

400 OLD FORGE LN, STE 408

400 OLD FORGE LANE, KENNETT SQUARE, PA 19348



Property Description

Introducing 400 Old Forge Lane, a premier commercial property available for lease in Kennett Square, PA. This impeccably maintained building features a modern design, spacious layouts, and high ceilings, creating a professional and inviting atmosphere for businesses. The property boasts abundant natural light through large windows, offering an energizing work environment. With ample on-site parking and easy access to highways, convenience is at the forefront. Whether you're seeking a retail space or office location, this property provides the perfect blend of functionality and style. Elevate your business in this prime location, where every aspect has been carefully crafted to meet your needs.

PROPERTY HIGHLIGHTS

- Modern design
- Spacious layouts
- Abundant natural light
- Ample on-site parking

BEILER-CAMPBELL COMMERCIAL
610.444.7770
info@beilercampbellcommercial.com

OFFERING SUMMARY

Lease Rate:	\$29 SF/yr (NNN)
Available SF:	1,536 SF
Building Size:	15,000 SF

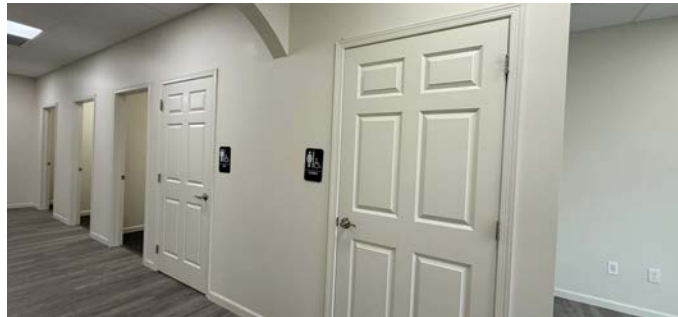
DEMOGRAPHICS	0.25 MILES	0.5 MILES	1 MILE
Total Households	55	228	945
Total Population	144	593	2,371
Average HH Income	\$160,345	\$165,199	\$172,560



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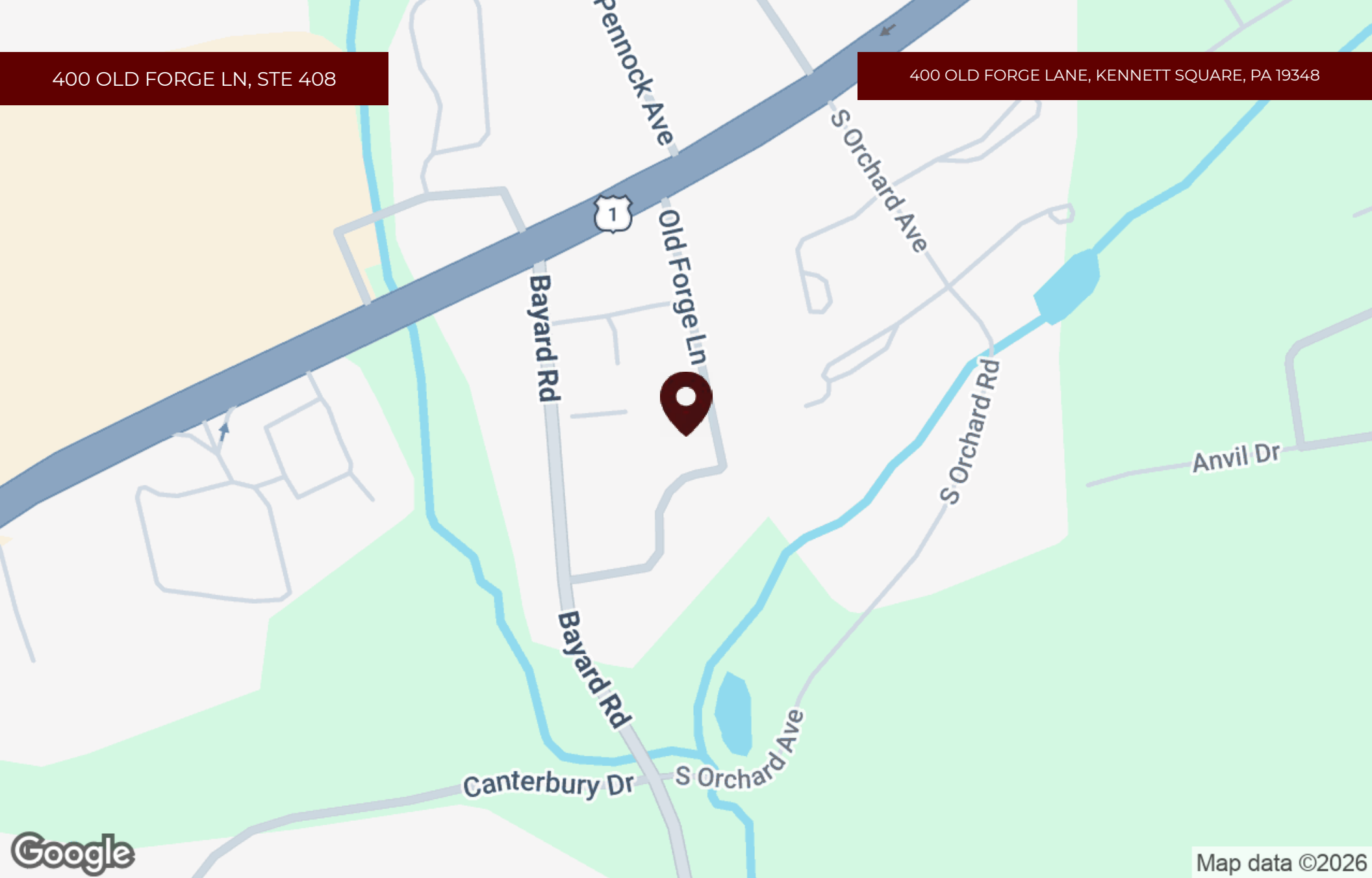
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COMMERCIAL DIVISION

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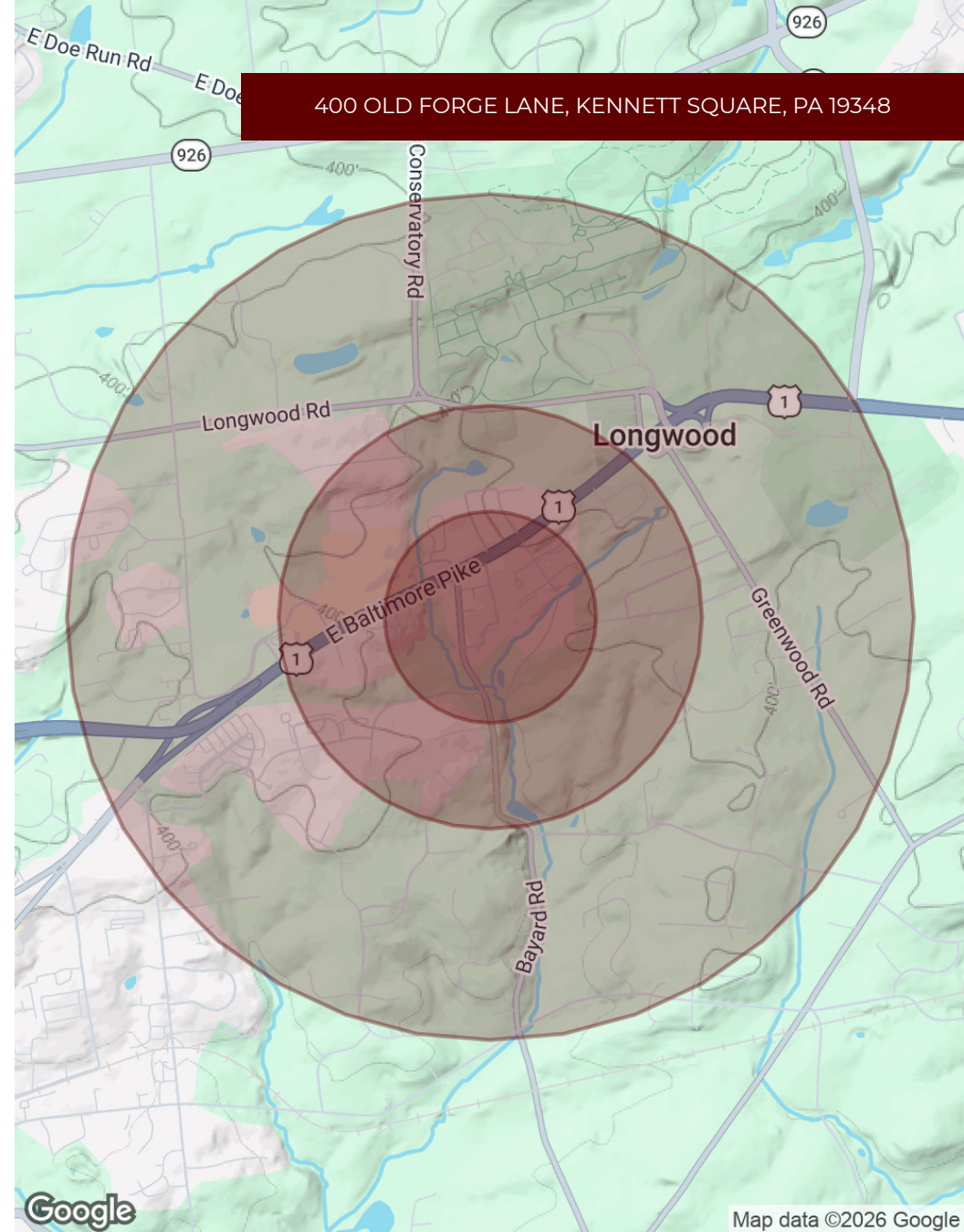
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POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	144	593	2,371
Average Age	38.6	40.5	45.0
Average Age (Male)	38.7	40.3	44.7
Average Age (Female)	39.1	41.3	46.5

HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	55	228	945
# of Persons per HH	2.6	2.6	2.5
Average HH Income	\$160,345	\$165,199	\$172,560
Average House Value	\$450,999	\$460,811	\$495,601

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

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