



**SWOPE  
LEES**  
COMMERCIAL  
REAL ESTATE

**540 E UNION STREET, SUITE C  
FLEX SPACE FOR LEASE**

**540 E UNION ST WEST CHESTER, PA 19382**

610.429.0200  
swopelees.com



### PROPERTY DESCRIPTION

Welcome to 540 E Union St, West Chester, PA! This remarkable property offers the ideal space for your next business venture. Boasting a prime location, this lease opportunity features flexible floor plan perfect for various business needs. With high ceilings, and customizable layouts, this property sets the stage for a dynamic and inviting work environment. The sleek exterior and ample parking add convenience, while nearby amenities provide added appeal. Two full-height loading docks.

### PROPERTY HIGHLIGHTS

- 4,500SF of Flex Space in Suite C
- 18' Clear Height & 2 Loading Docks
- Flexible Floorplan, tractor trailer access
- All Public Utilities
- Abundant on-site Parking
- Conveniently located in West Chester Borough Industrial Park

### OFFERING SUMMARY

Lease Rate:	\$14.00 SF/yr (NNN)
Number of Units:	1
Available SF:	4,500 SF
Building Size:	40,014 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	6,747	23,016	44,714
Total Population	19,040	61,978	119,472
Average HH Income	\$142,883	\$158,702	\$174,614

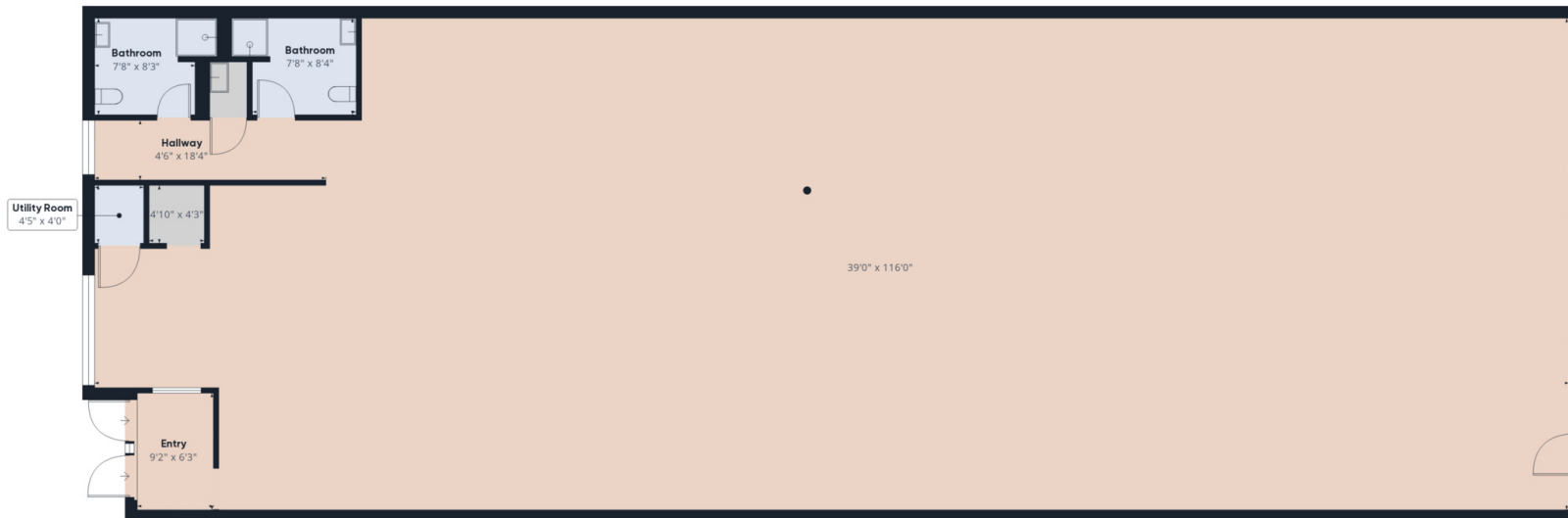


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**KAITIE O'GRADY**  
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**Approximate total area<sup>(1)</sup>**  
4442.48 ft<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

**Suite C - Floorplan**



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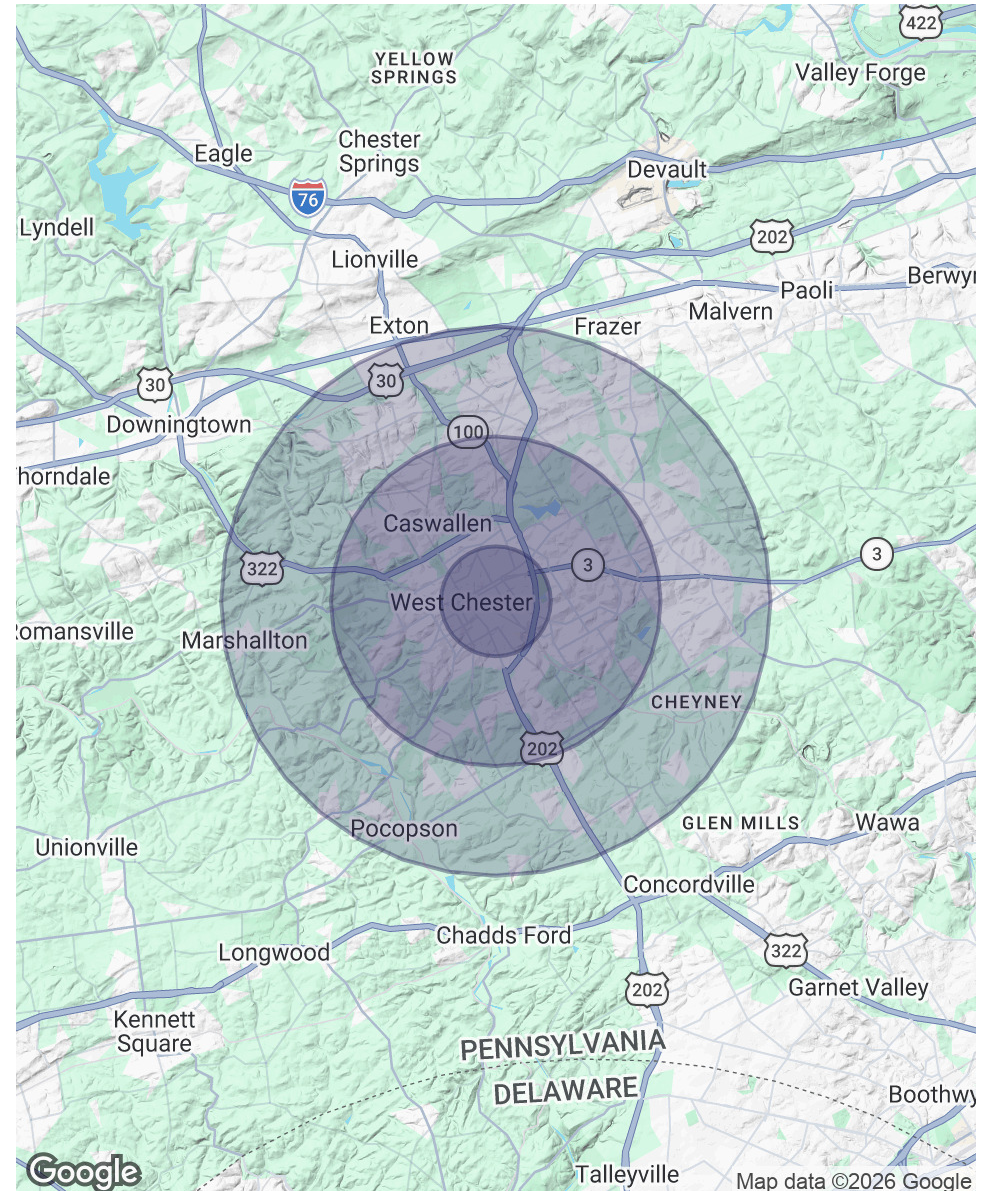
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	19,040	61,978	119,472
Average Age	33	39	41
Average Age (Male)	33	38	40
Average Age (Female)	34	40	42
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	6,747	23,016	44,714
# of Persons per HH	2.8	2.7	2.7
Average HH Income	\$142,883	\$158,702	\$174,614
Average House Value	\$486,226	\$557,345	\$591,701

*Demographics data derived from AlphaMap*





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**CHUCK SWOPE, CCIM**

**Broker of Record**

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Direct: **610.429.0200 x101** | Cell: **610.804.7897**

PA #RM 421301

### **PROFESSIONAL BACKGROUND**

Chuck Swope, CCIM has been in the real estate industry for nearly 20 years, and over 16 years as a commercial real estate broker. Swope obtained his undergraduate degree from Washington College, Chestertown, MD and his graduate degree from the University of Pennsylvania, Philadelphia, PA. He enjoys spending time outdoors in the Chesapeake Bay region, traveling, exciting food and drinks, and collects rescue dogs.

### **EDUCATION**

BA, Washington College, Chestertown, MD

MA, University of Pennsylvania, Philadelphia, PA

**Swope Lees Commercial Real Estate**  
208 East Market Street  
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**KAITIE O'GRADY**

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PA #RS376804

### **PROFESSIONAL BACKGROUND**

I am dedicated to helping businesses find the perfect location to thrive. Serving Chester County and the surrounding areas, I bring a fresh perspective, strong market knowledge, and a commitment to client success. Whether you're looking to lease, buy, or invest, I'm here to guide you every step of the way. Let's build your business together!

### **EDUCATION**

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