



FOR SALE—INVESTMENT

6 Dickinson Drive, Suite 209-210, Chadds Ford, PA

CHADDS FORD PROFESSIONAL CENTER



Property
Management

Facilities
Management

Sales and
Leasing

Lease
Administration

Financial
Analysis

Consulting

Project
Management

Maintenance
Services

Preventive
Maintenance
Programs

F-MAC



PROPERTY FEATURES

- 2,100 sf office condominium in the Chadds Ford Professional Center
- Tenant occupied for over 10 years; quality tenant at excellent rate.
- Current configuration: multiple offices, open / reception area, kitchenette and conference room (common restrooms outside of suite)
- Located at the intersection of Rt. 1 and Rt. 202 in Painter's Crossing area of Chadds Ford Township.
- Well-maintained, professionally-managed property; all common area concerns addressed by mngmnt.
- Easy access to major area highways including: Routes 1, 202, 322 and I-95.; Convenient to West Chester, Wilmington, Media and Kennett Square.
- An abundance of food, shopping, convenience and entertainment in the area.

Asking Price: \$344,160

10% Cap Rate

CONTACT INFORMATION

For more information on this property or to schedule an appointment, please contact:

Thomas Taylor

Senior Vice President

Direct: 610.524.8331
ttaylor@brite Realty.com



BRITE

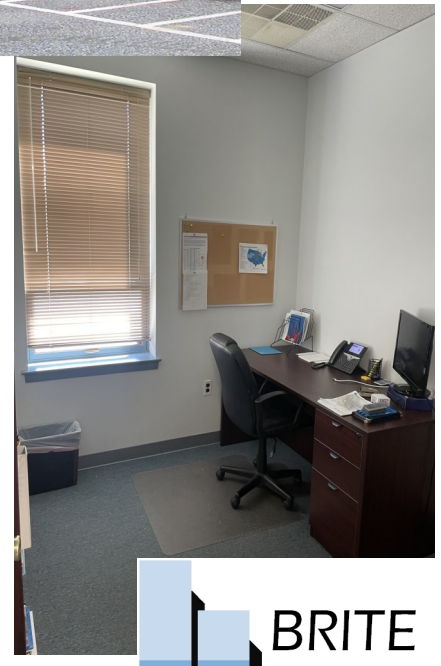
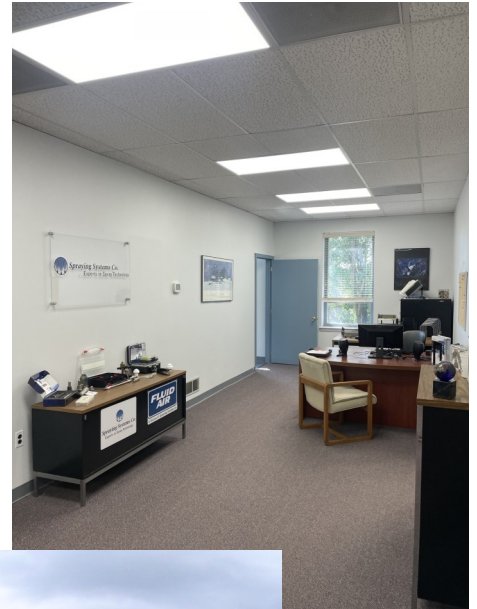
REALTY SERVICES, INC.

677 Exton Commons,
Exton, PA 19341

610.524.8285

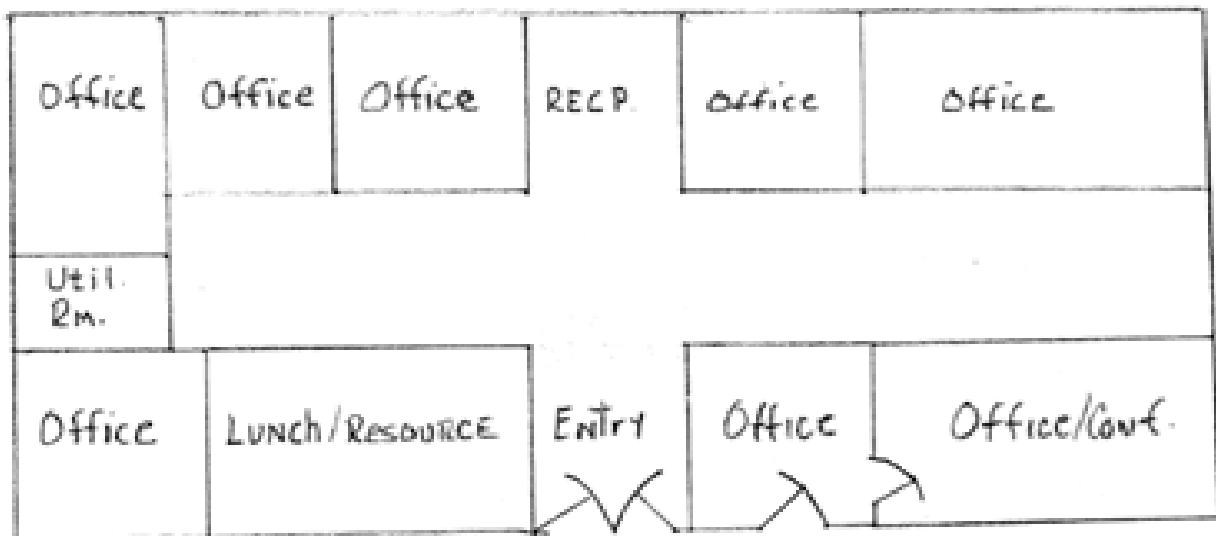
www.brite Realty.com

6 DICKINSON DR, SUITE 209-210, CHADDS FORD, PA



Financial Analysis - 6 Dickinson Drive, Suites 209-210, Chadds Ford, PA					
	2100sf				
Tenant:	Spraying Systems Company			12/31/2027	
			Annual	\$/sf	
Rental Income			\$53,700	\$25.57	
Expenses					
Local Tax			\$225	\$0.11	
Twp Tax			\$154	\$0.07	
DE County Tax			\$1,142	\$0.54	
UCFSD Tax			\$4,764	\$2.27	
Insurance			\$959	\$0.46	
Association Fee			\$11,040	\$5.26	
Misc Repairs			\$1,000	\$0.48	
Total Expenses			\$19,284	\$9.18	
NOI			\$34,416	\$16.39	
Sale Price	10% cap		\$344,160	\$163.89	

Floor Plan Sketch (not to scale)



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