

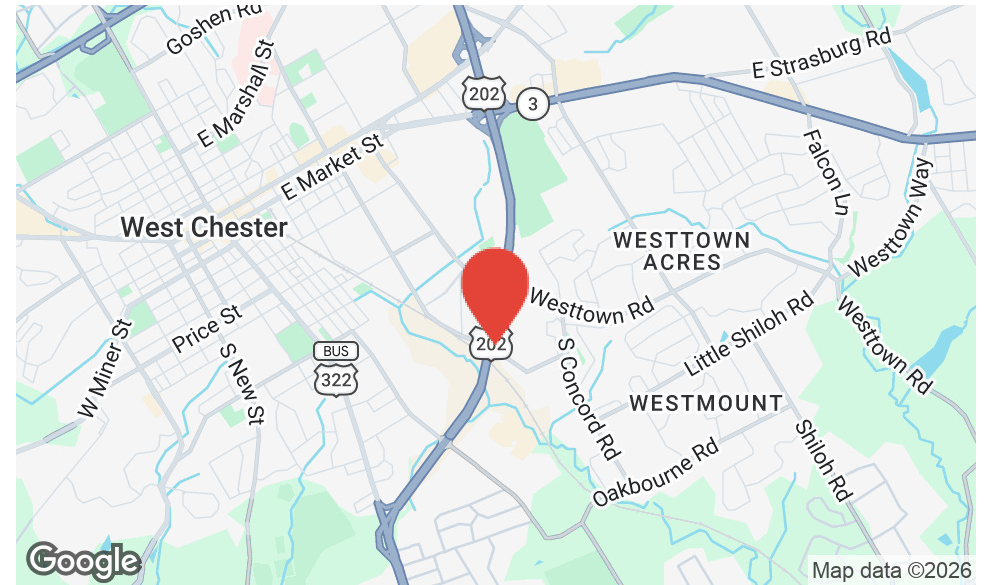


**SWOPE  
LEES**  
COMMERCIAL  
REAL ESTATE

**901 S BOLMAR ST, UNIT C  
INDUSTRIAL PROPERTY FOR LEASE**

**901 S BOLMAR ST, UNIT C WEST CHESTER, PA 19382**

610.429.0200  
swopelees.com



### PROPERTY DESCRIPTION

This suite is an interior unit consisting of a total 6,200 rentable square feet which is made up of 2,686 sf of finished office and 3,514 sf of open (unfinished) warehouse. Warehouse area has ceiling mounted natural gas heating unit(s). Tenant pays gas and electric direct to utility companies. Electric service supplied to the suite is 208 volts, 3 phase, 60 hertz power. Water service is paid through CAM. Phone and Verizon FIOS are available at tenant's discretion.

### PROPERTY HIGHLIGHTS

- Total rentable square feet: 6,200
- Finished office space: 2,686 sq ft
- Open warehouse space: 3,514 sq ft
- Clear inside height: 23 ft at the front, 21 ft at the rear
- 1 Dock (could be turned into a drive-in)

### OFFERING SUMMARY

Lease Rate:	\$14 SF/yr (NNN)
Number of Units:	1
Available SF:	6,200 SF
Building Size:	54,240 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	2,825	23,356	40,562
Total Population	8,310	62,122	109,126
Average HH Income	\$139,149	\$158,216	\$179,346



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West Chester, PA 19382

**CHUCK SWOPE, CCIM**  
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**NICOLE LYDDANE**  
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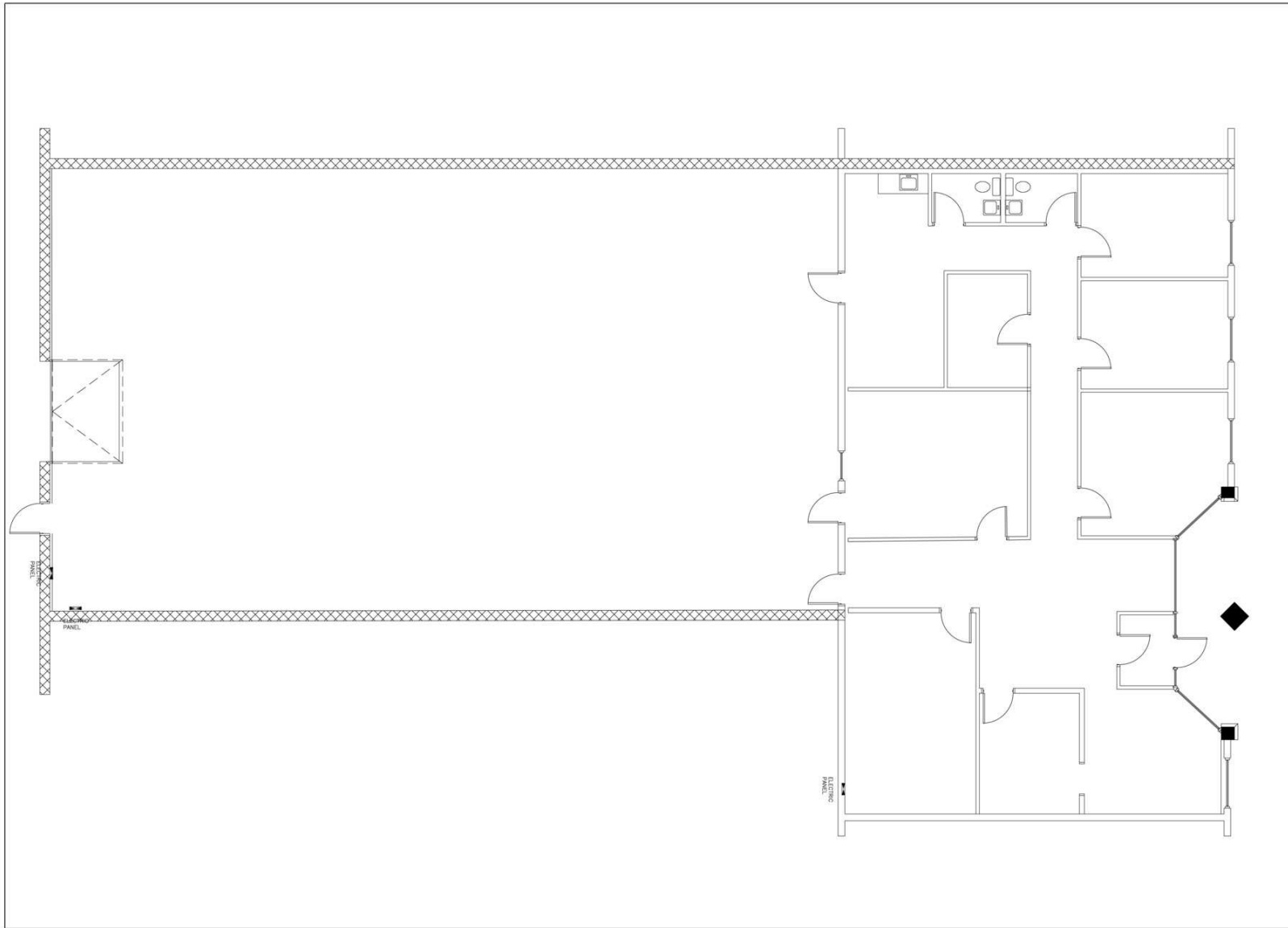




**901 S BOLMAR ST, UNIT C**  
 901 S Bolmar St, Unit C  
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LEE SMITH ARCHITECTS INC

122 W PRESCOTT ALLEY  
 WEST CHESTER, PA 19380  
 610 344 0360

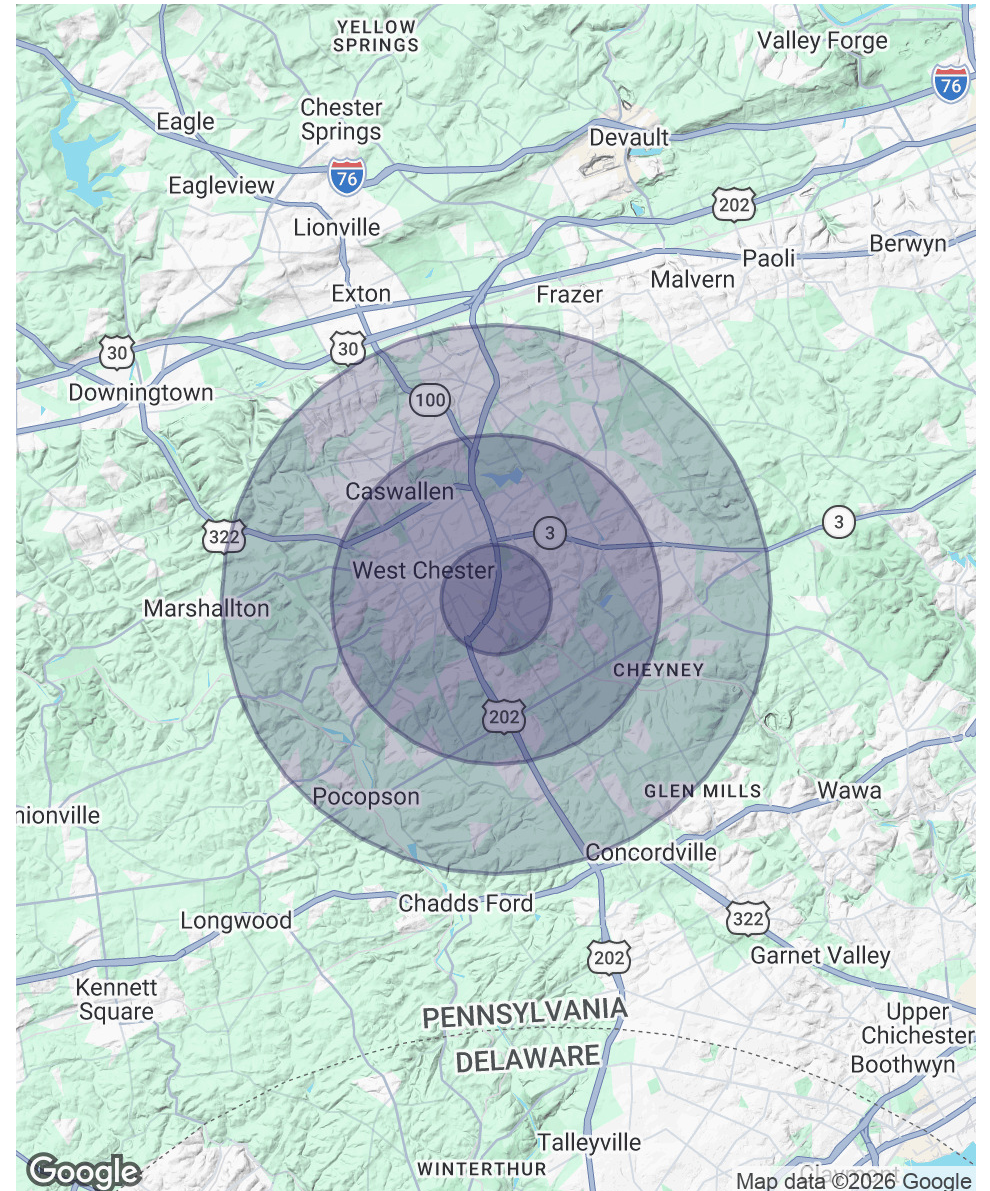
DATE: 2-18-26  
 JOB NO.: L 2604  
 SCALE: AS NOTED  
 DRAWN BY: LAS

AS BUILT DRAWING  
 HOUSE ADDITION AND RENOVATION  
 1000 PROVIDENCE RD  
 NEWTOWN SQUARE, PA

**AB1**  
 SHEET 1 OF 1

<b>POPULATION</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
Total Population	8,310	62,122	109,126
Average Age	35	39	41
Average Age (Male)	35	38	40
Average Age (Female)	36	40	42
<b>HOUSEHOLDS &amp; INCOME</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
Total Households	2,825	23,356	40,562
# of Persons per HH	2.9	2.7	2.7
Average HH Income	\$139,149	\$158,216	\$179,346
Average House Value	\$504,421	\$554,999	\$607,652

2020 American Community Survey (ACS)





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**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



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**NICOLE LYDDANE**

**VP, Sales and Leasing**

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Direct: **610.429.0200** | Cell: **610.457.3561**

PA #RS329276

### **PROFESSIONAL BACKGROUND**

Nicky lives in Phoenixville with her two Labs, Remy and Pierce. She enjoys hiking, traveling, camping, spending time with family and friends, sits on several non-profit committees and volunteers weekly at a therapeutic horse farm in Malvern. Nicole has been with Swope Lees since 2015 and prides herself on providing unparalleled customer service, fabulous communication, and looks out for the needs of her clients.

### **EDUCATION**

PA Real Estate License  
Licensed 2015 - Present

University of Delaware  
Bachelor of Applied Science (B.A.Sc.), Hotel, Motel, and Restaurant Management  
2001 - 2005

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