

FREESTANDING BUILDING

WEST CHESTER

8,600 SF FOR SALE \$1,395,000

Located in the heart of West Chester's dynamic Union Centre Corridor, this impressive property offers a rare leasing opportunity in one of America's "Top 100 Places to Live". Extensively renovated in 2019, the building showcases exceptional craftsmanship, upscale features and amenities, and high-end finishes. The result is a beautifully finished space that offers flexibility for a variety of potential uses.

FEATURES

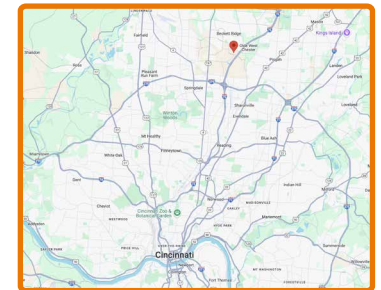
- Exterior designed by a landscape architect
- 70 Parking spaces
- Ceramic tile flooring
- Recessed lighting and high-end light fixtures
- 3 zone sound system and 35 security cameras
- Ample electric and water heating capacity
- Plumbing in every room makes this property great for medical, dental, or spa use
- Six individual restrooms and employee break room
- Kitchen hood system roof vents are still in place

TRAFFIC COUNTS

Street/Intersection	VPD
Interstate 71	156,755
Union Centre Blvd	49,717

DEMOGRAPHICS

Radius	1 Mile	3 Mile	5 Mile
Population	2,501	42,749	135,912
Daytime Population	10,244	72,457	205,988
Households	1,231	16,427	52,329
Average HH Income	\$147,061	\$125,599	\$128,617

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