

FOR LEASE

495 Highlands Blvd



COATESVILLE, PA 19320

TWO PRIVATE OFFICES

**ROOM FOR CUBICLES AND PLENTY
OF STORAGE**

**CONVENIENTLY LOCATED OFF
ROUTE 30**



MICHAEL BOWSER, CCIM

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HIGH ASSOCIATES LTD. • 1853 WILLIAM PENN WAY • LANCASTER, PA 17601 • 717.293.4477 • HIGHASSOCIATES.COM

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LEASE INFORMATION

Suite:	105
Available SF:	1,007 SF
Lease Rate:	\$14.50 SF/yr
CAM:	\$7.58
County:	Chester
Municipality:	Valley Township

PROPERTY OVERVIEW

Well designed office space with two private offices, restroom, kitchenette, room for cubicles and plenty of storage. This space is conveniently located off Rt. 30 in the Highlands Corporate Center.

OFFERING SUMMARY

HVAC:	Gas heat, central A/C
Sprinklers:	Yes
Parking:	On-site
Water:	Public - PA Water American Water Company
Sewer:	Public - Valley Township
Zoning:	Planned Development

Lighting:	Fluorescent
Flooring:	Carpet and VCT
Number of Floors:	1

ADDITIONAL COMMENTS

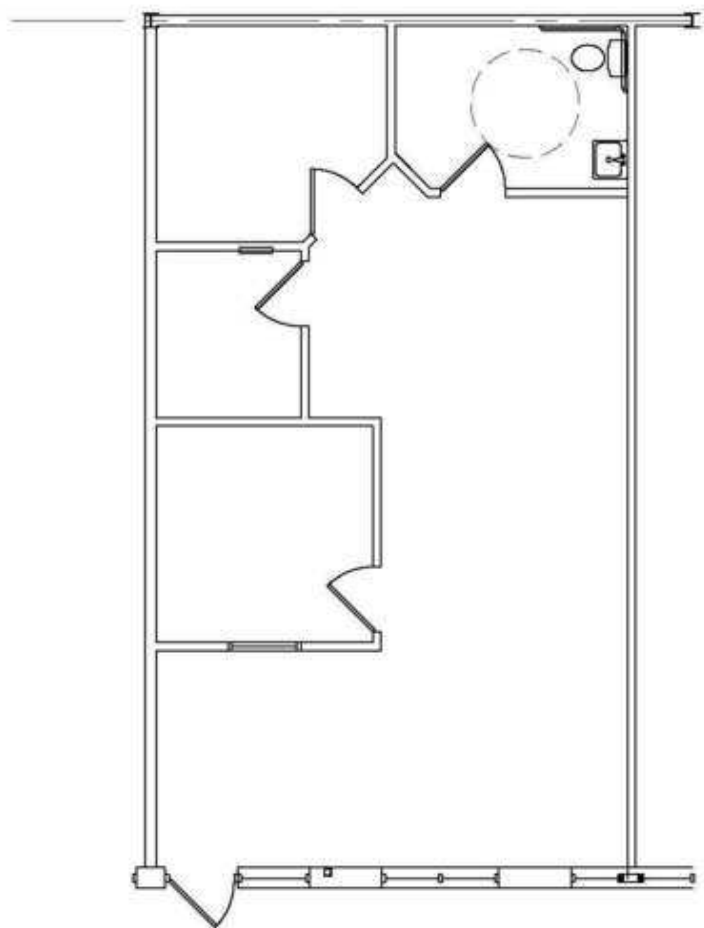
Conveniently located a half mile from Airport Road and Rt. 30 exchange.



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FLOOR PLAN
NOT TO SCALE

BUILDING 234
495 HIGHLANDS BOULEVARD
COATESVILLE, PA 19320
SUITE 105

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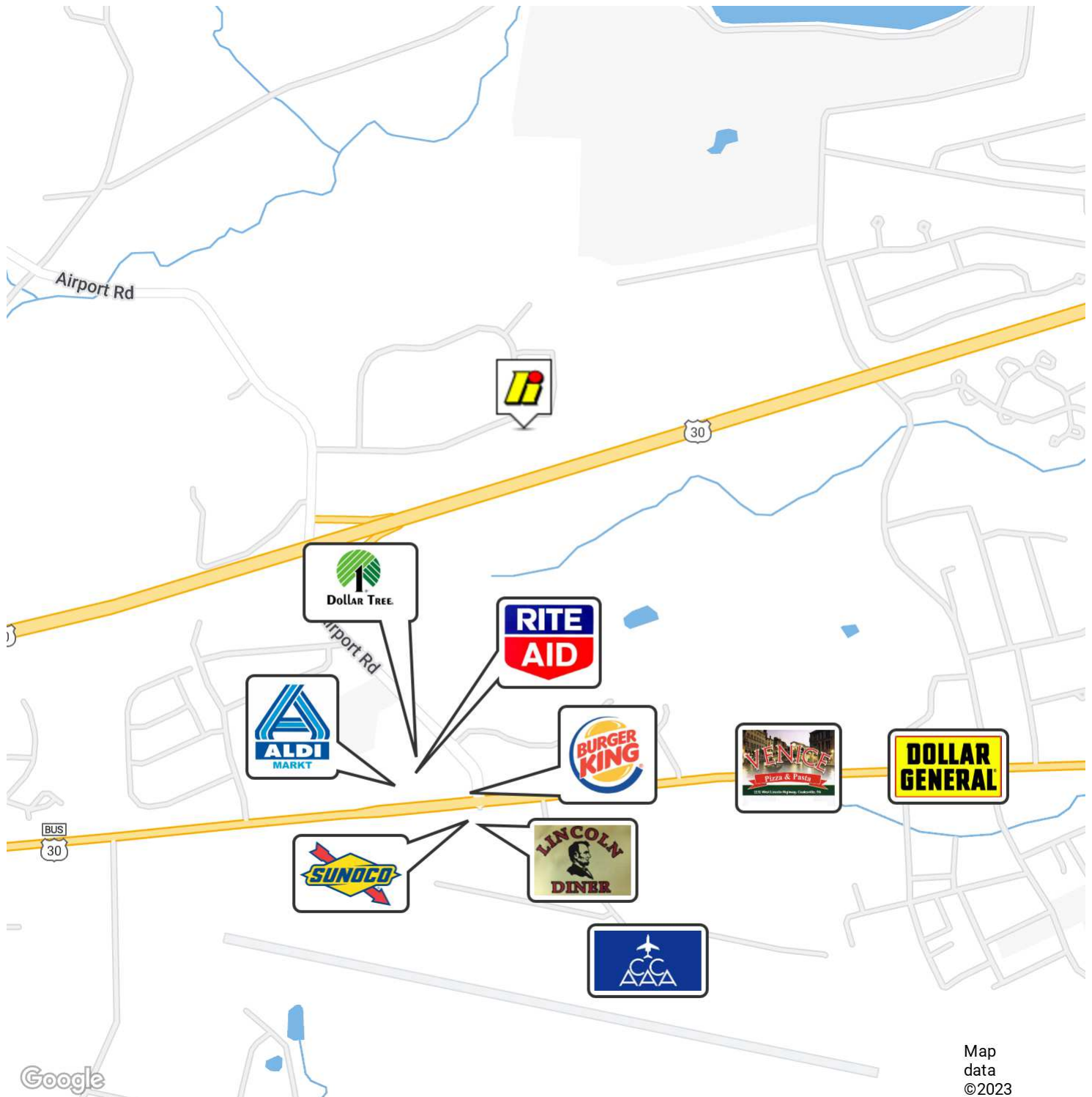
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Map
data
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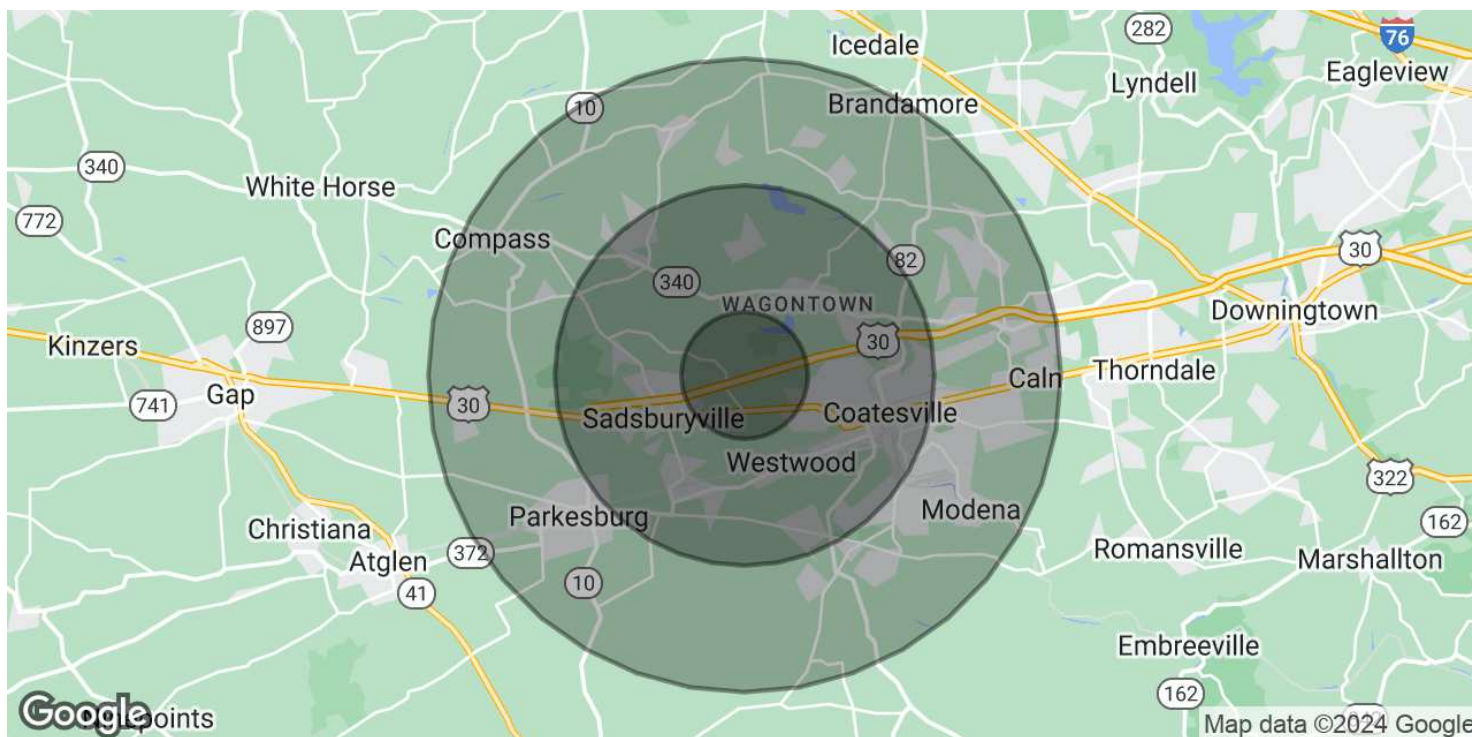
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	2,256	19,345	58,066
Average Age	37.1	35.9	36.2
Average Age (Male)	36.0	34.8	35.1
Average Age (Female)	39.1	37.7	38.0
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	886	7,391	21,661
# of Persons per HH	2.5	2.6	2.7
Average HH Income	\$76,523	\$76,458	\$72,102
Average House Value	\$261,676	\$244,332	\$228,261

* Demographic data derived from 2020 ACS - US Census

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An Affiliate of High Real Estate Group LLC

*Every Company dreams its dreams and sets its standards
These are ours . . .*

We are committed to two great tasks:

1. BUILDING TRUSTWORTHY RELATIONSHIPS.

- Valuing our customers and meeting their needs.
- Respecting the dignity of all co-workers and their families.
- Energizing our teamwork with participative management.
- Recognizing and rewarding the accomplishments of our co-workers.
- Strengthening our partnership with suppliers.
- Contributing to a world of beauty and prosperity and peace.

2. BEING INNOVATIVE LEADERS.

- Creating an environment for innovation since 1931.
- Right the first time" - High quality products and services.
- Investing profits to secure our future.

WE GIVE GOOD MEASURE.

1853 WILLIAM PENN WAY
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