



MOVE-IN READY OFFICE CONDOMINIUM – AVAILABLE FOR SALE OR LEASE
1240 W CHESTER PIKE #215 & 216 WEST CHESTER, PA 19382



PROPERTY DESCRIPTION

Position your business in this well-appointed office condo consisting of Suites 215 & 216 in the desirable Goshen Professional Center. Offering an efficient & functional layout designed to accommodate a variety of professional office users. A unique benefit of this offering is that the half of Suite 215 is currently leased to the adjacent office user, providing an established income stream that will continue after the sale. This presents an attractive opportunity for an owner-user seeking to offset operating expenses with rental income while maintaining exclusive use of the primary office space.

PROPERTY HIGHLIGHTS

- ±2,000 SF 2nd-Story Walk-Up office Goshen Professional Center
- Move-in ready with existing office furniture available
- Efficient floor plan with a blend of collaborative and private workspace
- Abundant natural light throughout & Ample On-Site Parking
- Convenient access to Routes 3, 352, 202, Route(s) 1 & 100
- Excellent West Chester location just minutes from Downtown West Chester

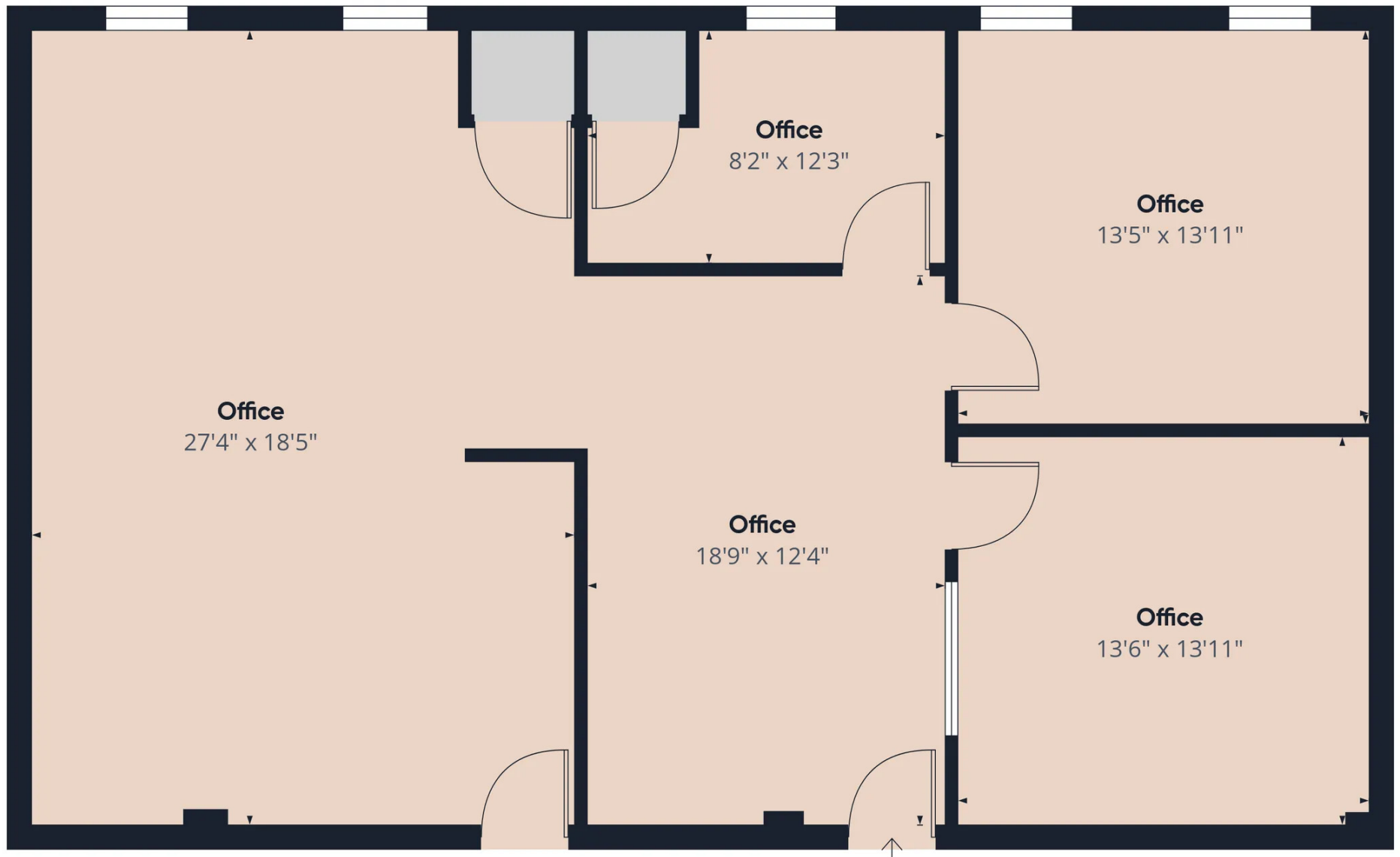
OFFERING SUMMARY

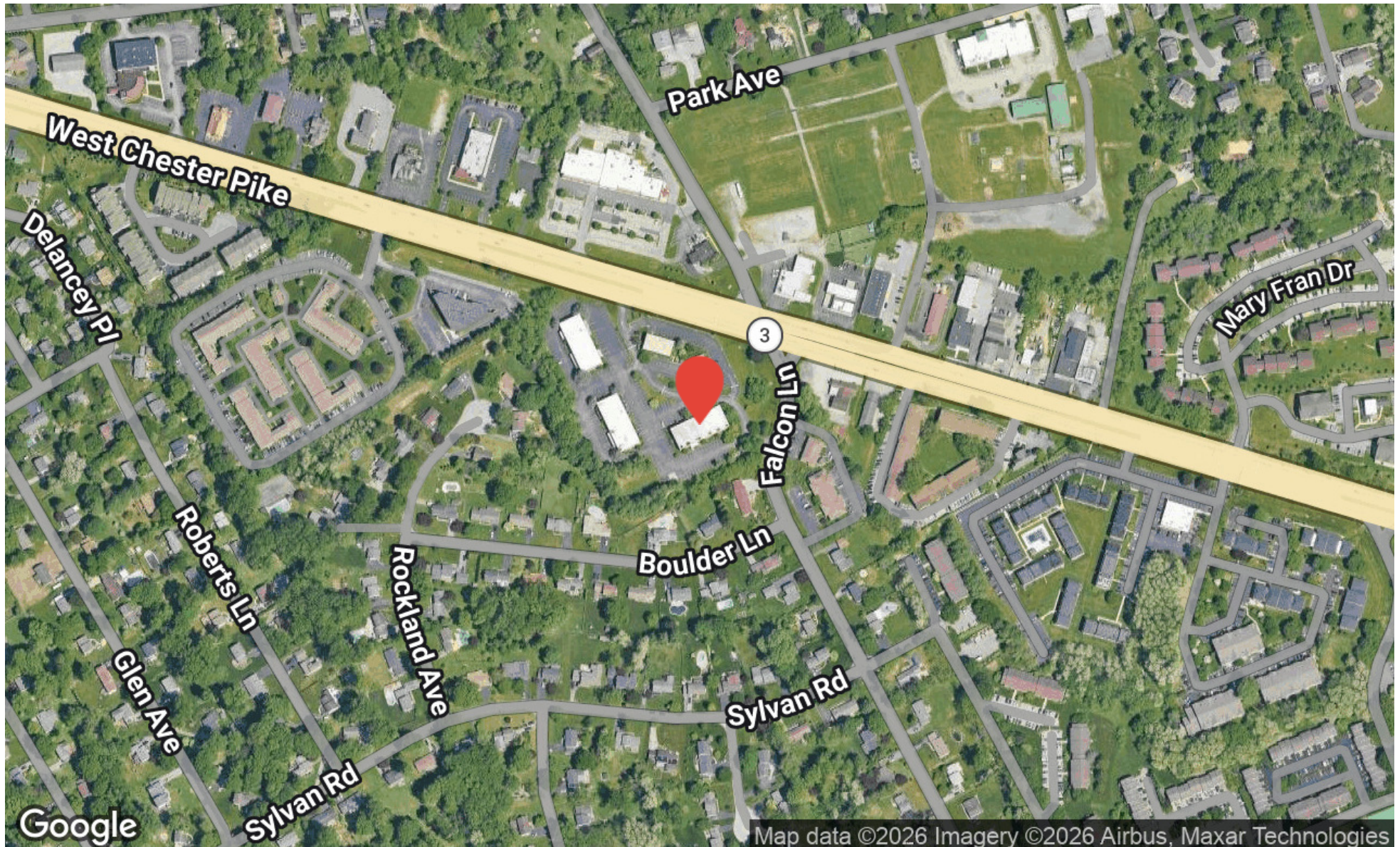
Sale Price:	\$292,500
Lease Rate:	\$19 SF/yr (MG)
Number of Units:	2
Available SF:	2,000 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	5,336	23,844	43,670
Total Population	11,172	59,330	114,462
Average HH Income	\$119,563	\$141,187	\$165,671



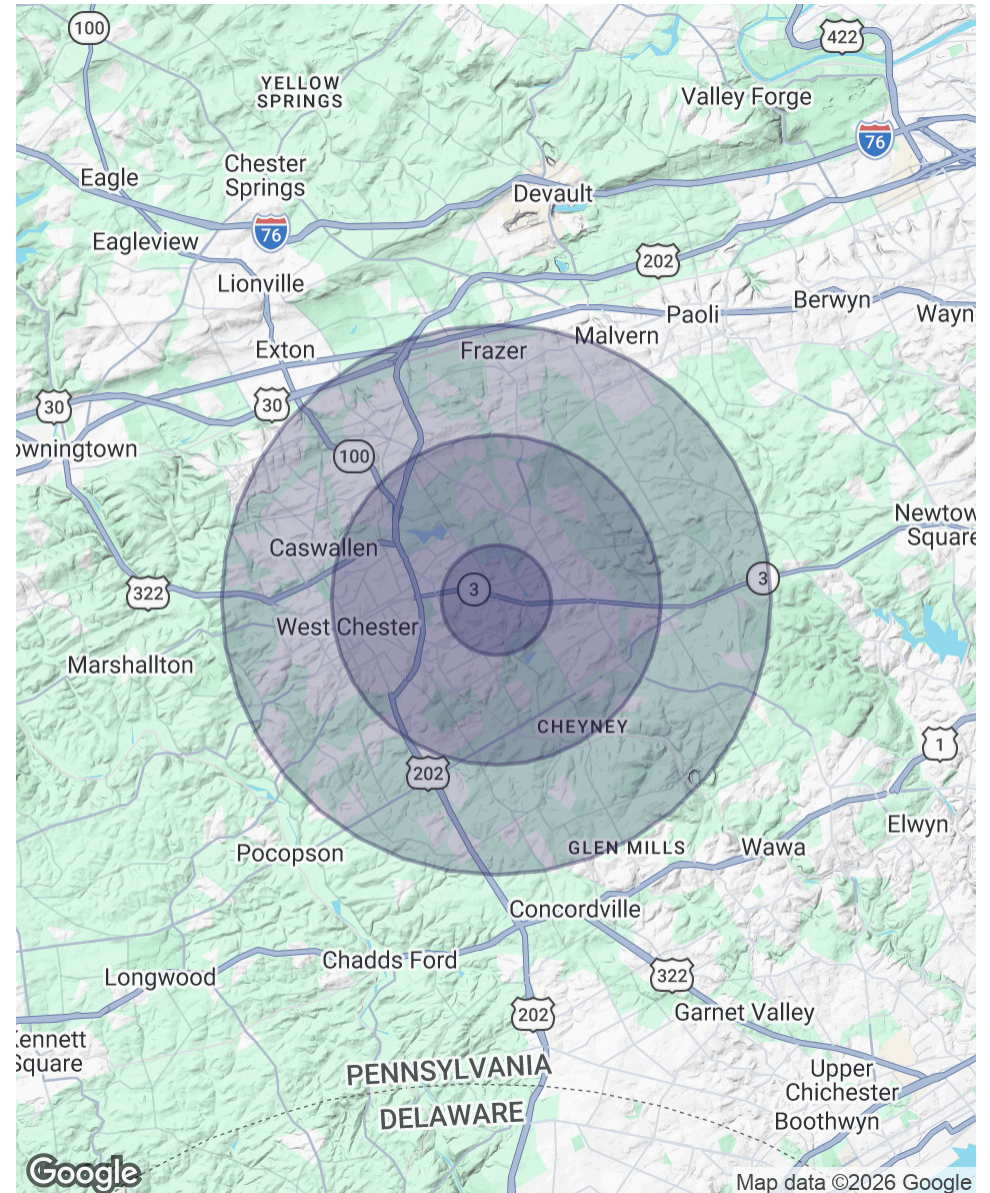






POPULATION	1 MILE	3 MILES	5 MILES
Total Population	11,172	59,330	114,462
Average Age	39.2	40.7	41.4
Average Age (Male)	37.3	39.5	40.0
Average Age (Female)	43.6	43.0	43.0
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	5,336	23,844	43,670
# of Persons per HH	2.1	2.5	2.6
Average HH Income	\$119,563	\$141,187	\$165,671
Average House Value	\$405,736	\$525,393	\$572,141

2023 American Community Survey (ACS)





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West Chester, PA 19382

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KAITIE O'GRADY

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PA #RS376804

PROFESSIONAL BACKGROUND

Specializing in commercial leasing, sales, and client-focused real estate solutions throughout Chester County and the surrounding markets, I bring a background in commercial real estate operations, marketing, and business development that allows me to provide strategic, relationship-driven representation for landlords, tenants, buyers, and sellers. Known for my strong communication, responsiveness, and people-first approach, I am committed to delivering positive client experiences and helping businesses find opportunities that support long-term success.

EDUCATION

West Virginia University
Colibri Real Estate

Swope Lees Commercial Real Estate
208 East Market Street
West Chester, PA 19382
610.429.0200



Move-In Ready Office Space Designed for Growth – Available for Lease or Sale!



610.429.0200

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