

Property Summary



PROPERTY DESCRIPTION

Introducing 1180 McDermott Dr, a prime commercial property offering for lease in West Chester, PA. This modern space boasts a spacious layout bathed in natural light, ideal for fostering a productive work environment. With flexible floor plans, high ceilings, and ample parking, this property accommodates a variety of business needs. Tenants will enjoy the convenience of nearby amenities and easy access to major transportation routes. Whether you're a growing startup, established corporation, or retail business, this property offers a versatile and inviting space to thrive. Elevate your business operations at 1180 McDermott Dr.

PROPERTY HIGHLIGHTS

- Modern space with abundant natural light
- Flexible floor plans to suit diverse business needs
- High ceilings for a spacious and open feel
- Convenient access to major transportation routes
- Ample parking for tenants and visitors
- Nearby amenities for employee convenience

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OFFERING SUMMARY

| | |
|----------------|------------------|
| Lease Rate: | \$17 SF/yr (NNN) |
| Available SF: | 12,000 SF |
| Lot Size: | 1.2 Acres |
| Building Size: | 12,000 SF |

| DEMOGRAPHICS | 0.3 MILES | 0.5 MILES | 1 MILE |
|-------------------|-----------|-----------|-----------|
| Total Households | 98 | 395 | 1,905 |
| Total Population | 270 | 1,085 | 5,214 |
| Average HH Income | \$151,609 | \$165,054 | \$175,999 |



Information concerning this offering is from sources deemed reliable, but no warranty is made as to the accuracy thereof and is submitted subject to errors, omissions, change of prices or other conditions, prior sale or lease or withdrawal without notice.

Additional Photos



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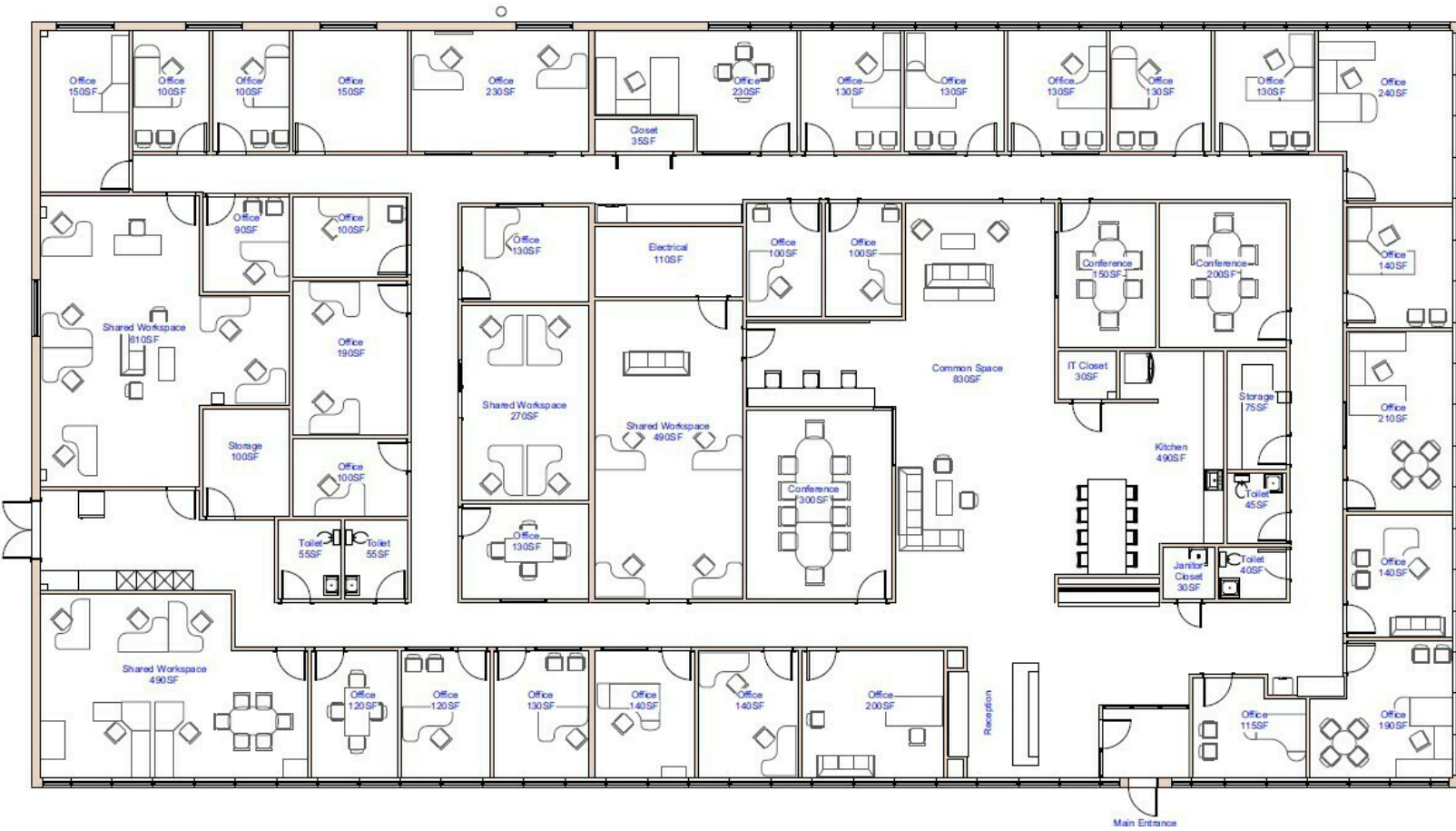
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Floor Plan



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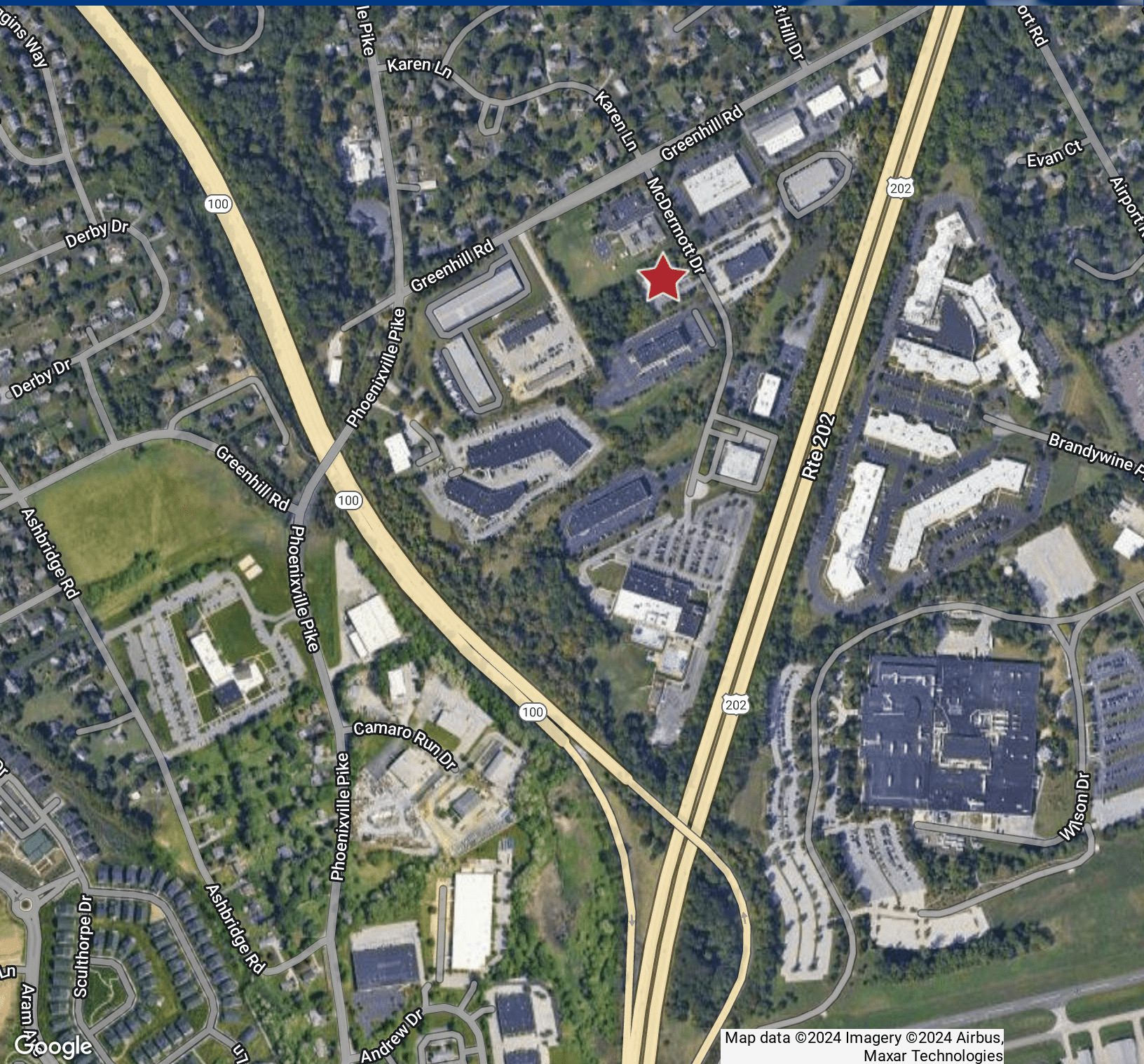
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Location Map



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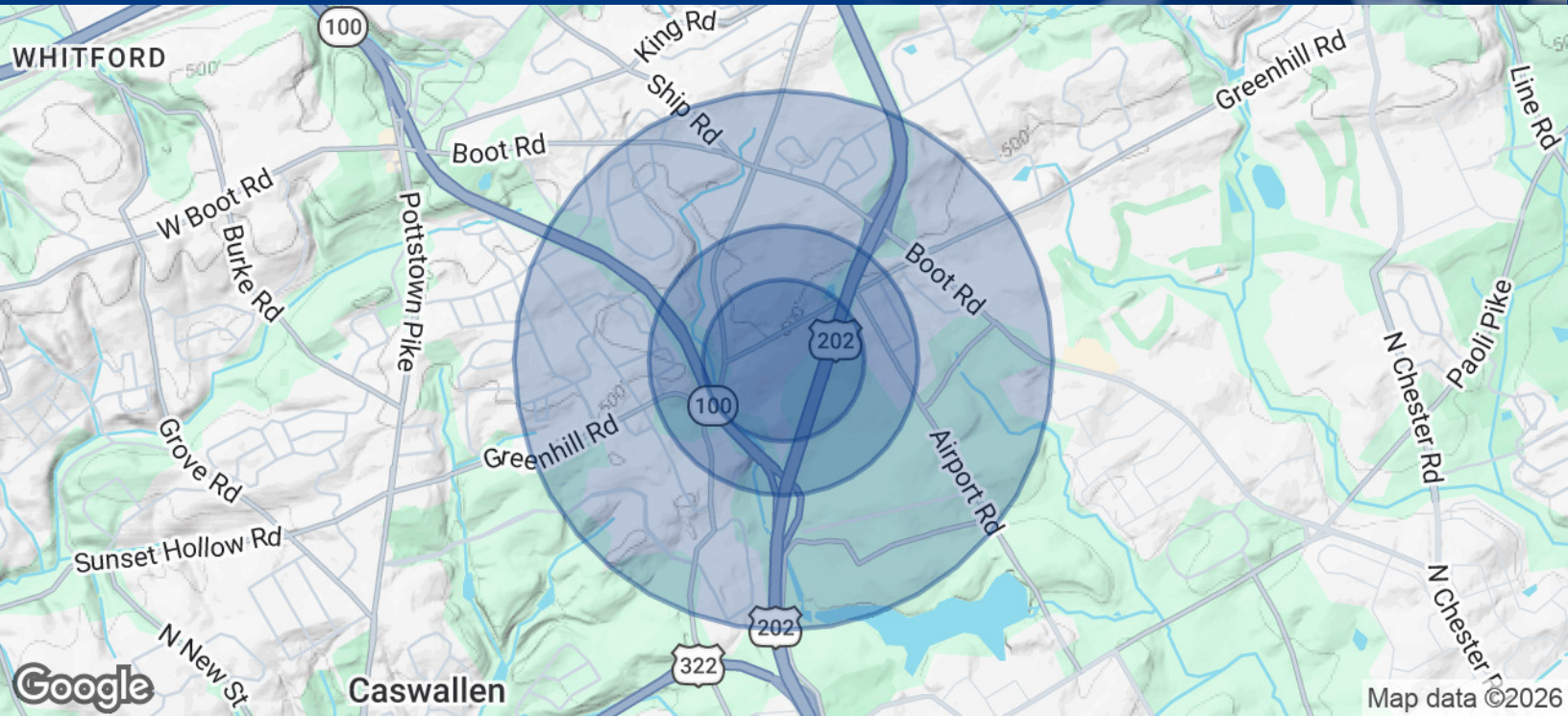
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Demographics Map & Report



| POPULATION | 0.3 MILES | 0.5 MILES | 1 MILE |
|--------------------------------|------------------|------------------|---------------|
| Total Population | 270 | 1,085 | 5,214 |
| Average Age | 41 | 42 | 44 |
| Average Age (Male) | 40 | 41 | 42 |
| Average Age (Female) | 42 | 43 | 45 |
| HOUSEHOLDS & INCOME | 0.3 MILES | 0.5 MILES | 1 MILE |
| Total Households | 98 | 395 | 1,905 |
| # of Persons per HH | 2.8 | 2.7 | 2.7 |
| Average HH Income | \$151,609 | \$165,054 | \$175,999 |
| Average House Value | \$557,234 | \$584,283 | \$612,288 |

2020 American Community Survey (ACS)

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