



**SWOPE
LEES**
COMMERCIAL
REAL ESTATE

INDUSTRIAL PROPERTY FOR LEASE
21 HAGERTY BOULEVARD, BUILDING G WEST CHESTER, PA 19382

610.429.0200
swopelees.com



PROPERTY DESCRIPTION

Discover the perfect space for your business. This exceptional property offers a prime lease opportunity in a sought-after location. Featuring modern architecture, versatile floor plans, and state-of-the-art amenities, this space is designed to elevate your company's productivity and success. With ample parking, convenient access to major roadways, and a professional environment, it's an ideal setting for a wide range of businesses. 21 Hagerty Boulevard, Building G, has everything you need to thrive. Secure your spot in this premier business destination today.

PROPERTY HIGHLIGHTS

- New Construction
- 1,200 SF Units Available
- 18' Clear Height
- Drive-In Doors (12'x14')

OFFERING SUMMARY

Lease Rate:	\$18 SF/yr (Gross)
Number of Units:	18
Available SF:	1,200 SF
Building Size:	21,600 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

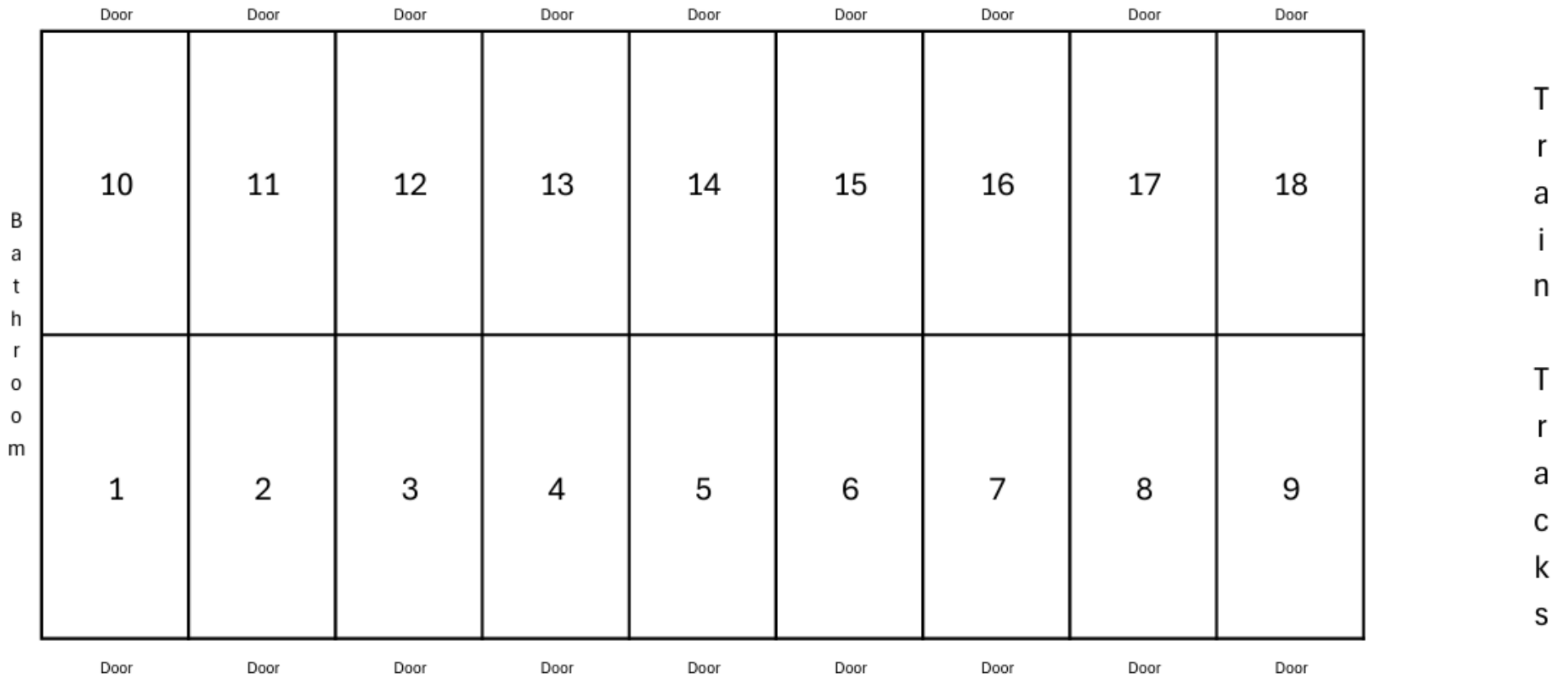


21 Hagerty Boulevard, Building G
West Chester, PA 19382

LARRY WYGANT
larry@swopelees.com
610.429.0200 x104

KAITIE O'GRADY
kaitie@swopelees.com
610.429.0200

Route 202 side of Building G



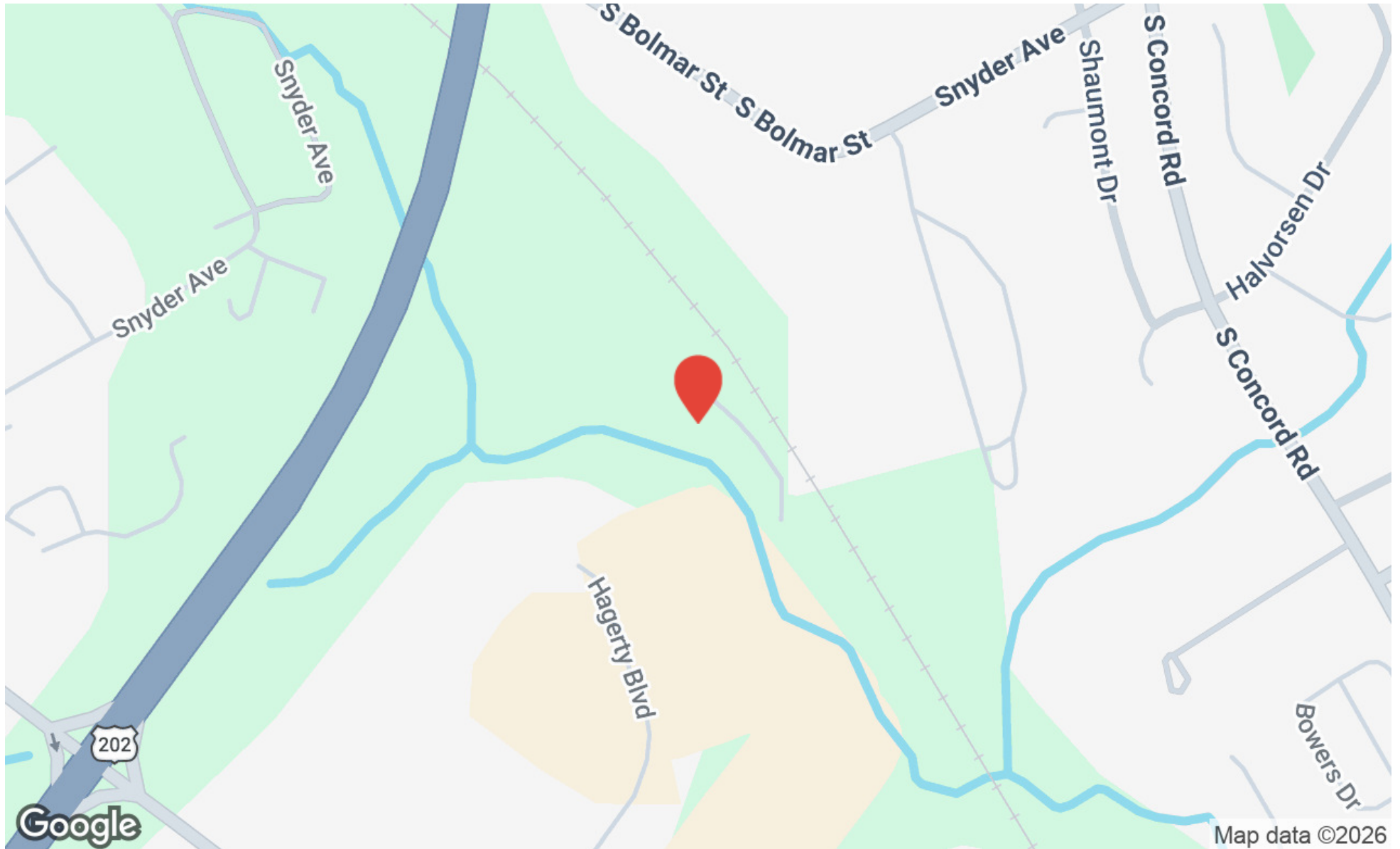
Office side of Building G



21 Hagerty Boulevard, Building G
West Chester, PA 19382

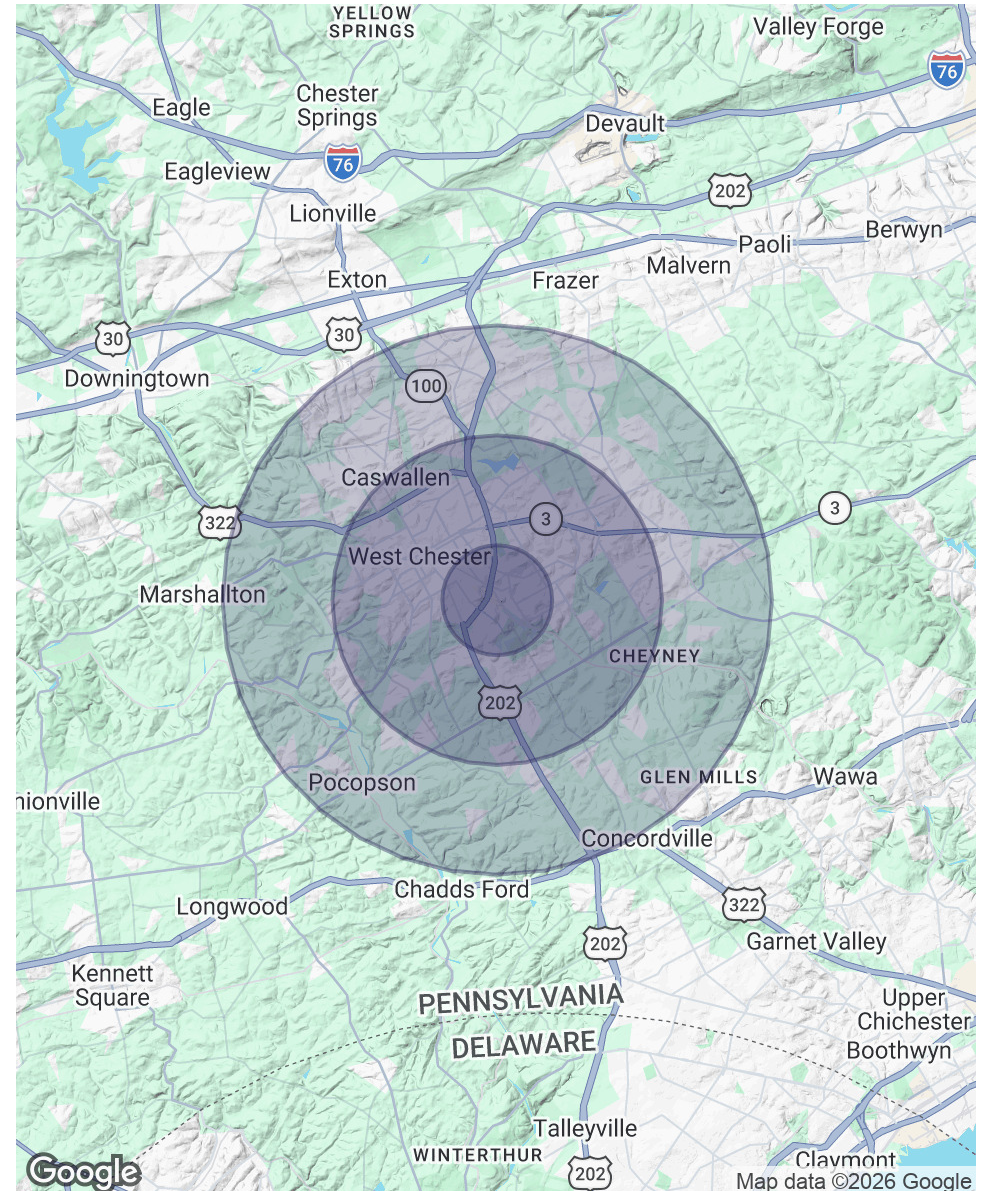
LARRY WYGANT
larry@swopelees.com
610.429.0200 x104

KAITIE O'GRADY
kaitie@swopelees.com
610.429.0200



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)





21 Hagerty Boulevard, Building G
West Chester, PA 19382

LARRY WYGANT
larry@swopelees.com
610.429.0200 x104

KAITIE O'GRADY
kaitie@swopelees.com
610.429.0200



LARRY WYGANT

Associate Broker

Direct: 610.429.0200 x104 Cell: 610.457.6506
larry@swopelees.com



KAITIE O'GRADY

Commercial Associate

Direct: 610.429.0200 Cell: 484.630.5017
kaitie@swopelees.com

PA #RS376804