



TURNKEY HEALTHCARE SPACE IN WEST CHESTER
1646 WEST CHESTER PIKE, UNIT 20 WEST CHESTER, PA 19382



PROPERTY DESCRIPTION

Fully built-out healthcare office in one of Chester County's most desirable corridors. Currently occupied by a physical therapy practice, this 3,250 SF end-unit suite offers a highly functional layout featuring open treatment areas, private exam rooms, abundant natural light, multiple entrances, and ample on-site parking. The property provides convenient access to West Chester and the surrounding Main Line communities. Ideal for chiropractic, physical therapy, or specialty healthcare users seeking a move-in-ready solution. Existing therapy and treatment equipment may also be available for purchase, further reducing occupancy expenses.

PROPERTY HIGHLIGHTS

- 3,250 SF move-in ready healthcare office
- End-unit with windows on three sides providing abundant natural light.
- Multiple treatment rooms and open therapy areas
- Existing PT/chiropractic equipment available for purchase
- Multiple points of entry
- Ample on-site parking

OFFERING SUMMARY

Lease Rate:	PRICE REDUCTION: \$16.50 SF/yr (NNN)
Number of Units:	1
Available SF:	3,250 SF
Building Size:	6,400 SF
CAM	\$2.50 / SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	2,434	12,431	35,399
Total Population	5,727	30,920	91,932
Average HH Income	\$198,542	\$184,307	\$173,734



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West Chester, PA 19382

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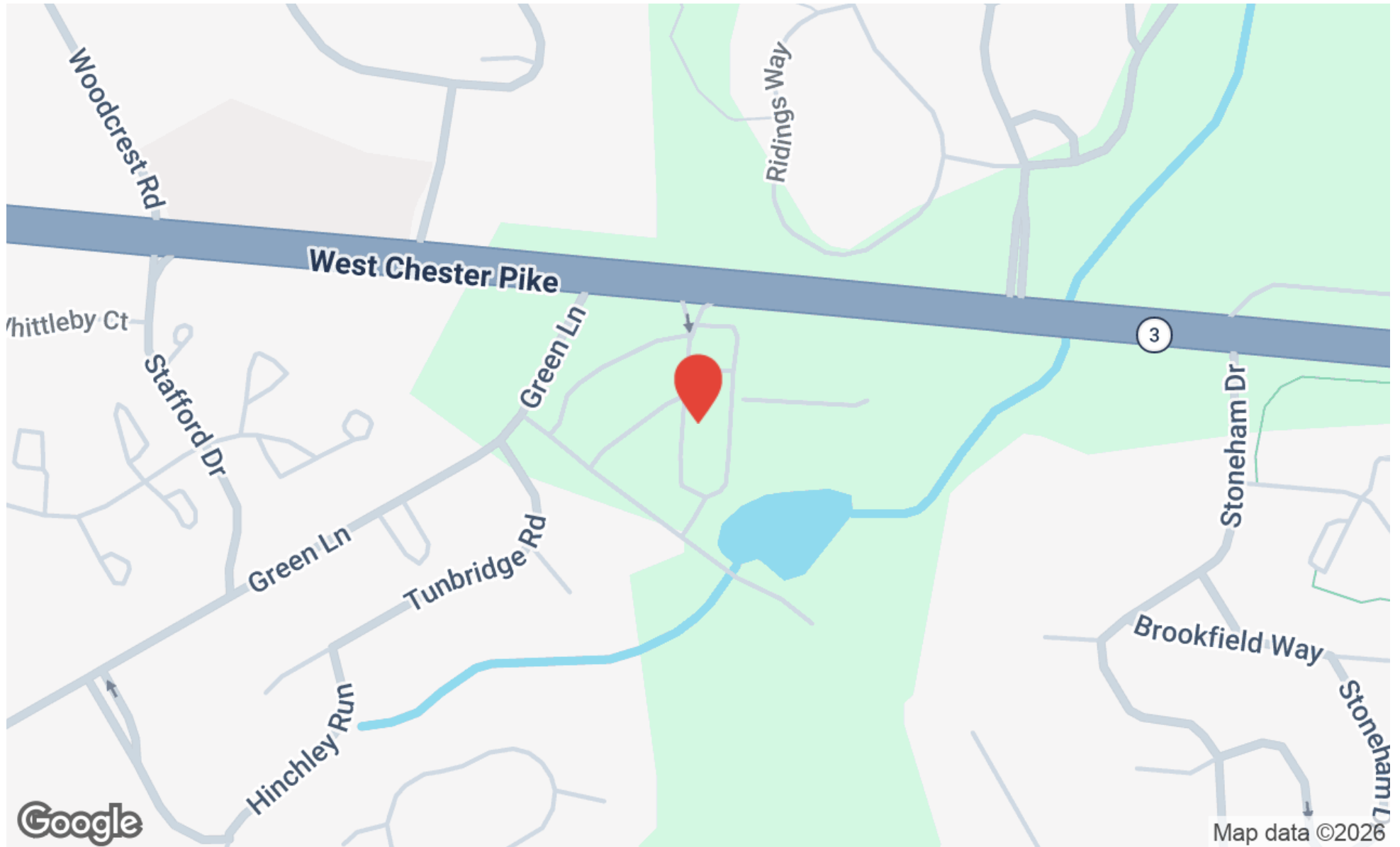




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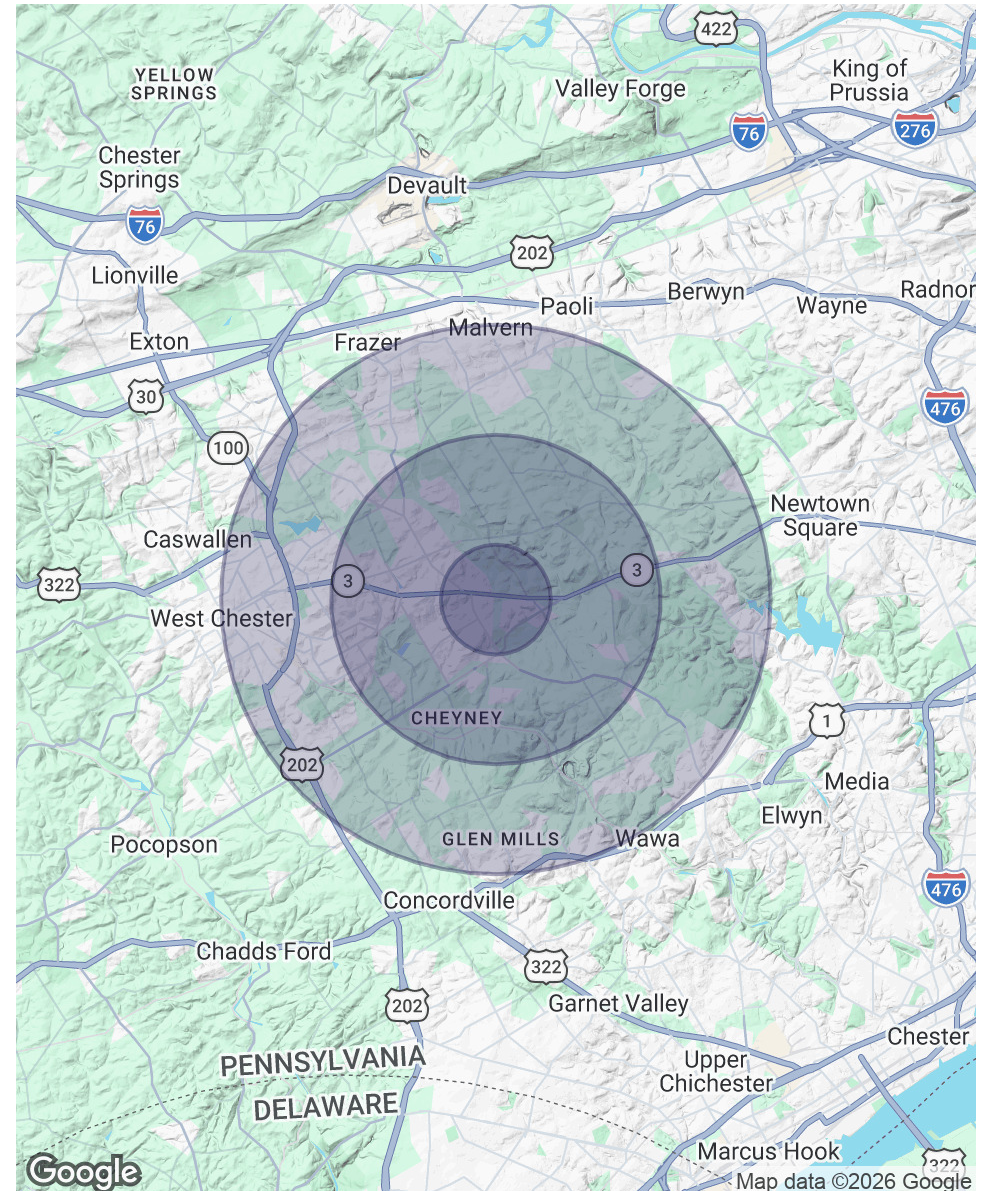
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	5,727	30,920	91,932
Average Age	45	44	44
Average Age (Male)	44	43	43
Average Age (Female)	46	45	45
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	2,434	12,431	35,399
# of Persons per HH	2.4	2.5	2.6
Average HH Income	\$198,542	\$184,307	\$173,734
Average House Value	\$575,071	\$626,146	\$636,305

2020 American Community Survey (ACS)





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