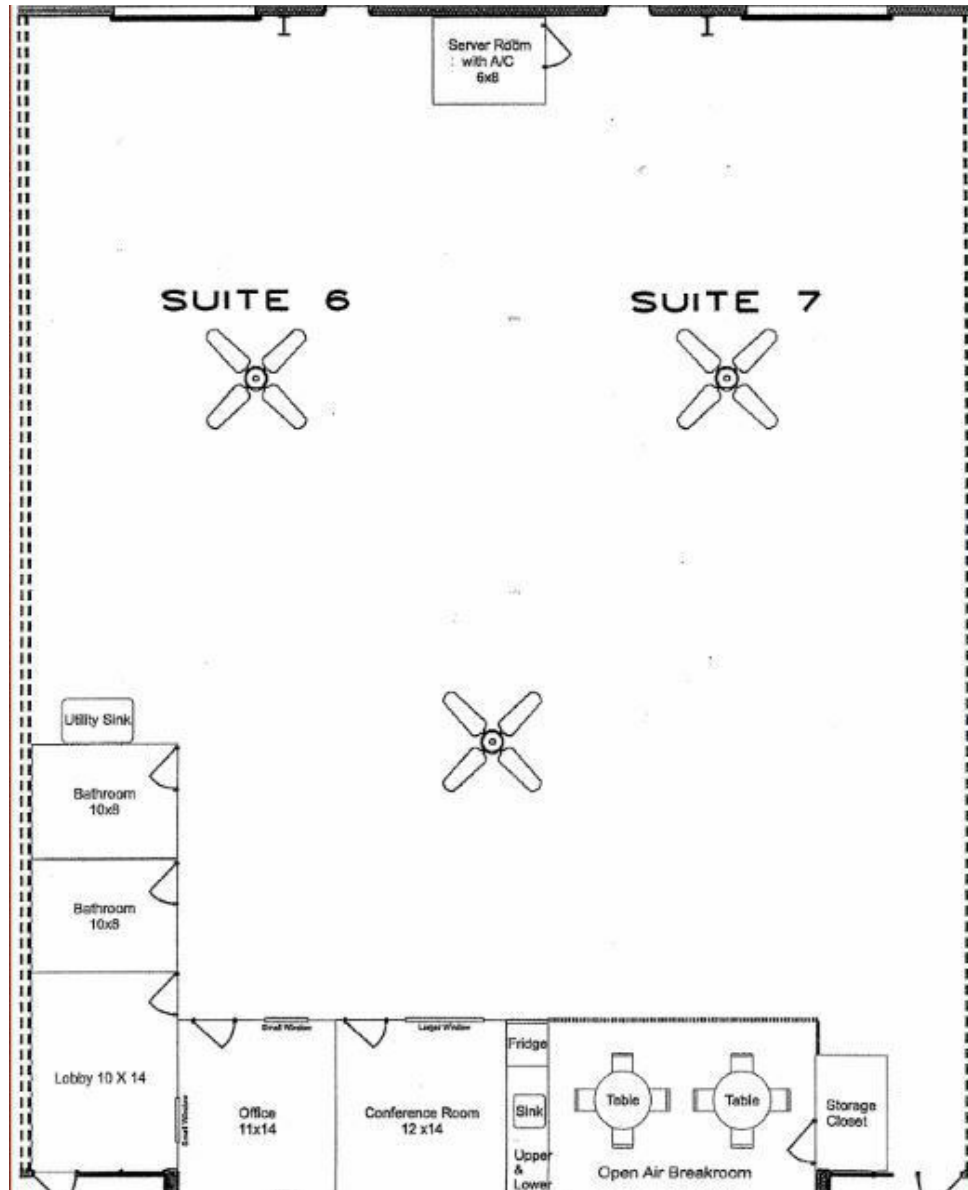


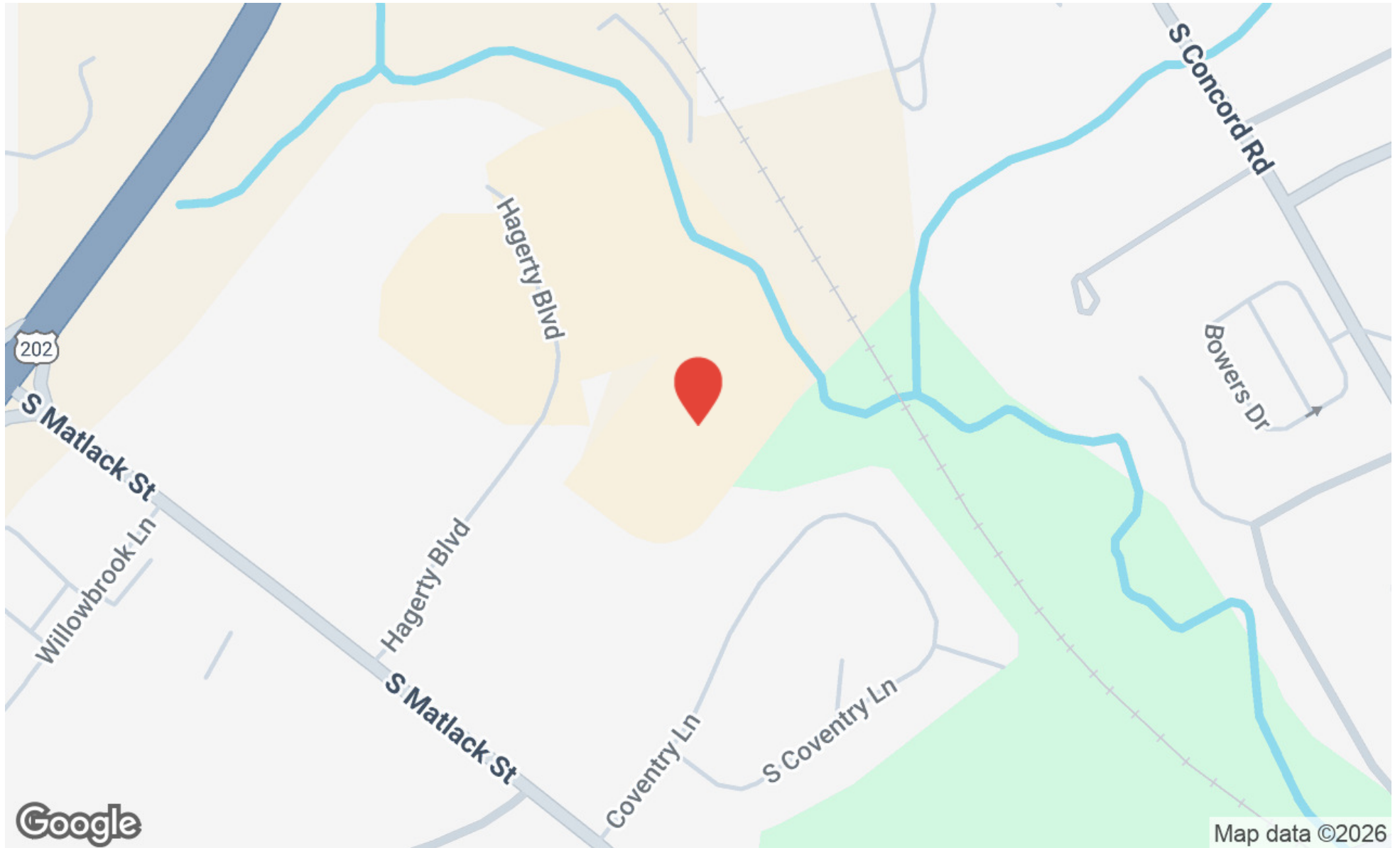
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West Chester, PA 19382

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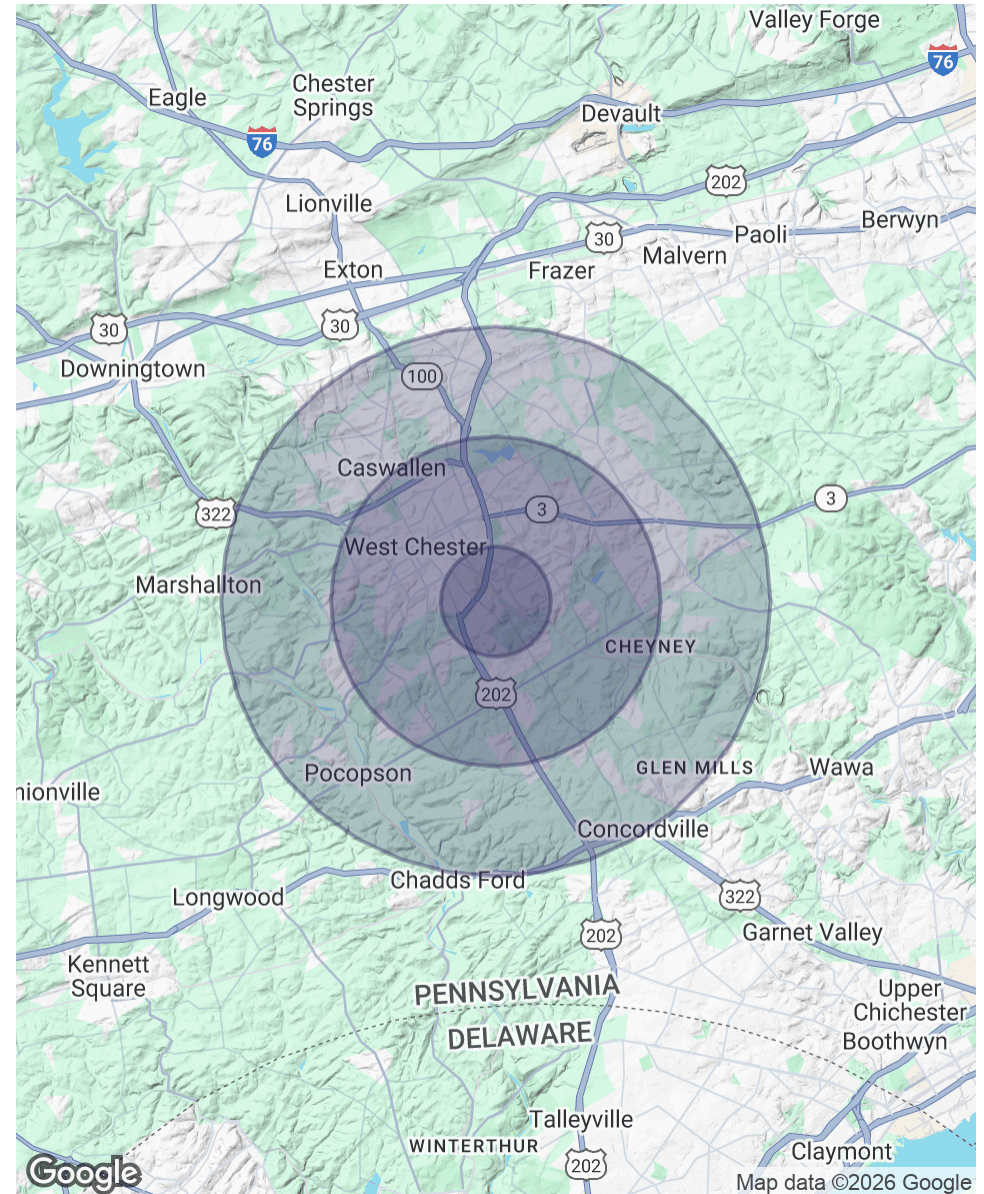






POPULATION	1 MILE	3 MILES	5 MILES
Total Population	6,463	61,599	111,844
Average Age	40	39	42
Average Age (Male)	39	38	41
Average Age (Female)	41	40	43
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	2,450	23,127	42,003
# of Persons per HH	2.6	2.7	2.7
Average HH Income	\$148,313	\$159,776	\$179,418
Average House Value	\$559,015	\$556,708	\$612,756

Demographics data derived from AlphaMap





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LARRY WYGANT

Associate Broker

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PROFESSIONAL BACKGROUND

Larry has been a licensed real estate broker since 1994 and has been part of the Swope Lees team for over 10 years assisting clients in purchasing, selling and leasing all types of real estate. During his career Larry has worked for several major Philadelphia Real Estate Developers in the area of construction, development, brokerage and property management. He has overseen the construction of over 4,000,000 square feet of base building and tenant improvements and worked with numerous tenants. Prior to his real estate career Larry was a municipal manager for 10 years. Larry's blend of public sector and real estate experience provides him with a unique background to work with real estate clients regardless of their needs. Larry holds a Bachelors Degree in Community Planning from Penn State University and a Masters Degree in Public Administration from Kent State University. Larry and his wife Gail have lived in West Goshen Township for over 30 years and they have two grown children.

Swope Lees Commercial Real Estate
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