

OFFICE FOR LEASE



400 Old Forge Ln, STE #404, Kennett Square, PA 19348

MLS #: PACT516224

Tax ID #: 61-06-0111

Available SqFt: 1,536

Business Use: Professional/Medical

Office/Office/Retail Mixed

County: Chester, PA

Municipality: E Marlborough

School District: Kennett Consolidated

Zoning: MU

Price: \$19.50/sf/NNN



COMMERCIAL
Real Estate



BEILER-CAMPBELL REALTORS & APPRAISERS COMMERCIAL DIVISION

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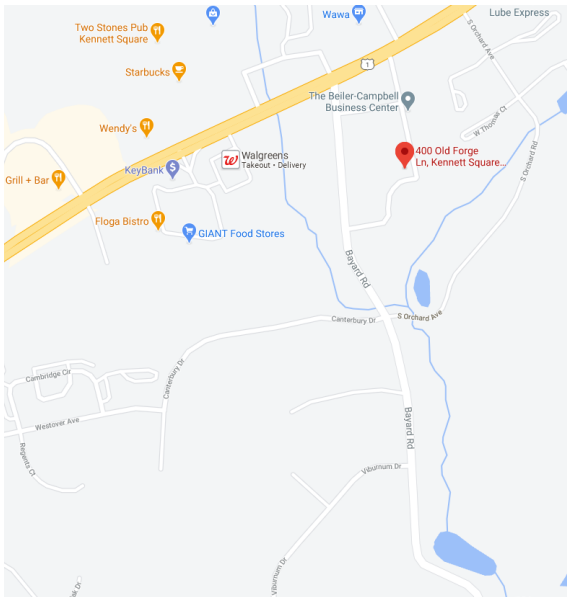
Looking for Professional Office Space?

Build your business in the Longwood corridor of Kennett Square. Kennett Square is seated in Southern Chester County, a promising economic region with a population base of about 23k+ and key arteries and quick travel to several major cities on the east coast, including Philadelphia, Wilmington, Baltimore, Harrisburg, Washington DC, and Camden.

*This Professional Office Suite is what
you've been looking for!*

This office suite in the Beiler-Campbell Business Center, seated along the US1 corridor in the Longwood area of Kennett Square and boasting traffic counts of 40k+ This 1,536 sf is ready for your fit-out options. Currently an open suite with one restroom and corner executive office. Bring your floor plan and design plans and join Tower Health, WSFS Bank, Truist Bank, Verizon Wireless, and many local small businesses in this thriving Business Center. 7/1000 parking ratio. Easy access from US-1 and Bayard Rd.

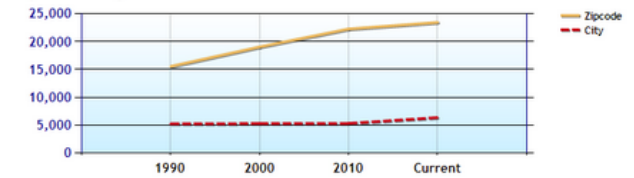
Street Map



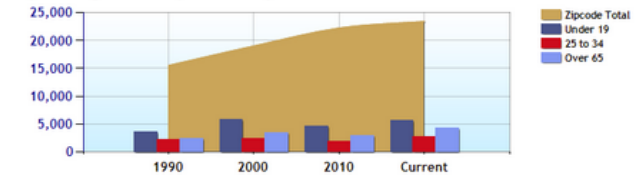
Demographics

	Zipcode	City	County	National
Population	23,414	6,348	524,531	328,288,910
Population Density	632.4	5,968.8	689.0	92.9
Percent Male	50.0%	52.0%	49.0%	49.0%
Percent Female	50.0%	48.0%	51.0%	51.0%
Median Age	41.8	36.0	41.0	38.6
People per Household	2.8	3.0	2.7	2.6
Median Household Income	\$40,853	\$66,413	\$39,595	\$67,525
Average Income per Capita	\$44,638	\$26,493	\$44,589	\$30,709

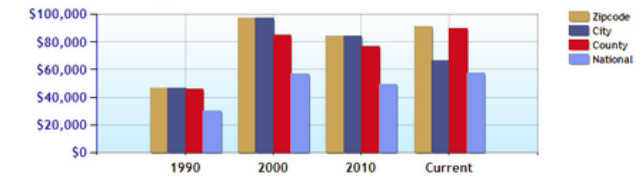
Population - Thirty Year Chart



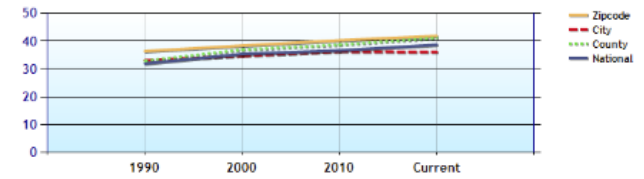
Population Age vs Total Population - Thirty Year Chart



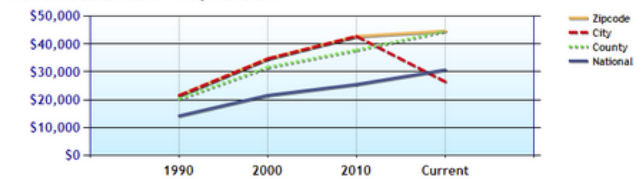
Household Income - Thirty Year Chart



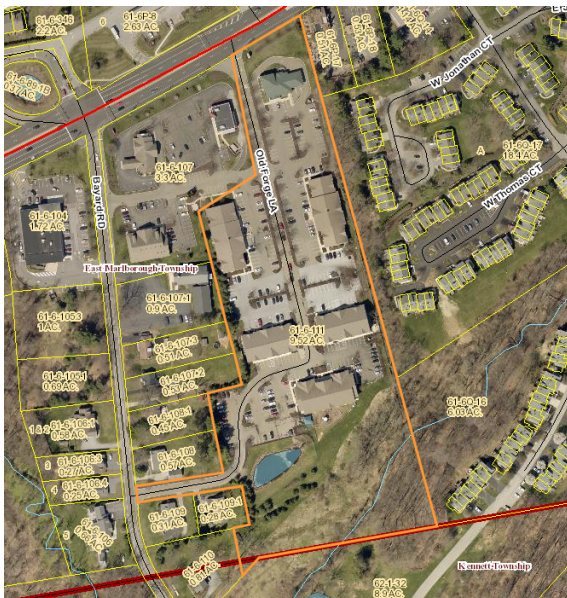
Median Age - Thirty Year Chart



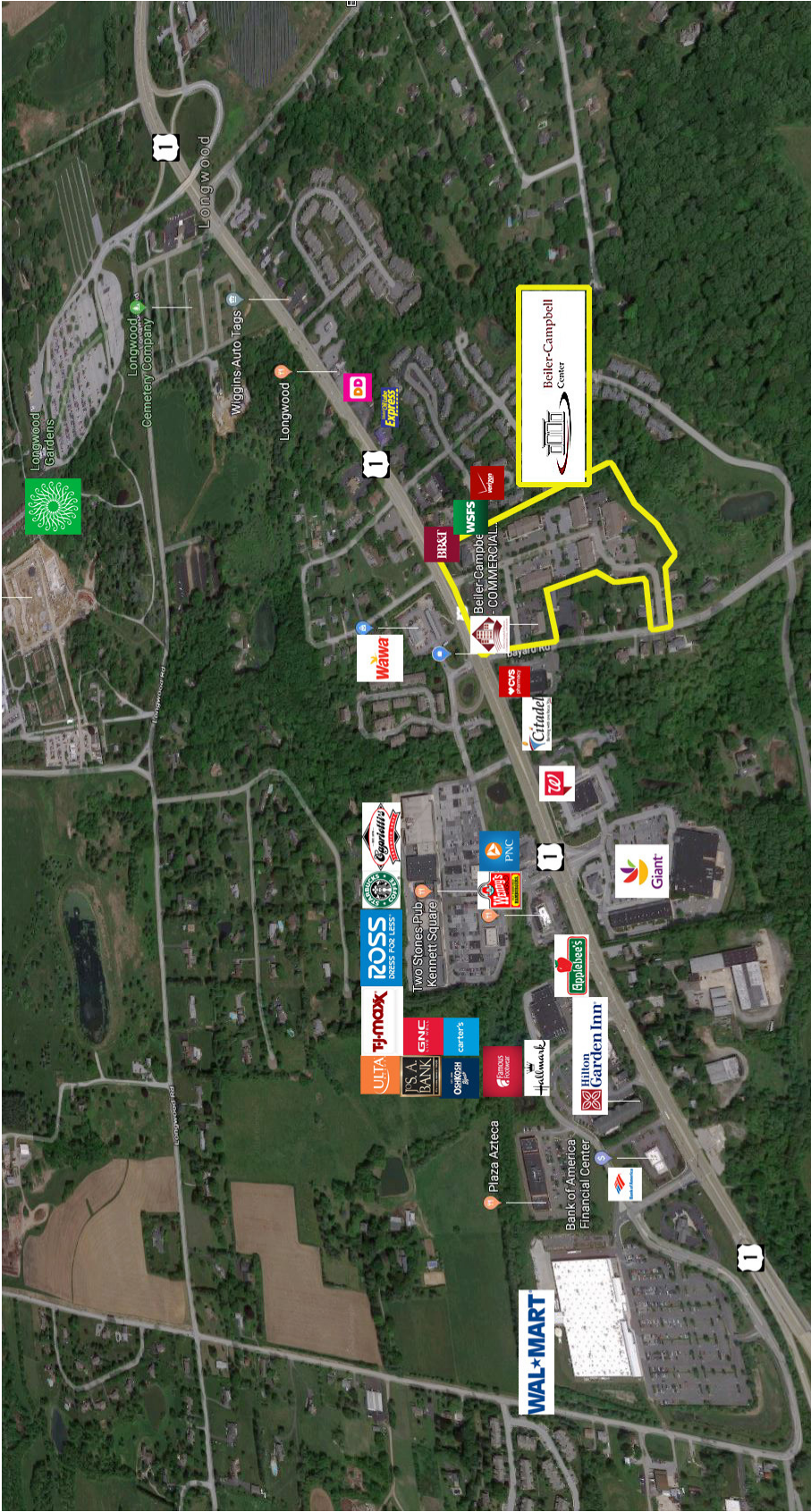
Median Personal Income - Thirty Year Chart



Parcel Map



Aerial Map





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