



**SWOPE
LEES**
COMMERCIAL
REAL ESTATE

- **DYNAMIC COMMERCIAL SPACE WITH EXCEPTIONAL ACCESSIBILITY**

21 HAGERTY BOULEVARD WEST CHESTER, PA 19382



PROPERTY DESCRIPTION

This modern space offers a prime location for businesses seeking a dynamic environment. With versatile floor plans, ample natural light, and contemporary design, the property sets the stage for success. Tenants will appreciate the convenience of on-site parking, well-appointed common areas, and proximity to major transportation routes. Whether it's a retail storefront, office space, or a creative studio, this property provides the ideal canvas for realizing your business vision.

PROPERTY HIGHLIGHTS

- ±3,500 SF Industrial Office Showroom Opportunity
- I-2 Zoning Allows Flexible Commercial Uses
- Excellent Natural Light Throughout
- Contemporary Office Design & Finishes
- Ample On-Site Parking
- Strong Accessibility to U.S. Route 202
- Positioned Within a Strong Chester County Commercial Corridor

OFFERING SUMMARY

Lease Rate:	\$12 SF/yr (NNN)
Number of Units:	1
Available SF:	3,500 SF
Building Size:	5,100 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	2,455	23,127	40,936
Total Population	6,858	59,824	108,311
Average HH Income	\$134,325	\$142,568	\$165,162



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West Chester, PA 19382

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GLA[™]
1665.24 ft²

(1) Finished, above grade
Ext. wall thickness assumed: 6 in

Calculations reference the ANSI-Z765 standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

Second Floor

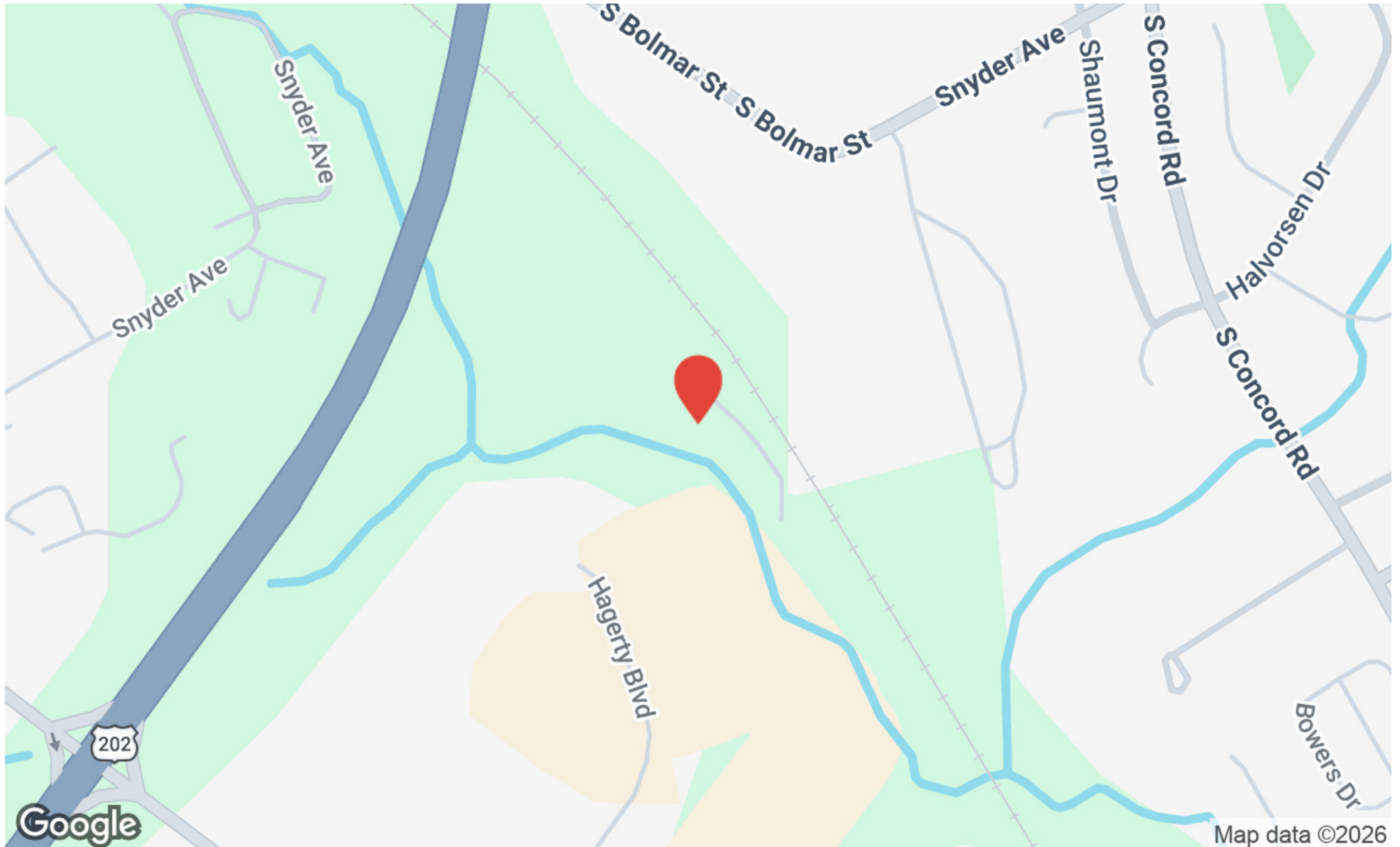
Floor 1



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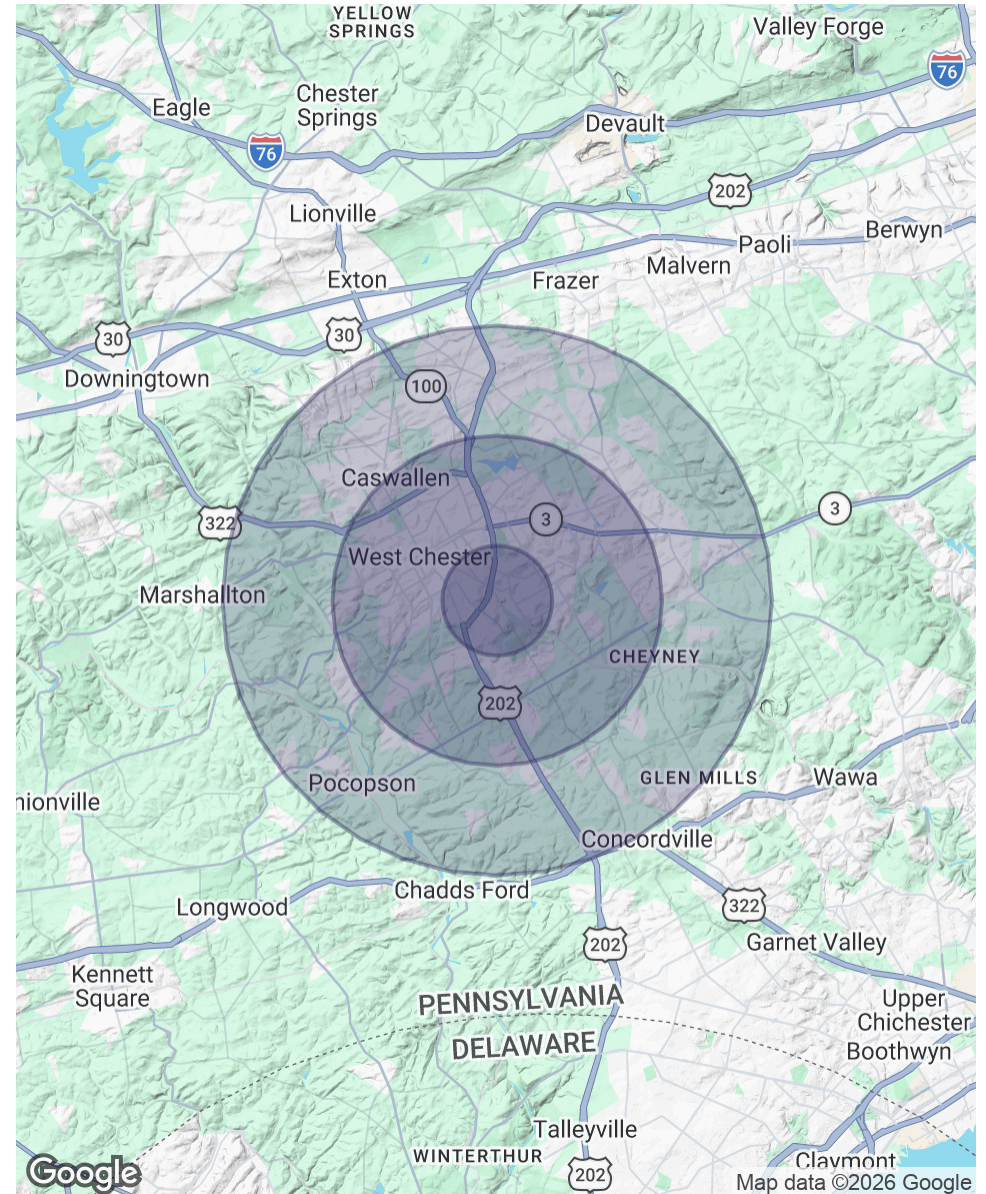
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	6,858	59,824	108,311
Average Age	37.8	37.2	41.5
Average Age (Male)	35.8	36.0	40.2
Average Age (Female)	41.1	39.6	43.3
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	2,455	23,127	40,936
# of Persons per HH	2.8	2.6	2.6
Average HH Income	\$134,325	\$142,568	\$165,162
Average House Value	\$500,487	\$526,413	\$571,573

2023 American Community Survey (ACS)





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