



 **SWOPE
LEES**
COMMERCIAL
REAL ESTATE

OFFICE FOR SALE OR LEASE
939 POTTSTOWN PIKE, CHESTER SPRINGS

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Excellent opportunity to position your business near the desirable Ludwigs Corner. With three major developments projects in the works; Weatherstown Town Center, The Promenade at Chester Springs, and Courts at Chester Springs, now is the opportune time to take advantage of the greatly expanding and increasing demographics of Chester Springs and surrounding immediate markets.

LISTING DETAILS

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Total Space Available	+/- 20,810
Sale Price & Lease	Negotiable
Min. Divisible	Negotiable
Max. Contiguous	10,405 sq. ft. per floor
Zoning	West Vincent - PC/LI
Year Built	1971
Lot Size	+/-2.8 acres
Route 100 Frontage	+/-420 ft.
Traffic Count	+/-17,408 per day

- +/- 20,810 sq. ft. of shell space
- Owner will consider condoing the building
- Building can be elevator-served
- 75 on-site parking spaces with potential expansion
- High visibility with direct frontage on route 100
- Zoning allows for a variety of potential uses
- Ideal property for medical, daycare, professional offices

AERIAL

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17,000 vehicles travel per day on route 100

THE MARKETPLACE

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DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
POPULATION			
2019	320	14,980	40,122
2024	323	15,295	41,004
2019-2024	0.94%	2.10%	2.20%
EST. HOUSEHOLDS			
2019	100	4,970	14,097
2024	101	5,081	14,364
EST. AVG. HOUSEHOLD INCOME			
2019	\$168,975.00	\$180,121.00	\$155,514.00





For more information please contact one of our agents

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