

FOR SALE

# ±11,000 SF FLEX SPACE AVAILABLE

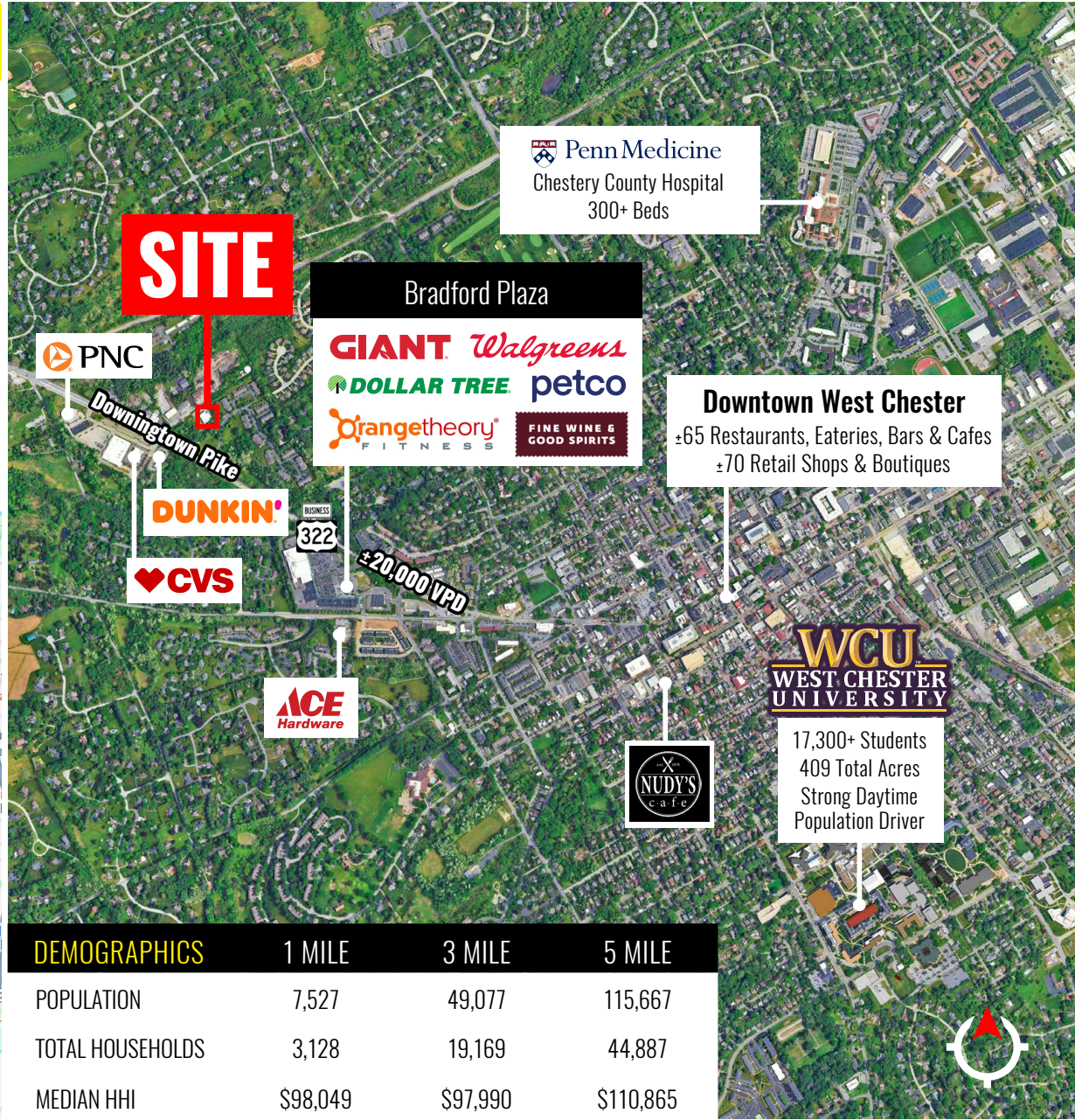
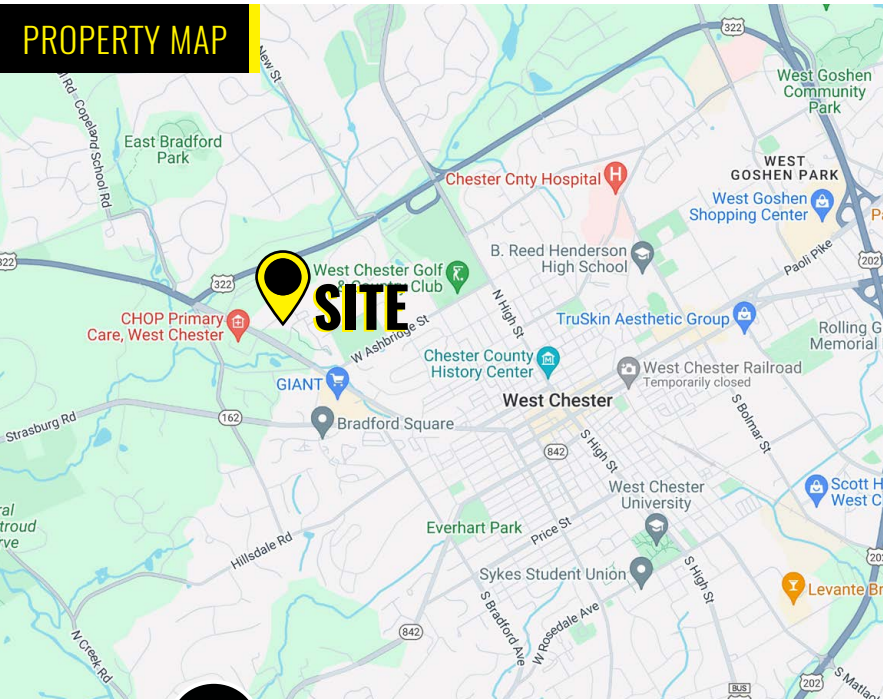
660 Tower Lane | West Chester, PA 19381

NEGOTIABLE

## PROPERTY FEATURES / HIGHLIGHTS

- ±11,000 SF Flex Space Available For Sale
- 1 Loading Dock & Ample Onsite Parking
- 3 Phase - 400 AMP Power
- Zoning: C2 Commercial
- Located within minutes to:
  - Downtown West Chester, Exton and Downingtown
  - Route 202, Route 3 (West Chester Pike), Paoli Pike & I-76
- Close to public transportation - SEPTA (Thorndale, Downingtown & Exton)

## PROPERTY MAP



### DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
POPULATION	7,527	49,077	115,667
TOTAL HOUSEHOLDS	3,128	19,169	44,887
MEDIAN HHI	\$98,049	\$97,990	\$110,865







# ABOUT ZOMMICK MCMAHON COMMERCIAL REAL ESTATE

Zommick McMahon Commercial Real Estate, Inc. has been a Metro Philadelphia Area staple since its inception in 1949. The Company was founded by Joseph Zommick, and continues today with Ryan McMahon and his highly experienced staff. We are much more than just a real estate brokerage firm – we are a team of experienced, consummate professionals who are dedicated to superb customer service. Partner with us for support from some of the top commercial brokers in Pennsylvania, New Jersey and Delaware.

## SOME OF OUR SATISFIED CLIENTS



IRON HILL  
BREWERY & RESTAURANT

