



**SWOPE
LEES**
COMMERCIAL
REAL ESTATE

**13 HAGERTY BLVD.
FLEX SPACE FOR SALE & LEASE**
13 HAGERTY BLVD WEST CHESTER, PA 19382-7594

610.429.0200
swopelees.com



PROPERTY DESCRIPTION

Proposed 32,000 SF Flex Space Building

PROPERTY HIGHLIGHTS

- Total +/- 32,000 SF of Proposed Flex Space
- Divisible to 10 Units.
- Each Unit +/- 3,200 SF Built To Suit
- I-2 Zoning in West Goshen Township
- All Public Utilities
- Located In A Well Maintained Industrial Park
- Easy Access to Route 202 North & South
- Call For Sale/Lease Price Information

OFFERING SUMMARY

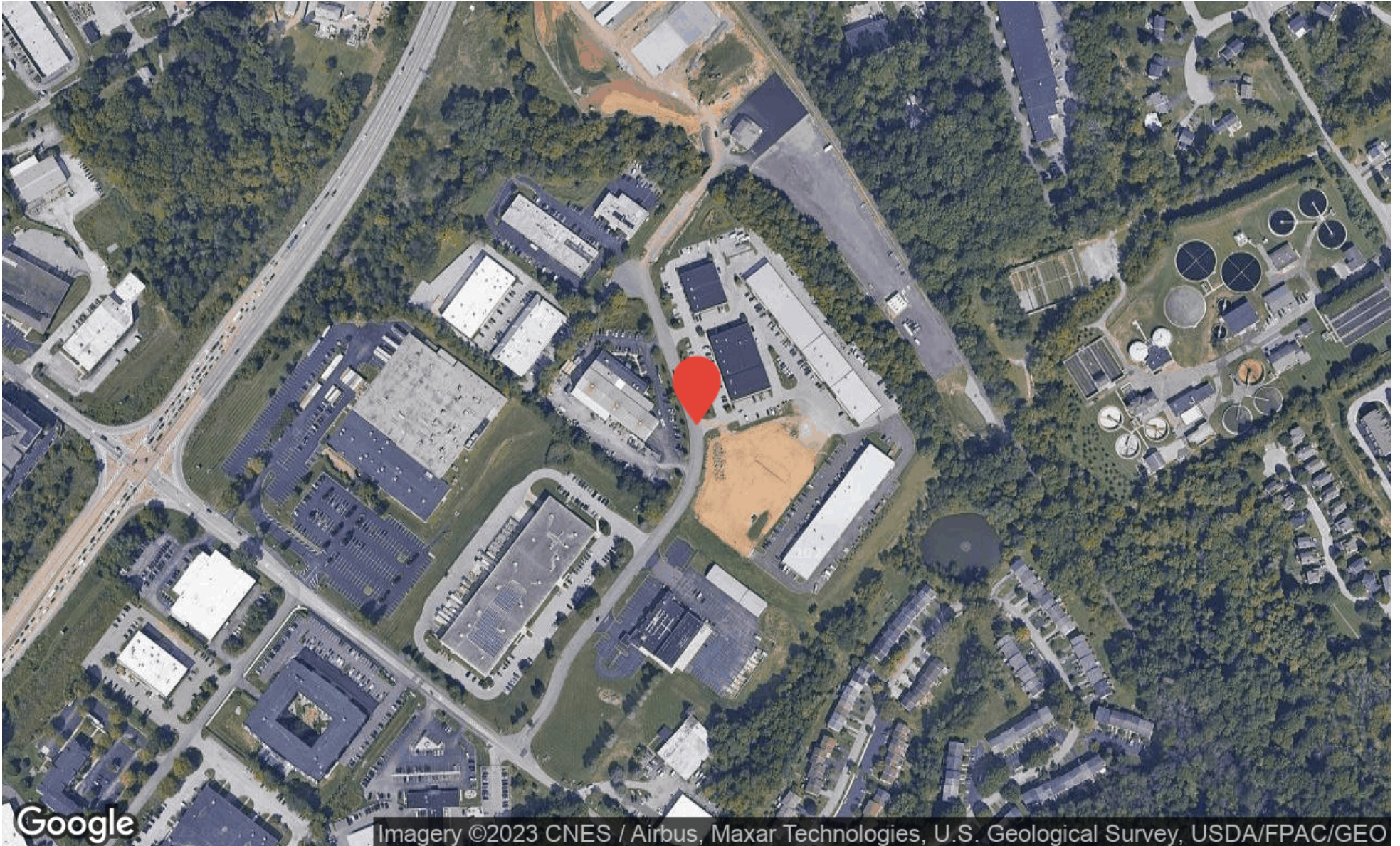
Sale Price:	Call for Sale Price
Lease Rate:	Call For Lease Rate
Number of Units:	10
Available SF:	3,200 SF
Building Size:	32,000 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	1,767	23,799	43,869
Total Population	4,869	62,988	117,067
Average HH Income	\$102,526	\$90,797	\$110,067



13 HAGERTY BLVD.
13 Hagerty Blvd
West Chester, PA 19382-7594

LARRY WYGANT
larry@swopelees.com
610.429.0200 x104



Imagery ©2023 CNES / Airbus, Maxar Technologies, U.S. Geological Survey, USDA/FPAC/GEO

13 HAGERTY BLVD.

13 Hagerty Blvd
West Chester, PA 19382-7594

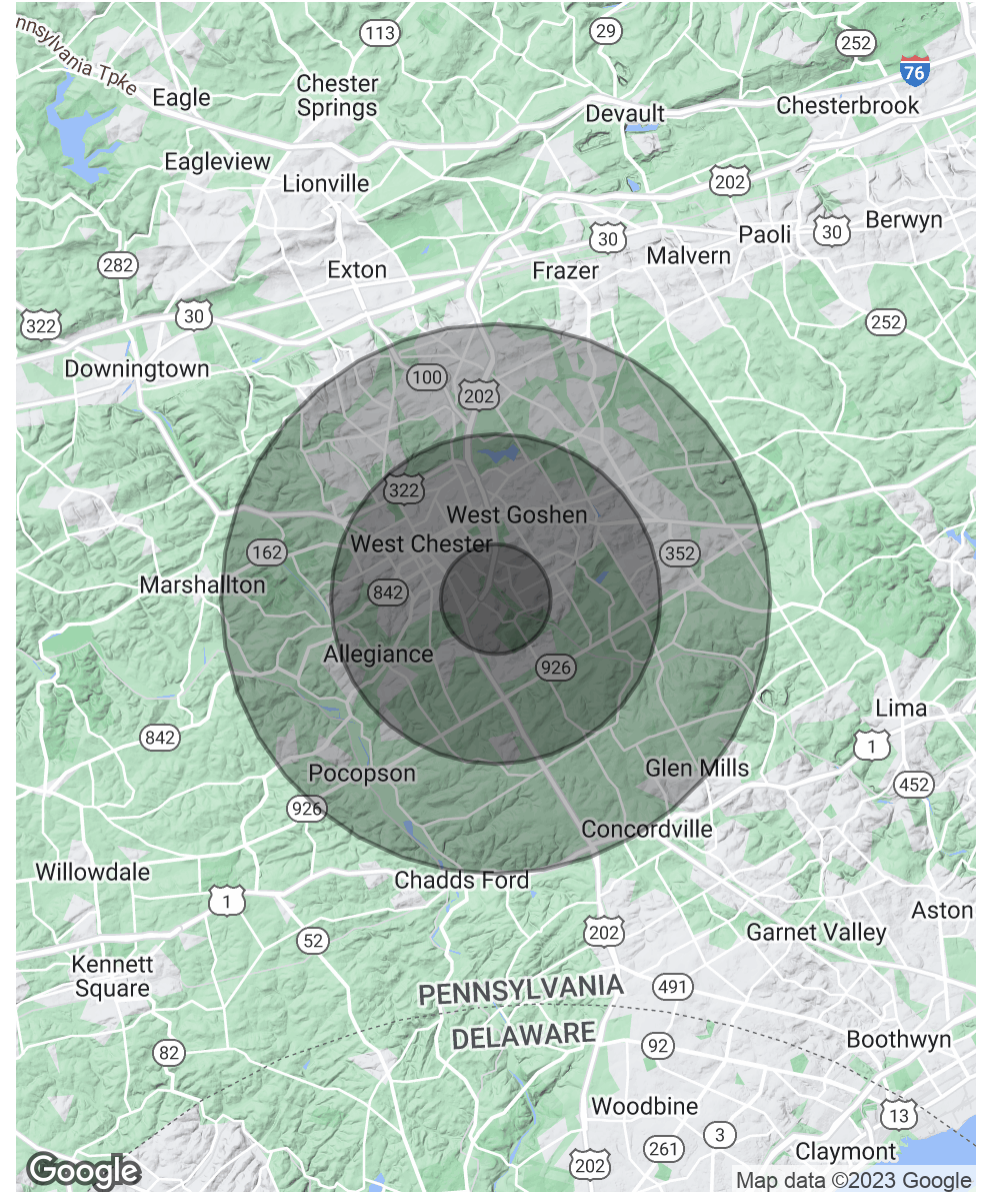
LARRY WYGANT

larry@swopelees.com
610.429.0200 x104

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	4,869	62,988	117,067
Average Age	36.8	34.5	37.7
Average Age (Male)	34.8	33.7	36.2
Average Age (Female)	39.5	35.5	39.1

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	1,767	23,799	43,869
# of Persons per HH	2.8	2.6	2.7
Average HH Income	\$102,526	\$90,797	\$110,067
Average House Value	\$385,761	\$386,529	\$424,456

* Demographic data derived from 2020 ACS - US Census





13 HAGERTY BLVD.
13 Hagerty Blvd
West Chester, PA 19382-7594

LARRY WYGANT
larry@swopelees.com
610.429.0200 x104



LARRY WYGANT

Associate Broker

larry@swopelees.com

Direct: 610.429.0200 x104 | **Cell:** 610.457.6506

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