

# Property Summary



## PROPERTY DESCRIPTION

First floor office suite consisting of four private offices, conference room, kitchenette and restroom.

## PROPERTY HIGHLIGHTS

- Lease rate includes electric (full service)
- Abundant off-street parking
- Less than one mile from downtown West Chester
- Flexible lease term
- Owner occupied building

## OFFERING SUMMARY

Lease Rate:	\$18.00 SF/yr (Full Service)
Available SF:	1,310 SF
Lot Size:	2 Acres
Building Size:	8,000 SF

DEMOGRAPHICS	1 MILE	5 MILES	10 MILES
Total Households	891	44,198	120,527
Total Population	2,376	111,515	307,260
Average HH Income	\$174,087	\$128,098	\$139,986

## FRANK ENGLUND

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## Additional Photo | Main Entrance



**FRANK ENGLUND**

Founding Partner

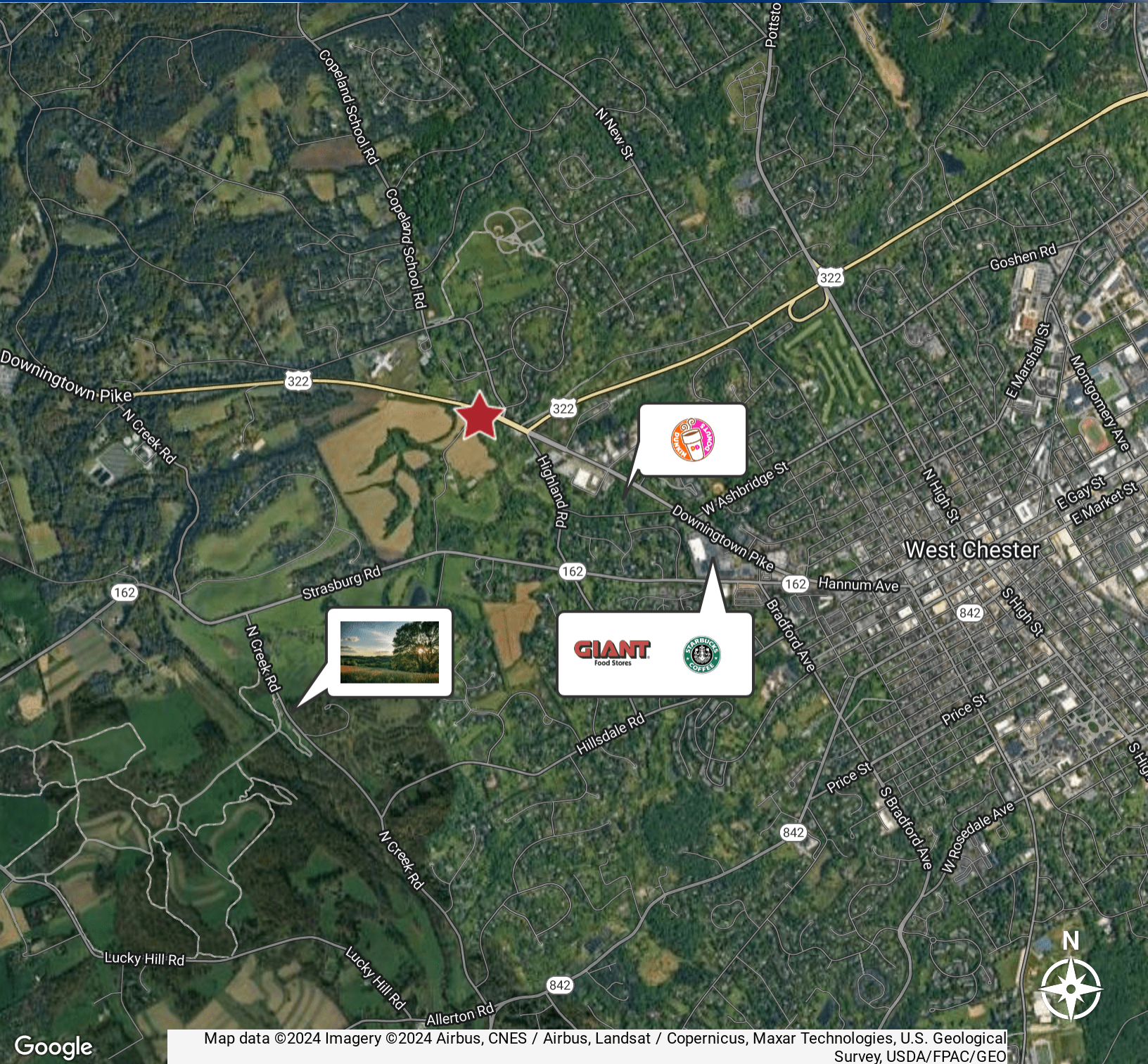
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# Location Map



Map data ©2024 Imagery ©2024 Airbus, CNES / Airbus, Landsat / Copernicus, Maxar Technologies, U.S. Geological Survey, USDA/FPAC/GEO

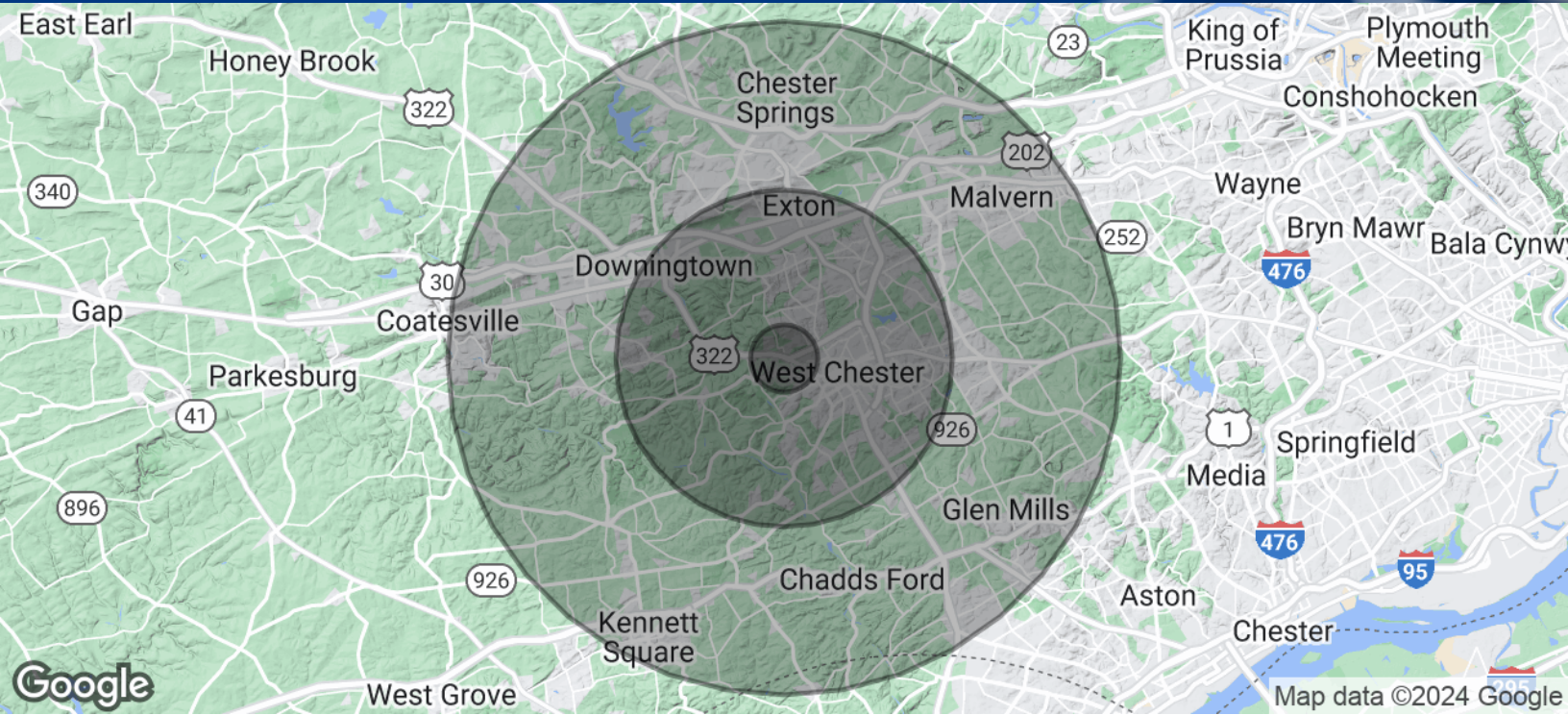
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# Demographics Map & Report



POPULATION	1 MILE	5 MILES	10 MILES
Total Population	2,376	111,515	307,260
Average Age	42.9	39.3	42.4
Average Age (Male)	42.7	38.4	41.2
Average Age (Female)	43.4	40.9	43.6
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	891	44,198	120,527
# of Persons per HH	2.7	2.5	2.5
Average HH Income	\$174,087	\$128,098	\$139,986
Average House Value	\$496,484	\$411,853	\$428,069

2020 American Community Survey (ACS)

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