



237 BYERS ROAD | Chester Springs, PA | 19425

FOR LEASE

PROPERTY OVERVIEW

Chester Springs professional office building with plenty of parking has available lower level suite 1 - 400SF \$500/Month + utilities, lower level suite 2 - 700 SF \$1,200/Month includes utilities & Suite 300 - 1,500SF \$1,800/Month + utilities. Office space with common restroom and waiting area.

PROPERTY SUMMARY

County:	Chester
Municipality:	Upper Uwchlan
Building Size:	11,056
Lease Price:	\$500 - \$1,200/ month
Suite/Space Avail:	400 SF, 700 SF & 1,500 SF
Date Avail:	Immediately
Lease Type:	Modified Gross
Nearest MSA:	Philadelphia



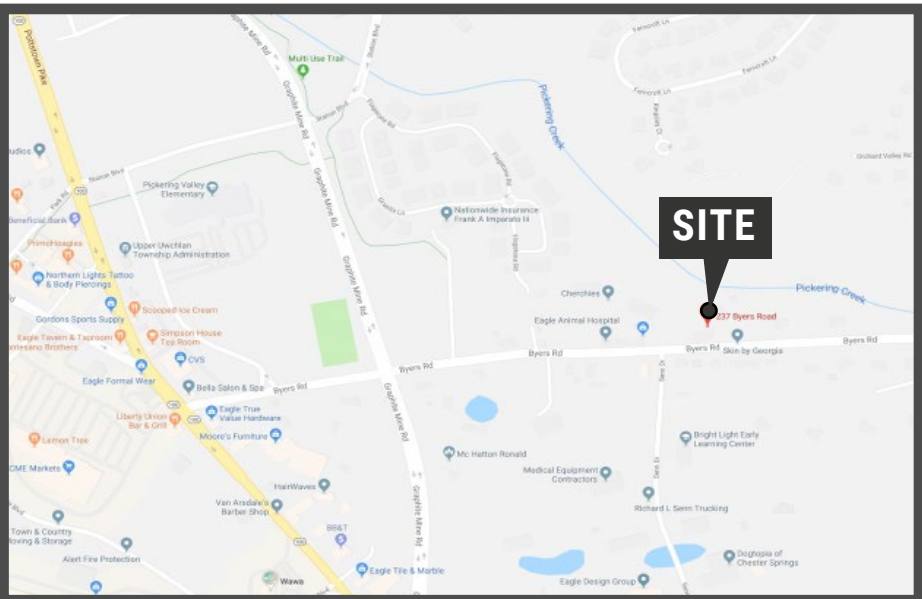
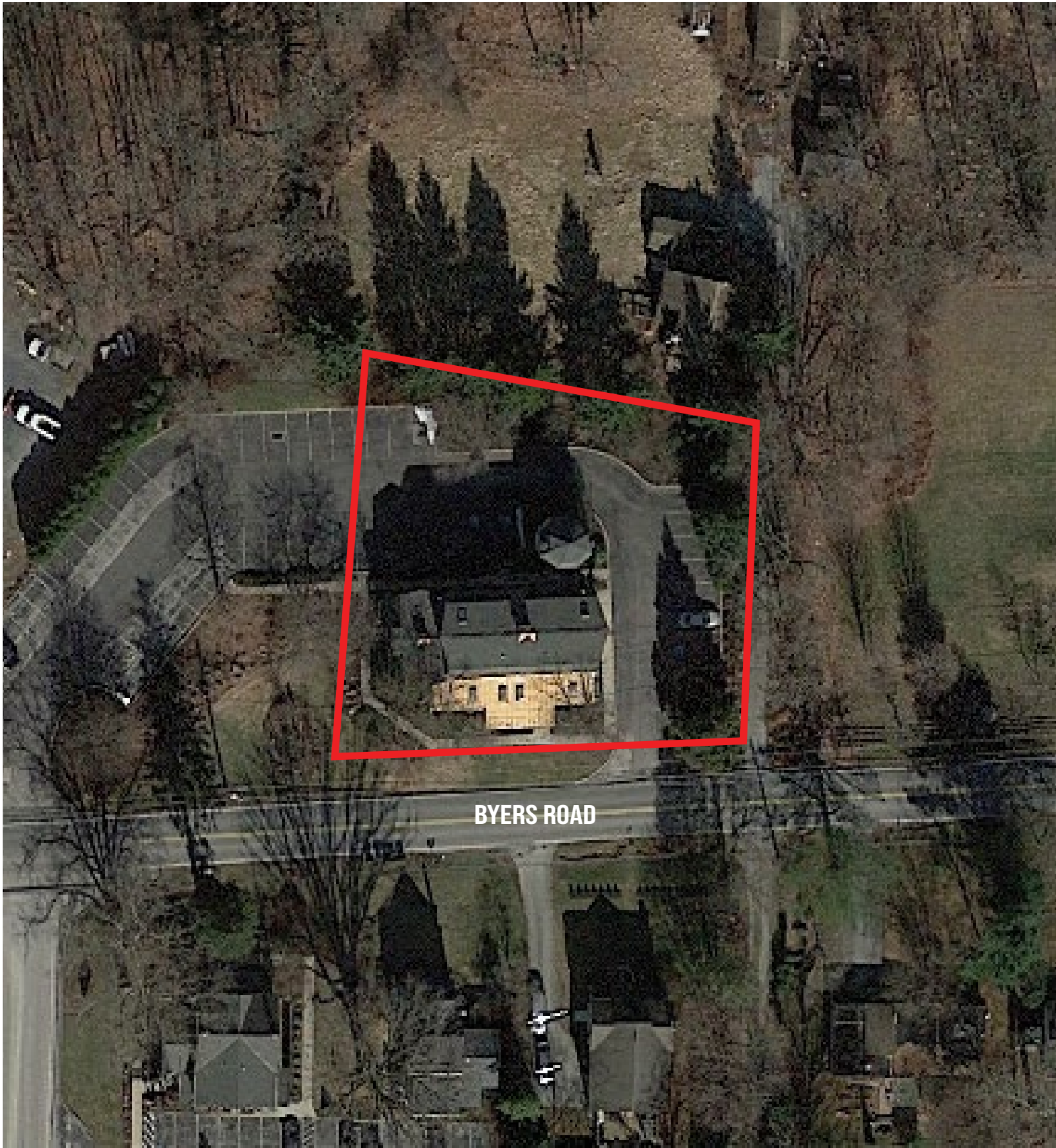
York Office: 3528 Concord Rd. York, PA 17402
Exton Office: 1 East Uwchlan Avenue, Suite 409, Exton, PA 19341
Lancaster Office: 150 Farmington Lane, Suite 201, Lancaster, PA 17601

BILL HESS
610-321-1111
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DEMOGRAPHICS		1 MILE	3 MILE	5 MILE
	POPULATION	2,936	31,738	61,279
	TOTAL EMPLOYEES	2,477	15,942	37,588
	AVERAGE HHI	\$208,458	\$171,093	\$159,834
	TOTAL HOUSEHOLDS	970	11,616	23,250

TRAFFIC COUNTS	
BYERS ROAD: 2,297 VPD	POTTSTOWN PIKE: 14,803

