



**SWOPE
LEES**
COMMERCIAL
REAL ESTATE

WAREHOUSE WITH RARE OUTDOOR STORAGE
3 S. 5TH ST DARBY, PA 19023

610.429.0200
swopelees.com



OFFERING SUMMARY

Sale Price:	\$300,000
Building Size:	2,015 SF
Number of Units:	1
Price / SF:	\$148.88
Year Built:	1935
Zoning:	CBD

PROPERTY OVERVIEW

Offering a highly functional layout designed for businesses seeking an efficient facility in a central location. Featuring tall clear-span ceilings, two overhead drive-in doors, a new roof, a private office, dedicated storage room, and a half bath, creating a move-in-ready space with the flexibility to support a variety of commercial uses. The modernized exterior provides excellent curb appeal, while the rare outdoor paved and fenced storage/yard area adds valuable functionality that is difficult to find. The property benefits from flexible commercial use potential, making it an ideal opportunity for businesses looking for warehouse, contractor, light industrial, storage, or service operations in a convenient Delaware County location.

PROPERTY HIGHLIGHTS

- Rare 2,015 SF Warehouse with Fenced/Paved Outdoor Storage
- Move-In Ready | Modernized Exterior & Newer Roof
- Two 12' Drive-In Doors & 16' Warehouse Ceilings
- Private Office, Storage Room & Restroom
- Flexible CBD Zoning for a Variety of Commercial Uses





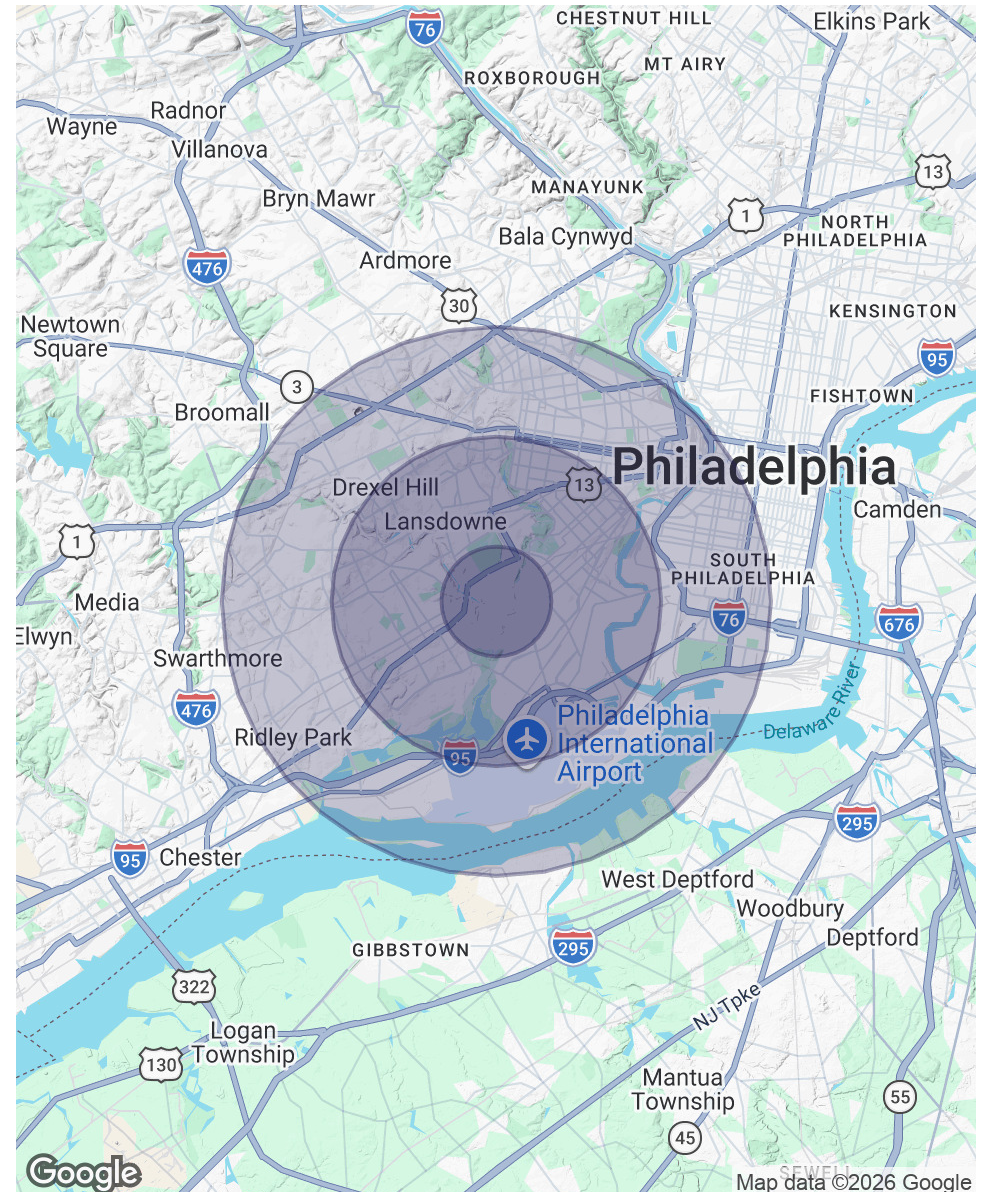




Floor Plan

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	36,518	243,193	656,148
Average Age	36.1	36.1	36.2
Average Age (Male)	33.6	34.1	34.9
Average Age (Female)	37.9	38.1	37.6
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	14,131	97,940	271,401
# of Persons per HH	2.6	2.5	2.4
Average HH Income	\$60,759	\$71,253	\$90,408
Average House Value	\$142,846	\$180,047	\$269,631

2023 American Community Survey (ACS)





3 S 5th St
Darby, PA 19023

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KAITIE O'GRADY

Commercial Associate

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PA #RS376804

PROFESSIONAL BACKGROUND

Specializing in commercial leasing, sales, and client-focused real estate solutions throughout Chester County and the surrounding markets, I bring a background in commercial real estate operations, marketing, and business development that allows me to provide strategic, relationship-driven representation for landlords, tenants, buyers, and sellers. Known for my strong communication, responsiveness, and people-first approach, I am committed to delivering positive client experiences and helping businesses find opportunities that support long-term success.

EDUCATION

West Virginia University
Colibri Real Estate

Swope Lees Commercial Real Estate
208 East Market Street
West Chester, PA 19382
610.429.0200



The Right Space Can Move Your Business Forward. Contact our team today to learn more or schedule a private showing.



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