



**SWOPE
LEES**
COMMERCIAL
REAL ESTATE

MIXED USE BUILDING & DEVELOPMENT LOT FOR SALE

208-210 EAST MARKET STREET WEST CHESTER, PA 19382

610.429.0200
swopelees.com



PROPERTY DESCRIPTION

Swope Lees is relocating! Introducing 208-210 East Market Street, West Chester, PA, 19382 – an exceptional investment opportunity in the heart of West Chester. This impressive 3,354 SF building boasts a prime location and endless potential for office or retail space/apartment rental and land development. Don't miss out on the chance to secure a prominent presence in this thriving area with this remarkable property!

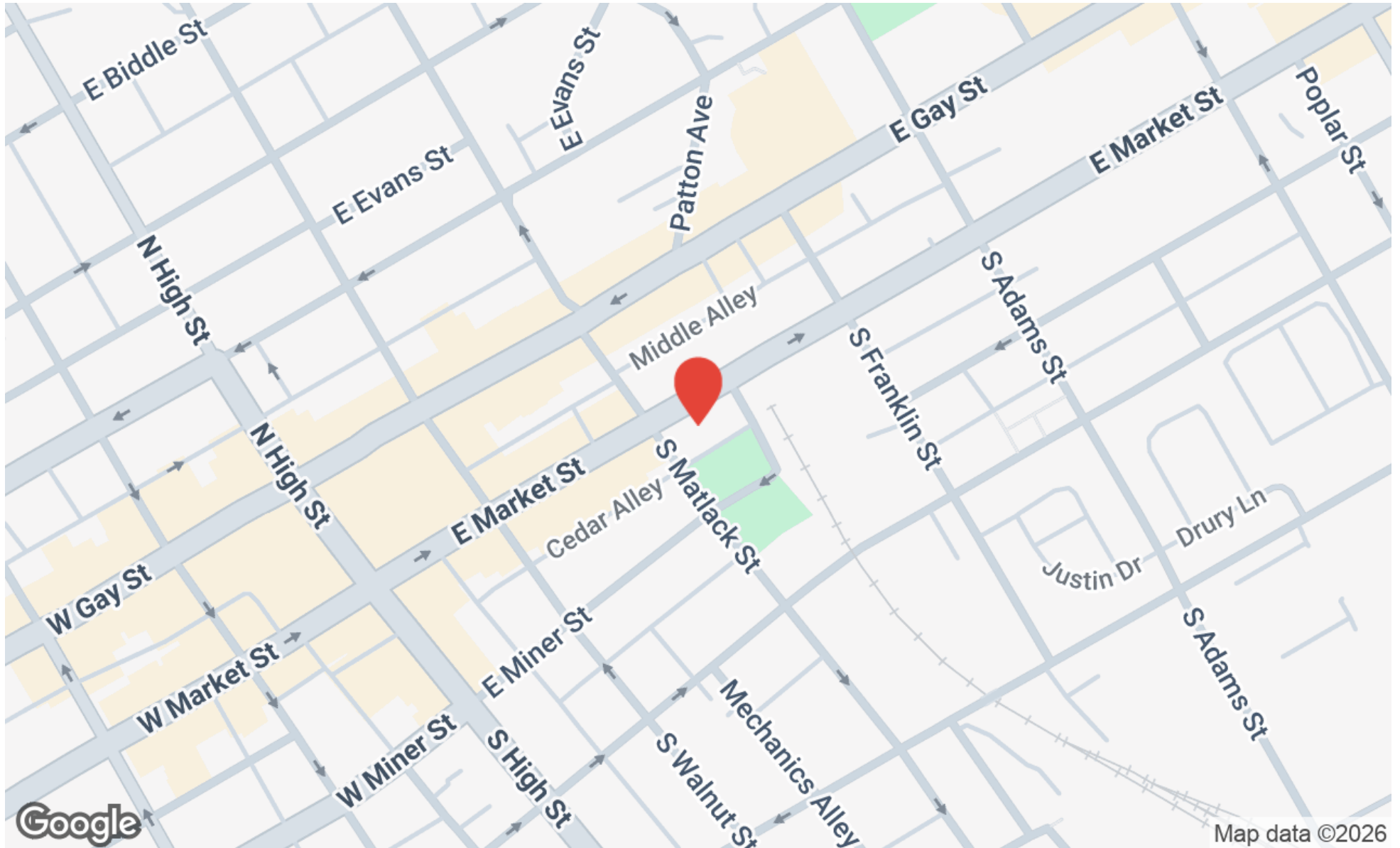
PROPERTY HIGHLIGHTS

- Three story building in the heart of Downtown West Chester.
- 1st & 2nd floor office space with 1,194 SF on each floor.
- 3rd Floor 2 bedroom apartment.
- 5 off street parking spaces in the rear of building.
- Town Center zoning.
- Approved/recorded plan for vacant lot.
- Owner holds PA Real Estate License.

OFFERING SUMMARY

Sale Price:	\$975,000
Lease Rate:	\$4,500 per month (MG)
Available SF:	1,190 - 2,380 SF
Lot Size:	0.23 Acres
Building Size:	3,354 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	7,757	21,518	42,592
Total Population	21,254	59,018	114,451
Average HH Income	\$140,567	\$161,440	\$174,278



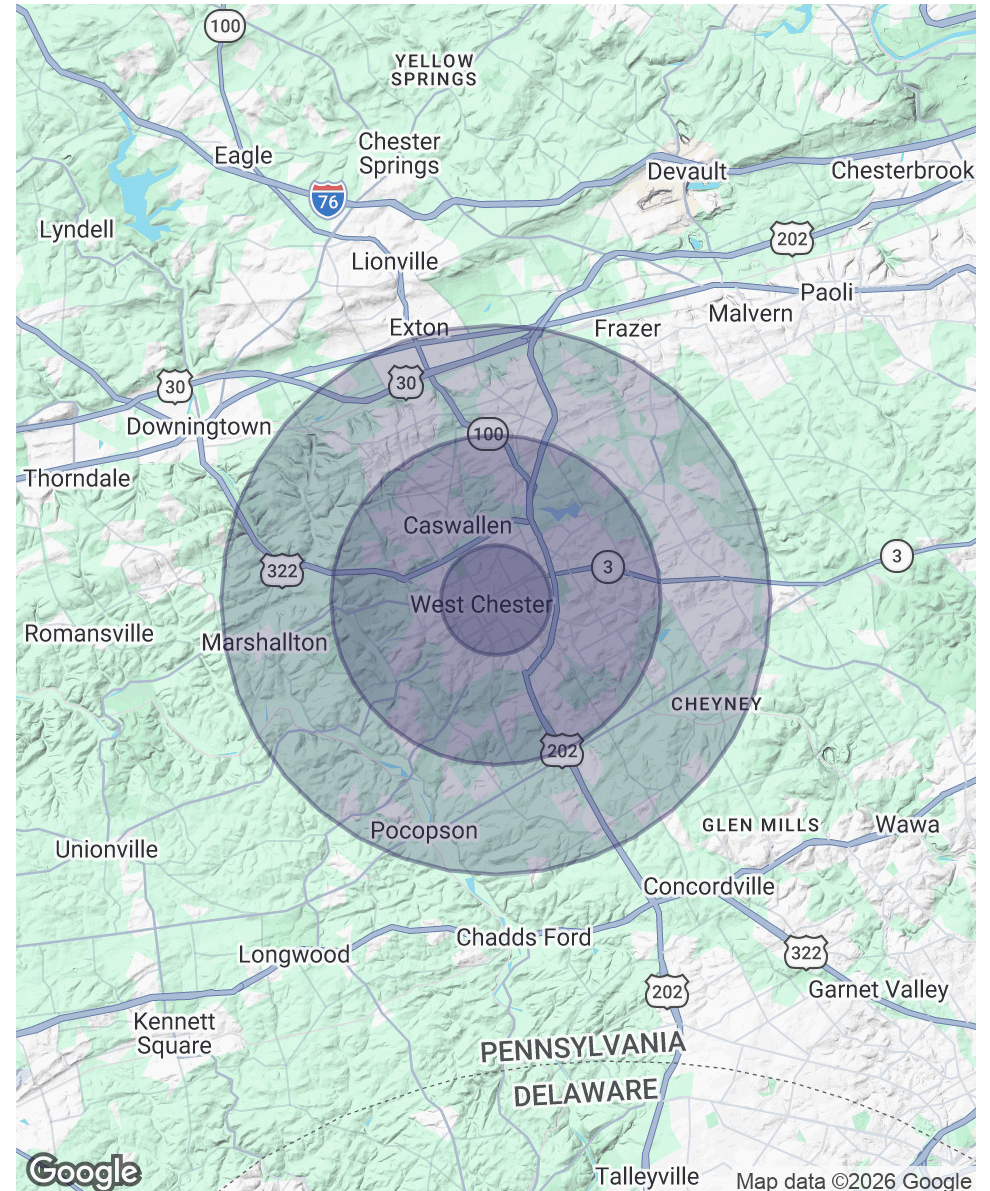


208-210 East Market Street
West Chester, PA 19382

CHUCK SWOPE, CCIM
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	21,254	59,018	114,451
Average Age	34	38	41
Average Age (Male)	33	38	40
Average Age (Female)	35	39	42
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	7,757	21,518	42,592
# of Persons per HH	2.7	2.7	2.7
Average HH Income	\$140,567	\$161,440	\$174,278
Average House Value	\$507,018	\$564,888	\$588,624

Demographics data derived from AlphaMap





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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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