

300 OLD FORGE LN STE 302

300 OLD FORGE LANE, KENNETT SQUARE, PA 19348



LOCATION DESCRIPTION

Located just 20 miles from Philadelphia and 10 miles north of Wilmington, the Beiler-Campbell Business Center provides an opportunity for your business to thrive. The Center is attractively seated on 10 professionally landscaped acres along US Route 1, less than one mile from the world-renown Longwood Gardens, major retail, chain and fine-dining restaurants. With ample on-site parking and seamless access to major highways, convenience is at the forefront for both employees and clients.

PROPERTY HIGHLIGHTS

- 35,052 AADT
- Versatile layout options
- Abundant natural light
- Ample on-site parking
- Convenient highway access

BEILER-CAMPBELL COMMERCIAL
610.444.7770
info@beilercampbellcommercial.com

OFFERING SUMMARY

Lease Rate:	\$28 SF/yr (NNN)
Number of Units:	2
Available SF:	5,942 SF
Building Size:	12,000 SF
Floor Level	Yes
Designated Parking	Yes

DEMOGRAPHICS	0.25 MILES	0.5 MILES	1 MILE
Total Households	53	225	939
Total Population	140	585	2,346
Average HH Income	\$156,389	\$162,104	\$172,333



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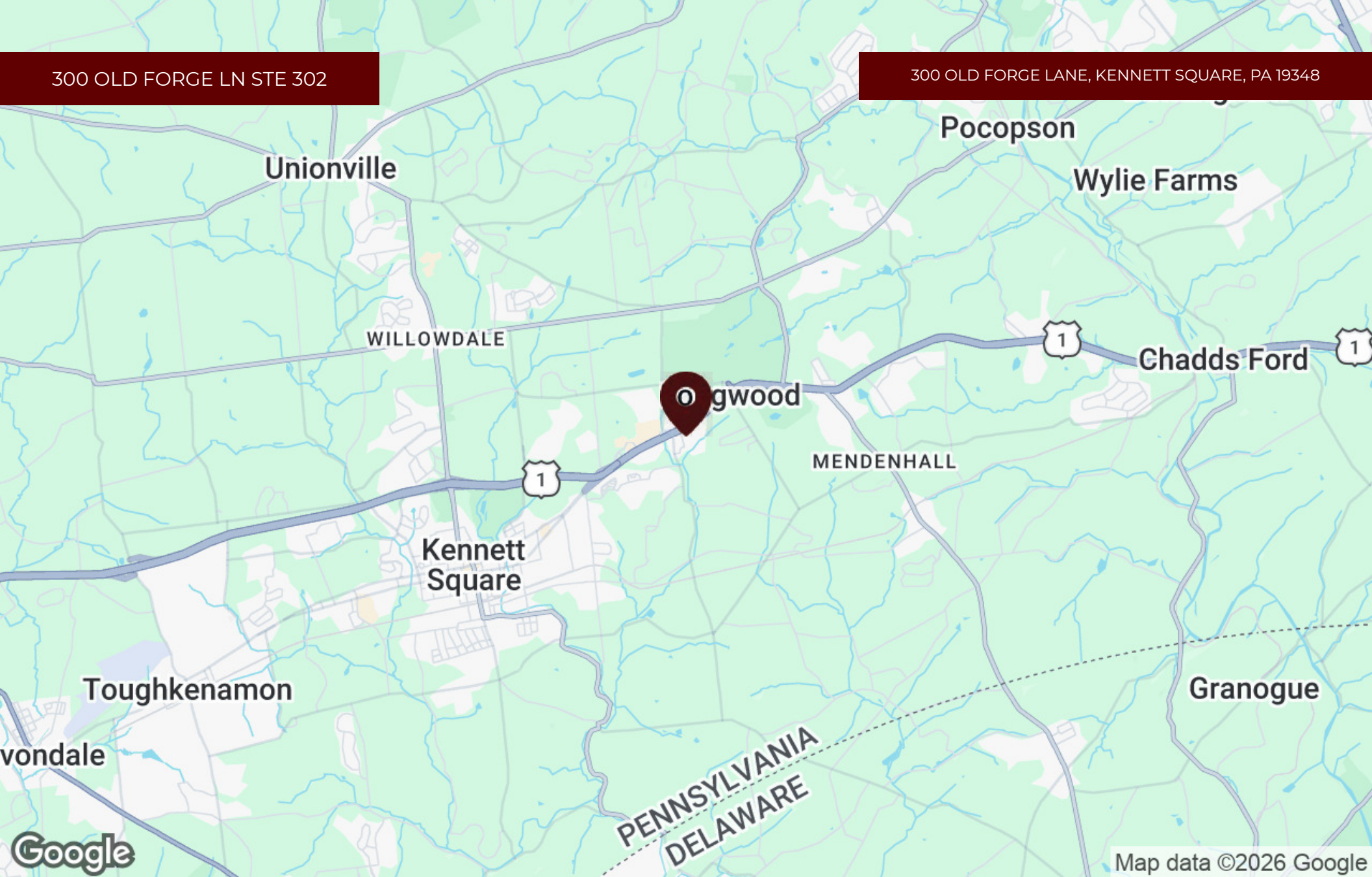


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POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	140	585	2,346
Average Age	37.0	39.5	45.2
Average Age (Male)	37.2	39.5	45.0
Average Age (Female)	37.0	40.2	46.5

HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	53	225	939
# of Persons per HH	2.6	2.6	2.5
Average HH Income	\$156,389	\$162,104	\$172,333
Average House Value	\$426,407	\$452,314	\$492,104

TRAFFIC COUNTS	0.25 MILES	0.5 MILES	1 MILE
US-1 Baltimore Pike	35,052/day		

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