



PROPERTY DESCRIPTION

Attractive Commercial Office/Warehouse Building in a prime Highway location along PA-41 just shy of the major intersection at PA-41 and PA-10. This +/- 4,000sf features approximately 60% warehouse and 40% office with a small kitchenette. Commercially-Zoned - West Fallowfield Township. 7 car parking in front of building. Double Entry Doors in front and 2 employee doors, one on South exterior and one in Rear of the building. Drivetimes: 57 miles to Philadelphia, 25 miles to Lancaster, 28 miles to Wilmington, DE, and 64 miles to Harrisburg. Modified Gross Lease of approximately 4,000+/-sf building and immediate surrounding space. All Utilities and lawn care will be paid by the Tenant and modifications of the space are negotiable.

PROPERTY HIGHLIGHTS

- Prime location for high visibility
- Spacious layout with versatile floor plan
- Modern and professional aesthetic
- Ample parking for staff and customers
- Easily accessible from PA-41/PA-10
- Versatile zoning for various business types

BEILER-CAMPBELL COMMERCIAL

610.444.7770

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OFFERING SUMMARY

Lease Rate:	\$3,800/Month
Number of Units:	1
Available SF:	4,000 SF
Lot Size:	2.93 Acres
Building Size:	4,000 SF

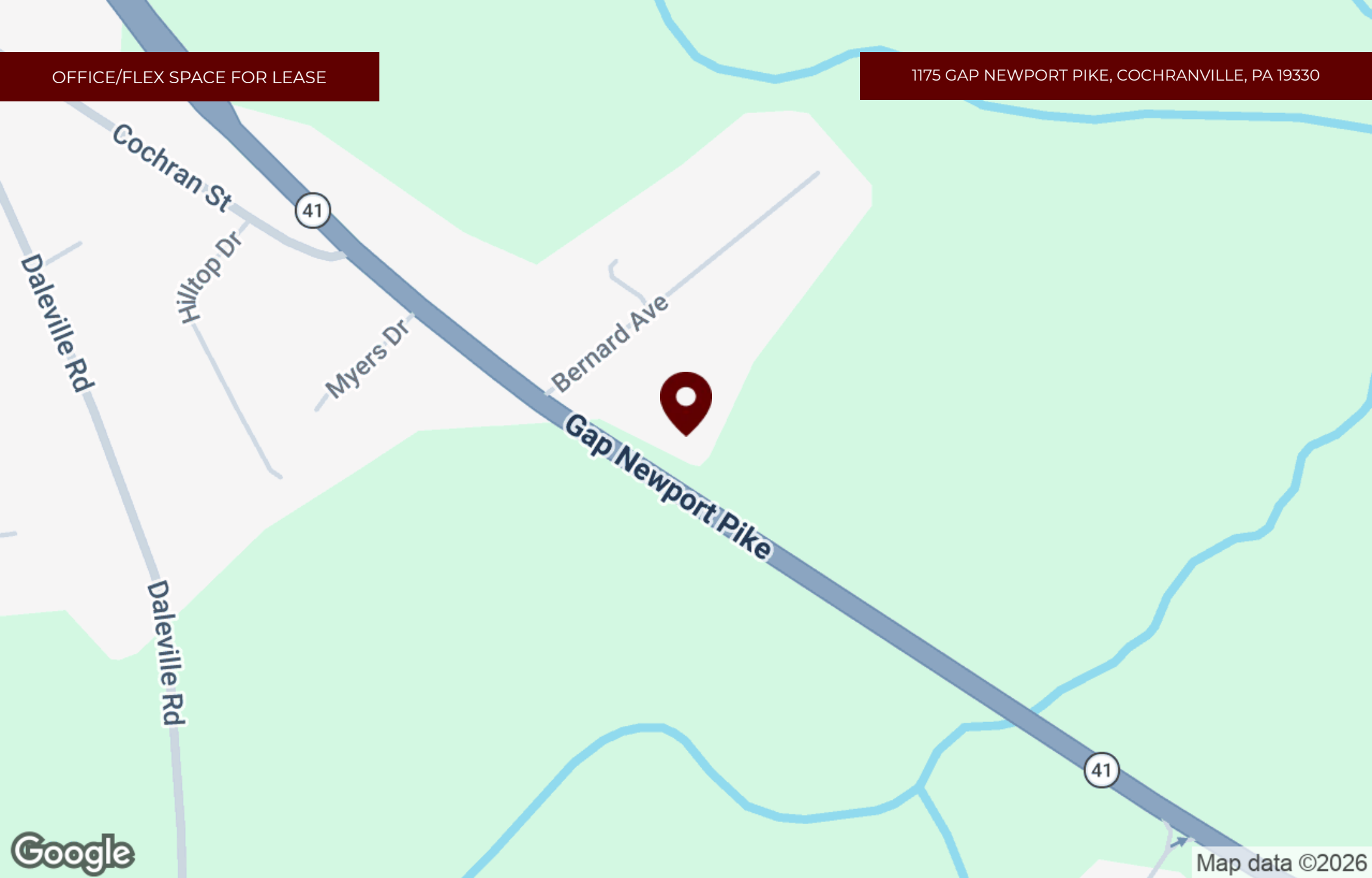
DEMOGRAPHICS	5 MILES	10 MILES	15 MILES
Total Households	5,319	43,890	110,432
Total Population	14,714	129,143	314,106
Average HH Income	\$134,671	\$130,538	\$145,182



BEILER-CAMPBELL
COMMERCIAL DIVISION

OFFICE/FLEX SPACE FOR LEASE

1175 GAP NEWPORT PIKE, COCHRANVILLE, PA 19330



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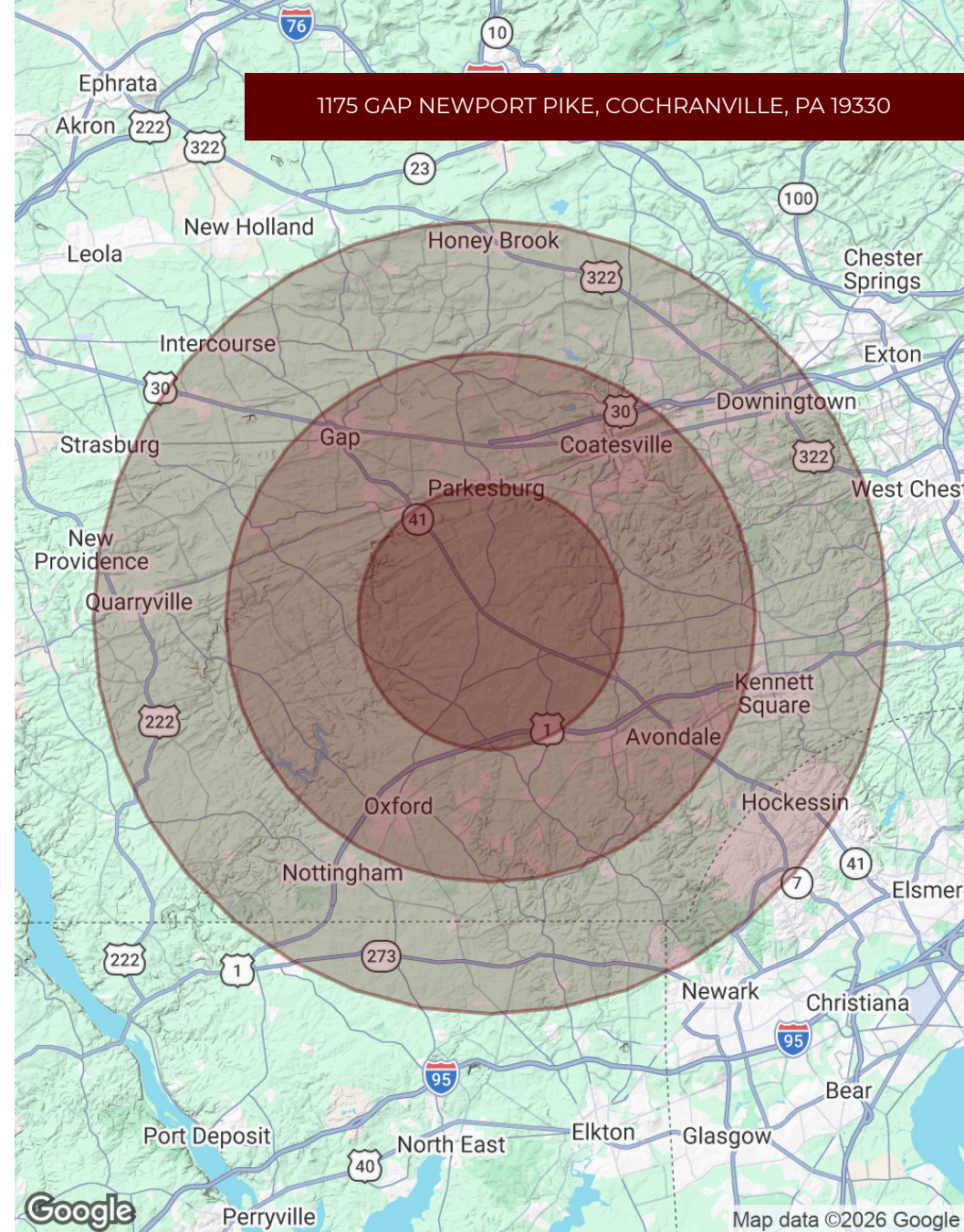
OFFICE/FLEX SPACE FOR LEASE

POPULATION	5 MILES	10 MILES	15 MILES
Total Population	14,714	129,143	314,106
Average Age	41.7	38.7	40.9
Average Age (Male)	40.5	37.5	40.1
Average Age (Female)	42.6	39.6	41.6

HOUSEHOLDS & INCOME	5 MILES	10 MILES	15 MILES
Total Households	5,319	43,890	110,432
# of Persons per HH	2.8	2.9	2.8
Average HH Income	\$134,671	\$130,538	\$145,182
Average House Value	\$381,205	\$376,188	\$425,675

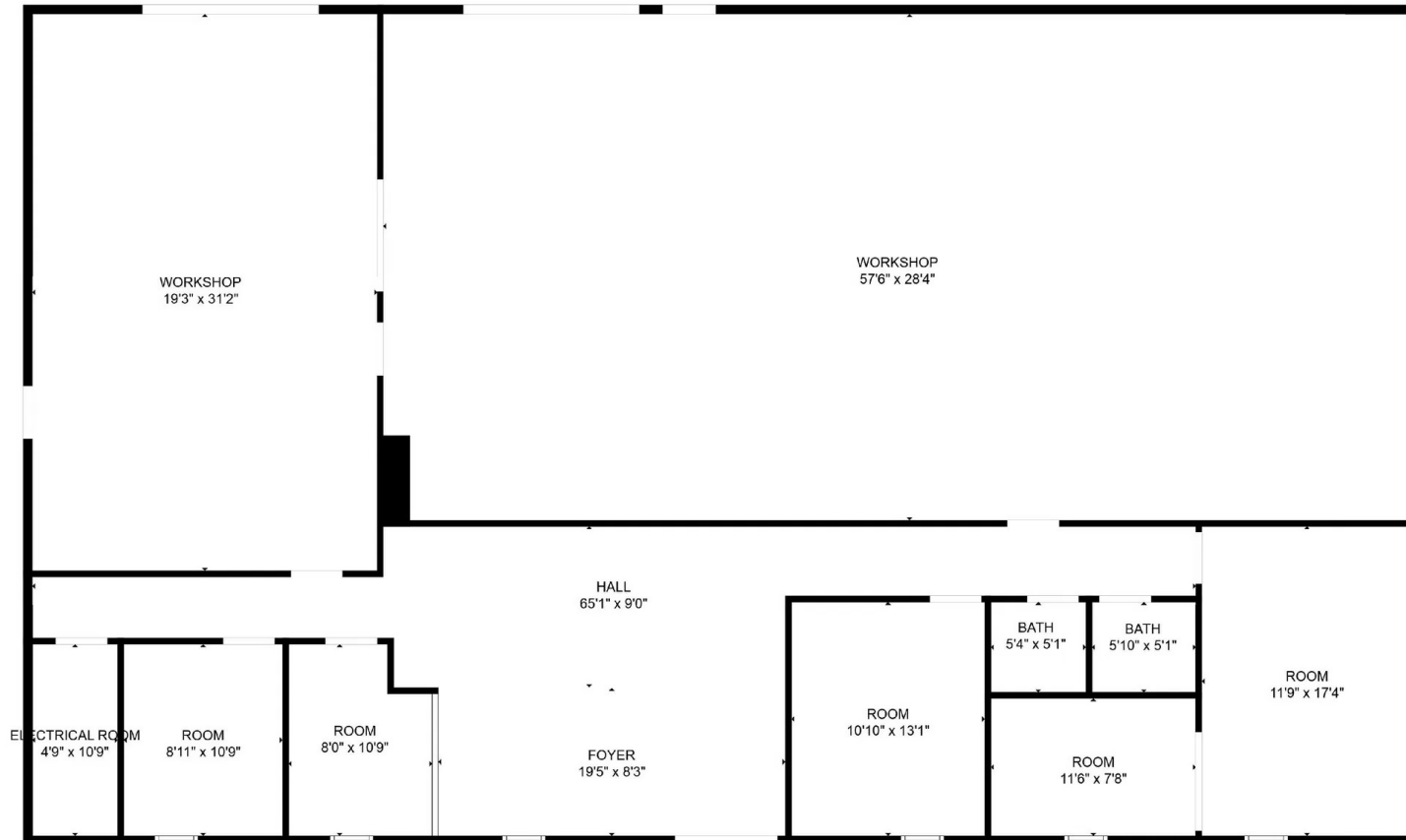
TRAFFIC COUNTS	5 MILES	10 MILES	15 MILES
	10,589/day		

2023 American Community Survey (ACS)



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ESTIMATED AREAS
GLA BELOW GROUND: 1303 sq. ft EXCLUDED AREAS 2369 sq. ft
Total GLA 1303 sq. ft, total area 3672 sq. ft

FLOOR PLAN CREATED BY CUBICASA APP, MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.

OFFICE/FLEX SPACE FOR LEASE

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26.6 Miles to Lancaster

13.7 Miles to DE Line

TRAFFIC COUNT

Traffic Count	10,589
Traffic Count Street	PA-41

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ANDREW P. CRAWFORD

COMMERCIAL AGENT / DIV MGR

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Kennett Square, PA 19348

ABOUT ME

I serve as the Commercial Division Manager with 23 years of Commercial Real Estate expertise. I joined the Beiler-Campbell team in 2003. My career history with a large corporation serving locations on a national level have provided him with an in-depth knowledge of commercial real estate. I am a licensed Commercial REALTOR in Pennsylvania, Maryland and Delaware. Maintaining a current market expertise and an in-depth understanding of the unique needs of many industry segments in the local region is top priority. I prefer a proactive approach to understanding the rapidly changing business environment of the local communities. Because of this, my understanding of these trends enables me to offer business owners a consultative approach to our commercial real estate services, helping businesses adapt and thrive.

WORK EXPERIENCE

Commercial Division Manager - 2011-present

Beiler-Campbell Realtors - Commercial Division

Commercial Agent - 2003 - 2011

Beiler-Campbell Realtors - Commercial Division

ACADEMIC & MEMBERSHIPS

St. Joseph's University

Philadelphia, PA

Chester County Commercial Industrial Investment Council

Tri-County Suburban Realtors Association

Commercial/Investment Marketing Exchange

SKILLS

- Good communication
- Managing large projects
- Problem solving
- Strong Negotiator
- Resolving Conflicts
- Research and Analytics Expert