



For Sale:

728 Springdale Dr Exton, PA 19341



276 Dilworthtown Rd.,
West Chester, PA 19382

PRESENTED BY:

Rich DiPrimio

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Pricing

Sale Price: \$2,000,000

Property Highlights

- 8,966 sqft
- Located in Whiteland Business Park
- Highly visible corner lot
- Great access - sitting on Business Route 30
- Class B Building
- 24 on-site parking spaces

Property Overview

KW Commercial is pleased to exclusively present for sale 728 Springdale Dr Exton, PA 19341. An excellent opportunity to own a Class B commercial property situated on Route 30 at the entrance of Whiteland Business Park. The property offers a flexible layout and strong potential for an investor or an owner/user looking to occupy a portion of the building while generating additional income by securing a tenant(s) for the lower level. The building features 24 on-site parking spaces and convenient access to Business Route 30, providing connectivity to Exton and surrounding areas. With its established business park setting, great location, and versatile owner-user/investment potential, 728 Springdale Dr offers opportunity for both business owners and investors.



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Current Rent Roll and Property Expenses:

Tenant	SQFT	Current Monthly Rent	Current Annual Rent	Lease Exp.
ST Management	5,347	\$9,134.46	\$109,613.52	Lease till 2032
Vacant (Proforma)	1,755	\$2,500	\$30,000	
Vacant (Proforma)	1,864	\$3,000	\$36,000	
Total:	8,966	\$14,634.46	\$175,613.52	

EXPENSES (Yearly)

Taxes	\$13,383.66
Insurance	\$3,449
Whiteland Buss. Park	\$353.57
Common Electric	\$1,946.02
Trash	\$1,101.82
Tree/Lawn Service	\$2,558
Total:	\$19,343.07



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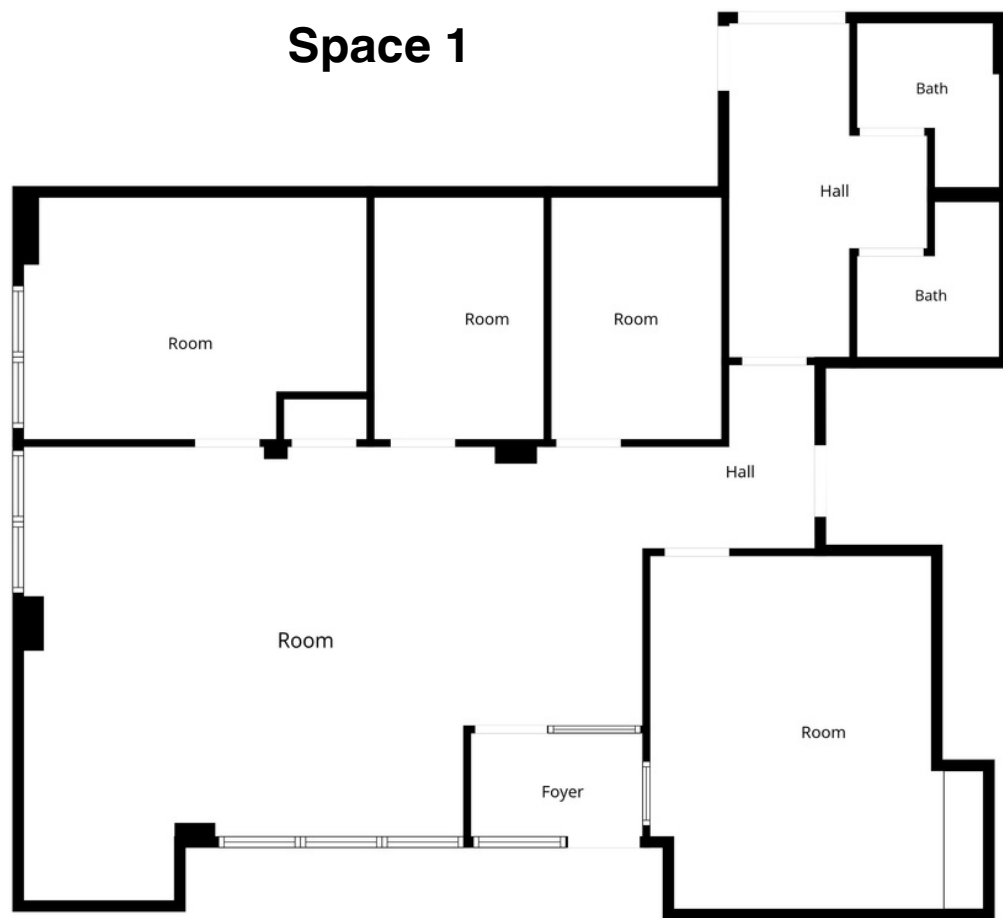
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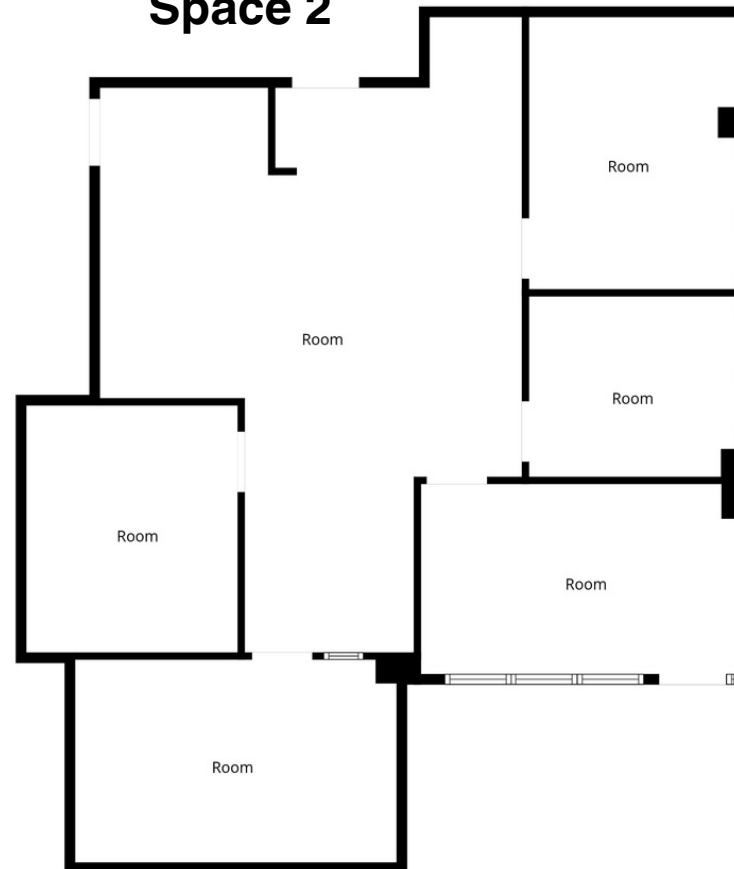
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Floor Plans

Vacant Space 1



Vacant Space 2



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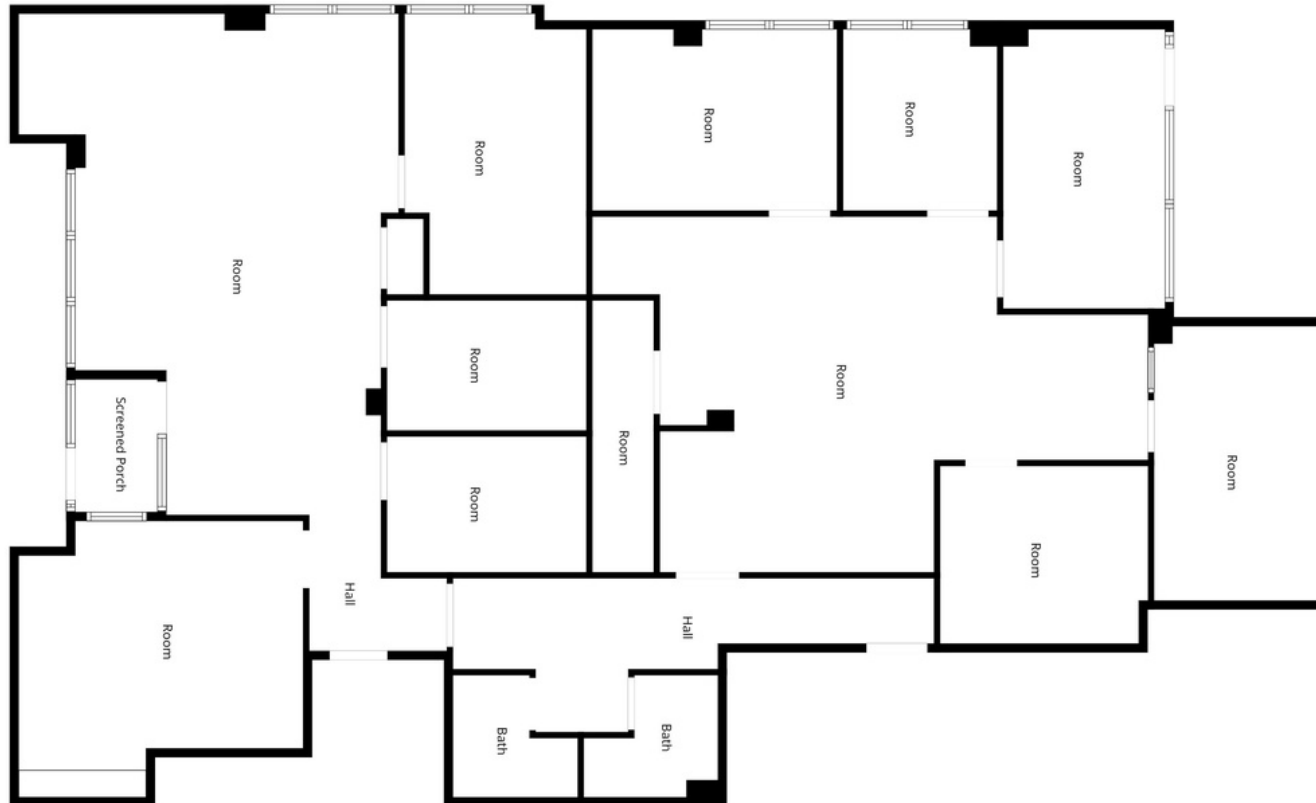
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Floor Plans

Both Vacant Spaces Combined (3,619sqft)



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