

TWO CONTIGUOUS SUITES AVAILABLE

602 JEFFERS CIR #106-107, EXTON, PA 19341



PROPERTY DESCRIPTION

This office space is located within Valley View Business Park. This suite features 5,580 sf total. Warehouse Space: 3,880 sf | Office Space: 1,700 sf. The office space is a flexible, open layout with natural lighting and carpeted floors. Three private offices as well. The Warehouse features heavy-duty flooring, built-in shelving and 15-16' ceilings with 2 Drive-in Doors. There is a bright and welcoming employee breakroom with kitchenette and Storage Closet. NNN lease. 3+ years preferred lease term - Negotiable beyond 3 years.

PROPERTY HIGHLIGHTS

- Spacious layout
- Modern finishes
- High ceilings
- Large windows
- On-site parking
- Central location
- Close proximity to highways

BEILER-CAMPBELL COMMERCIAL
610.444.7770
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OFFERING SUMMARY

Lease Rate:	\$5,463.75 per month (NNN)
Number of Units:	2
Available SF:	5,580 SF
Building Size:	5,580 SF

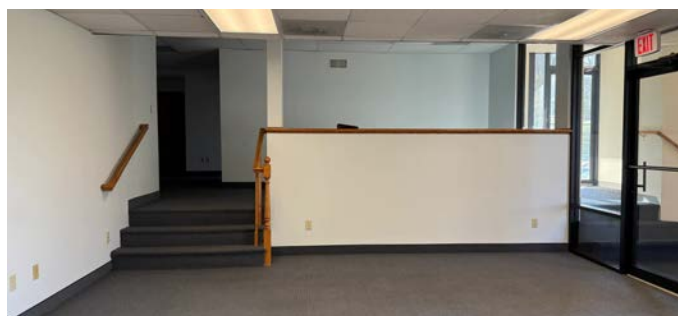
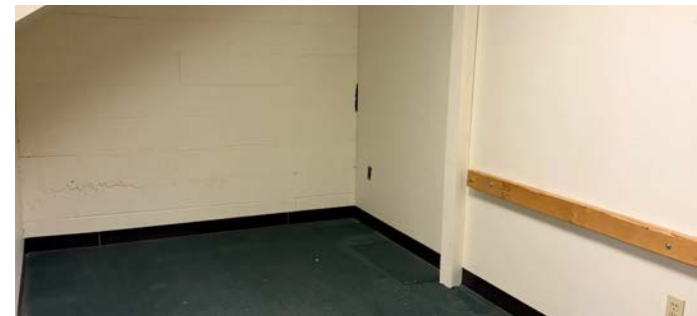
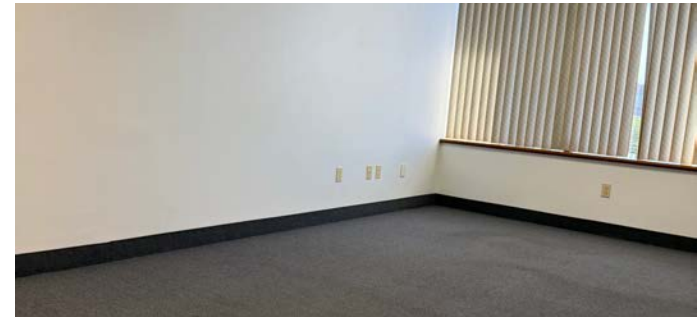
DEMOGRAPHICS	5 MILES	10 MILES	15 MILES
Total Households	45,242	116,950	240,977
Total Population	115,512	308,651	632,903
Average HH Income	\$158,031	\$169,524	\$170,592



TWO CONTIGUOUS (DIVISIBLE) SUITES AVAILABLE



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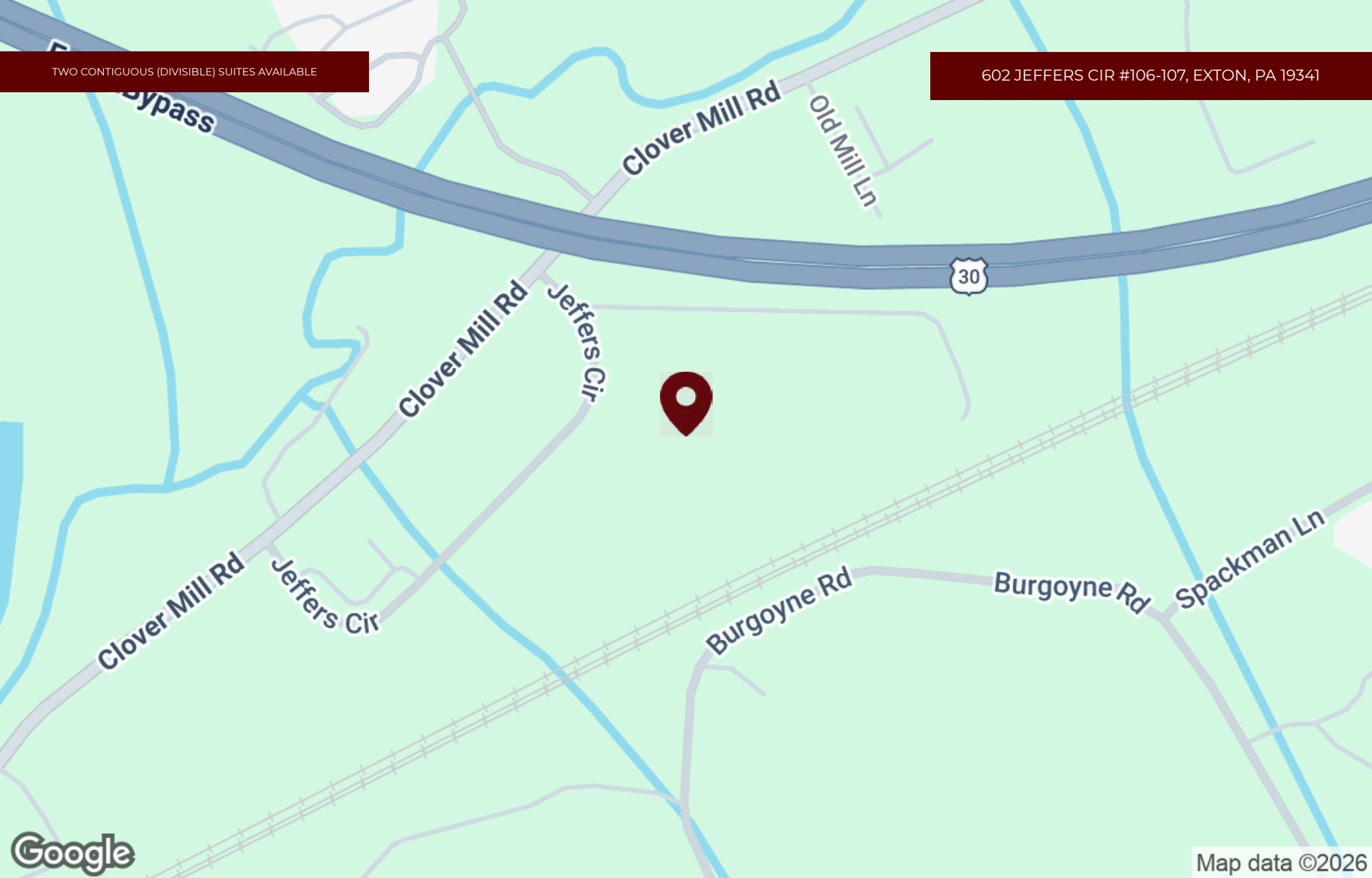


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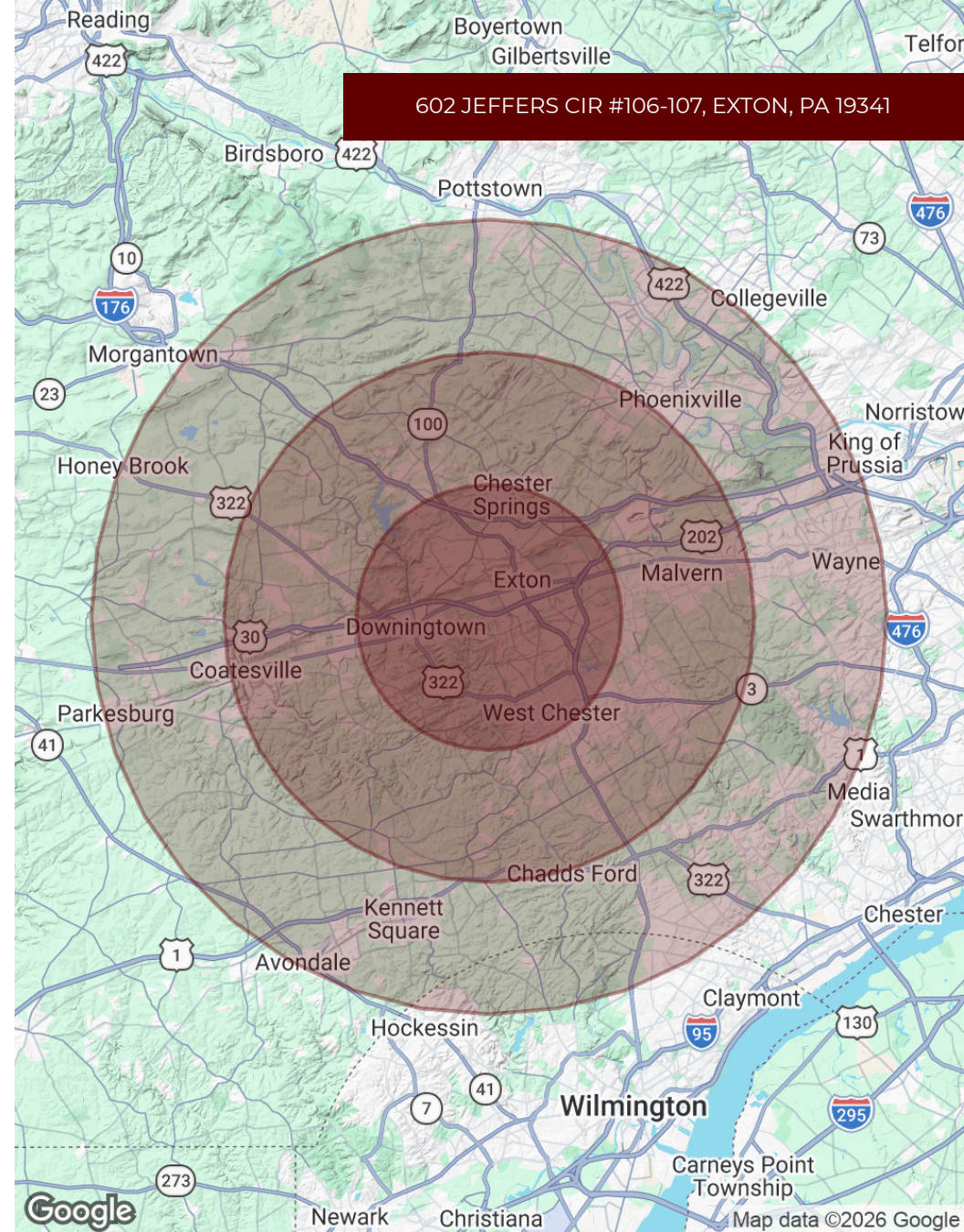


TWO CONTIGUOUS (DIVISIBLE) SUITES AVAILABLE

POPULATION	5 MILES	10 MILES	15 MILES
Total Population	115,512	308,651	632,903
Average Age	39.8	42.0	42.8
Average Age (Male)	39.7	41.4	41.7
Average Age (Female)	40.3	42.7	43.8

HOUSEHOLDS & INCOME	5 MILES	10 MILES	15 MILES
Total Households	45,242	116,950	240,977
# of Persons per HH	2.6	2.6	2.6
Average HH Income	\$158,031	\$169,524	\$170,592
Average House Value	\$518,544	\$540,856	\$533,401

2023 American Community Survey (ACS)



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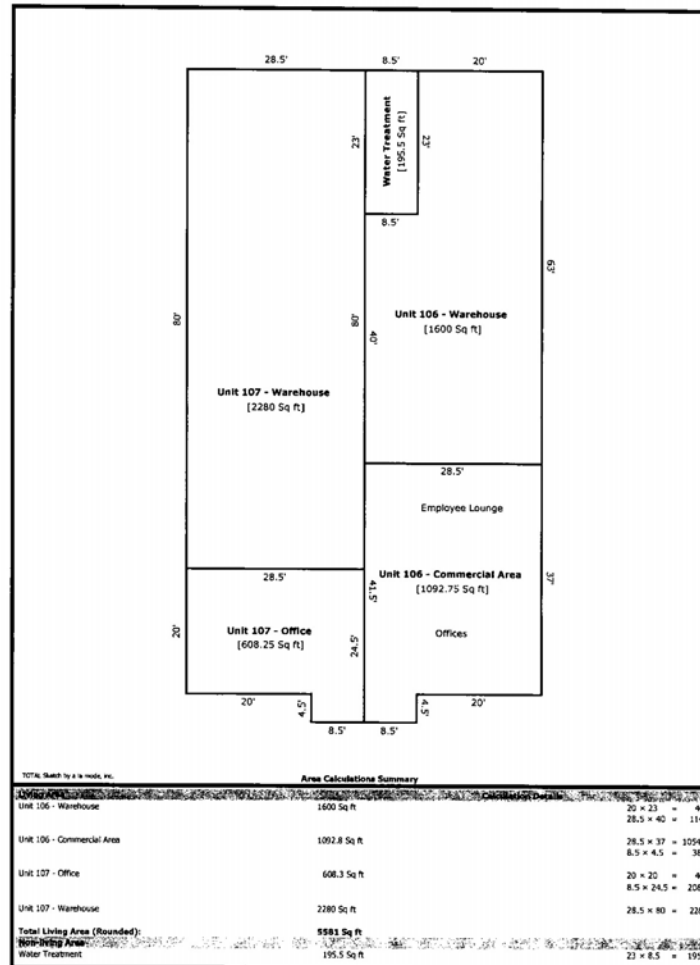


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Building Sketch

Owner: David J. & Patricia K. Lyman
 Property Address: 602 Jeffers Cir Stea 106 & 107
 City: Exton County: Chester State: PA Zip Code: 19341
 Client: David Lyman

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Form SKT.BLDSKI - "TOTAL" appraisal software by a la mode, inc. - 1-800-ALAMODE

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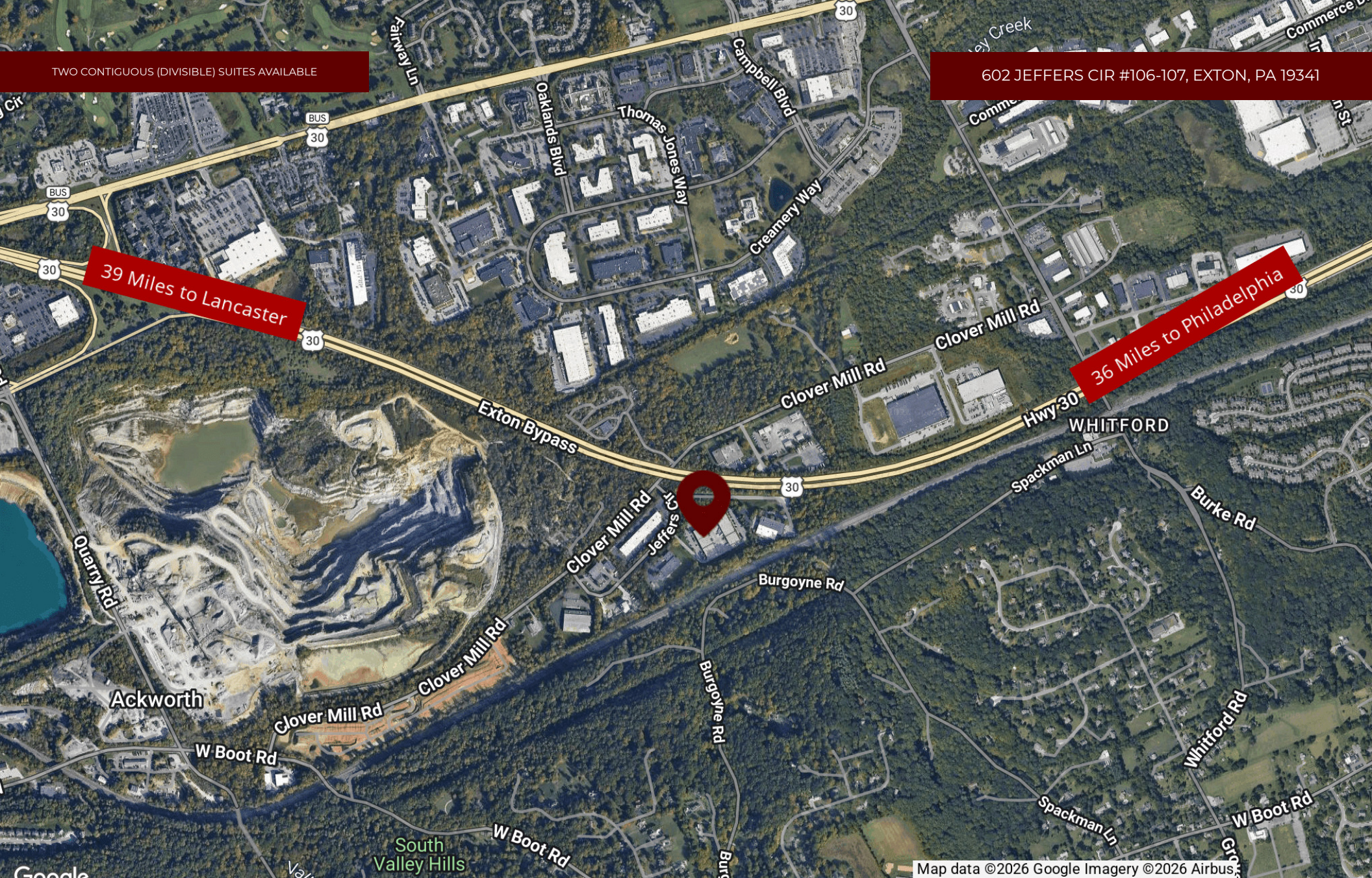


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39 Miles to Lancaster

36 Miles to Philadelphia



Map data ©2026 Google Imagery ©2026 Airbus

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BEILER-CAMPBELL
COMMERCIAL DIVISION



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