

602 JEFFERS CIRCLE, (TWO SUITES #106 AND #107), EX

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 SF/yr (NNN)
Number of Units:	2
Available SF:	5,580 SF
Building Size:	5,580 SF

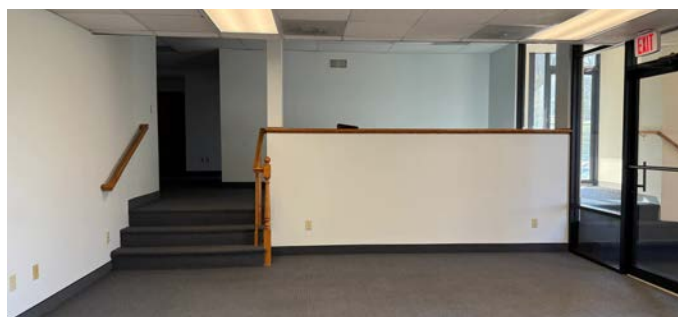
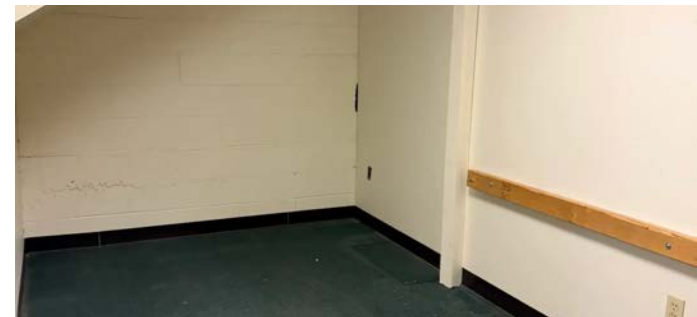
DEMOGRAPHICS	0.25 MILES	0.5 MILES	1 MILE
Total Households	42	193	978
Total Population	107	508	2,580
Average HH Income	\$139,828	\$132,641	\$139,124



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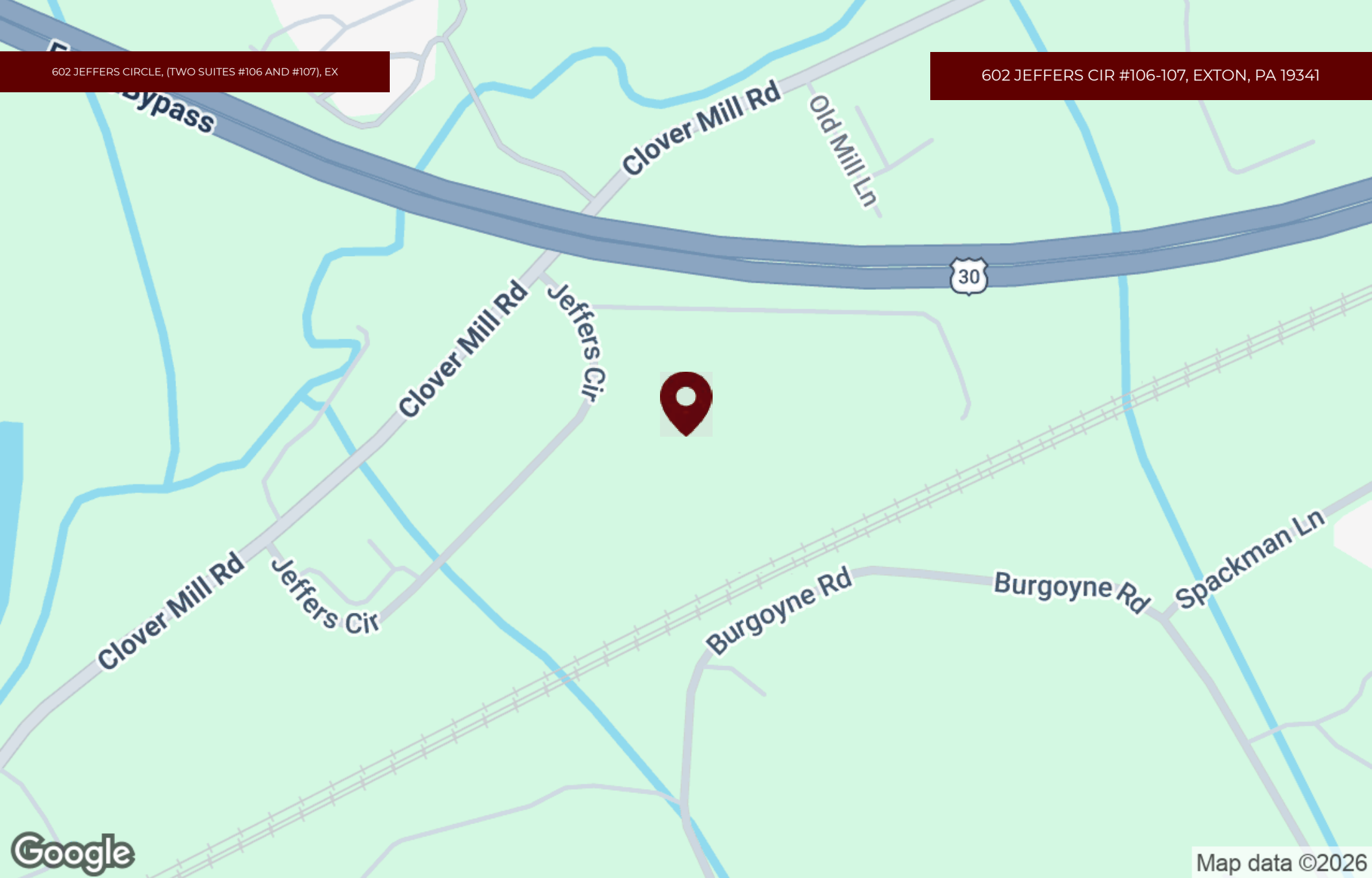


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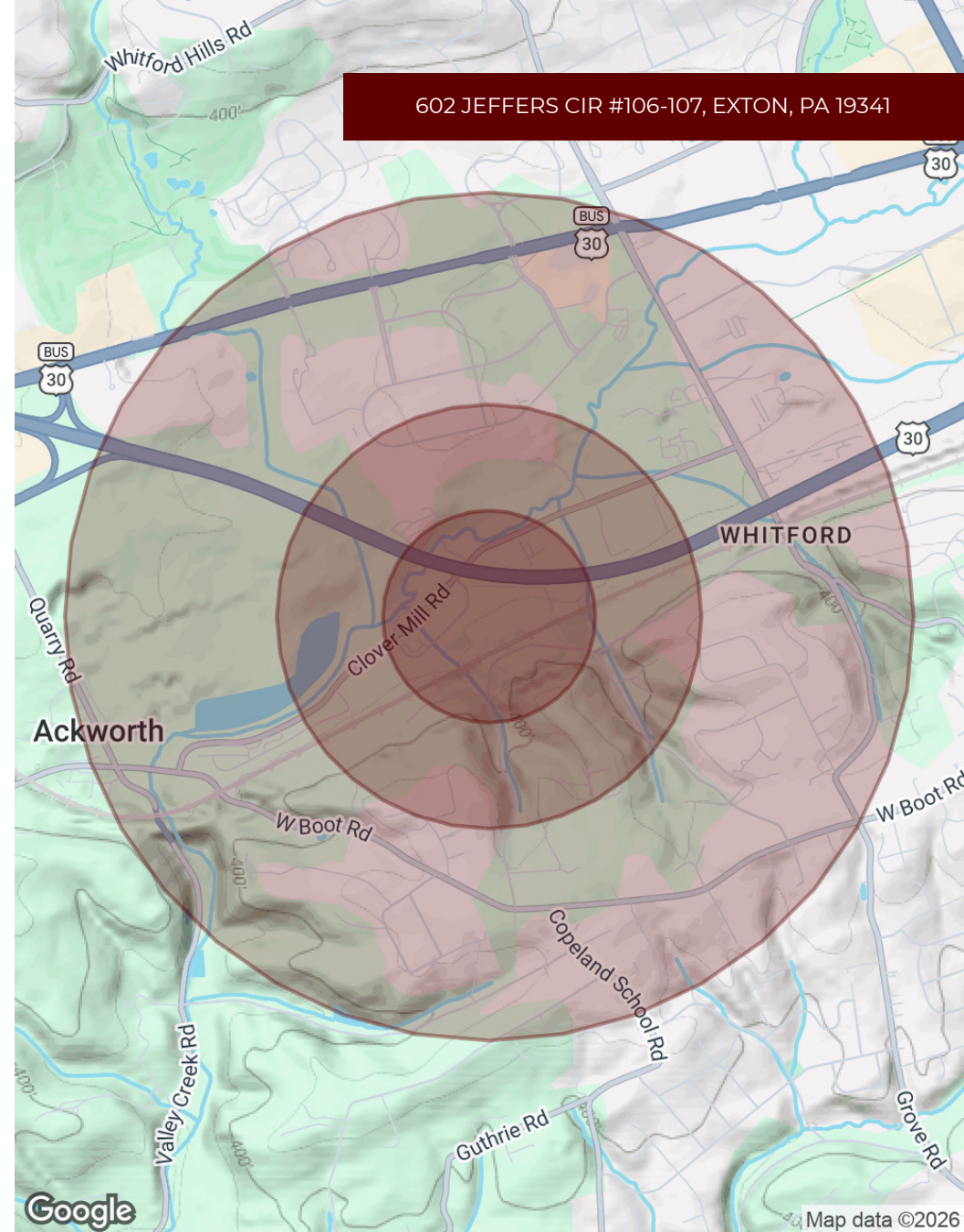
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POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	107	508	2,580
Average Age	35.3	35.7	37.5
Average Age (Male)	35.2	35.2	37.2
Average Age (Female)	35.4	36.5	37.8

HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	42	193	978
# of Persons per HH	2.5	2.6	2.6
Average HH Income	\$139,828	\$132,641	\$139,124
Average House Value	\$813,982	\$792,111	\$653,564

TRAFFIC COUNTS	0.25 MILES	0.5 MILES	1 MILE
Clover Mill Rd	407/day		

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