

# 135 LITTLE CONESTOGA RD

Chester Springs, PA | 19425



## PROPERTY OVERVIEW

This newly constructed building 2nd floor suite in Chester Springs (village of Eagle) is in excellent condition with private restrooms, Kitchen and 5 private offices, conference room and bullpen area for 4 desks. Many upgrades from previous tenant in the space.



ACTIVE MEMBER OF:

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

[www.bennettwilliams.com](http://www.bennettwilliams.com)



Information shown is purported to be from reliable sources. No representation is made to the accuracy thereof, and is submitted subject to errors, omissions, change in price, prior sale, withdrawal without notice, or other conditions.



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**POPULATION**  
133,205



**EMPLOYEES**  
94,589



**HH INCOME**  
\$157,924



**HOUSEHOLDS**  
51,018



**TRAFFIC COUNTS**  
LITTLE CONESTOGA RD  
6,478 VPD

20 MINUTE DRIVE TIME DEMOGRAPHICS

ACTIVE MEMBER OF:  
**RETAIL** BROKERS  
NETWORK

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**Bennett Williams**  
COMMERCIAL

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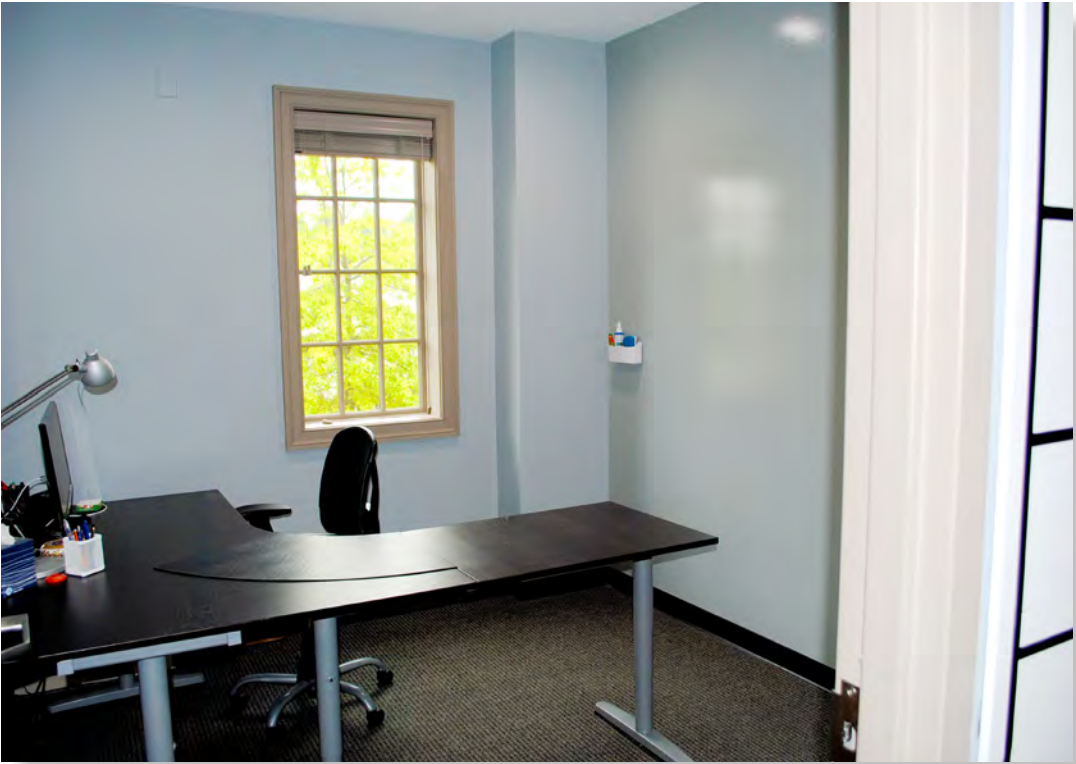
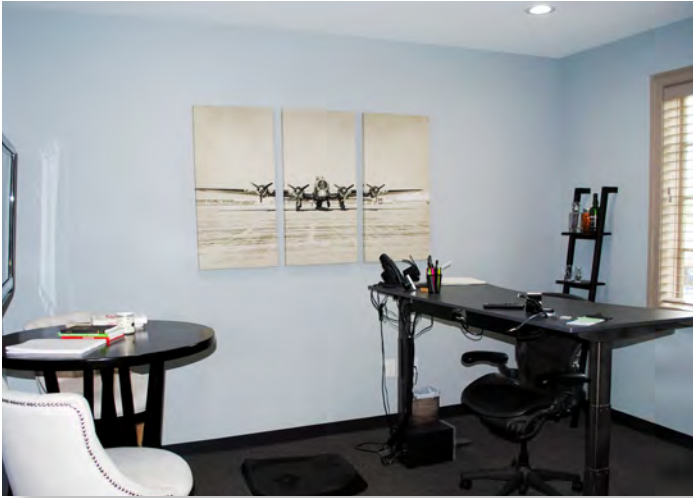


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## PROPERTY SUMMARY

COUNTY:	CHESTER
MUNICIPALITY:	UPPER UWCHLAN TOWNSHIP
ZONING:	C60-OFFICES
BUILDING SIZE:	4,000 SF
SF AVAILABLE:	2,000 SF
LEASE PRICE:	\$22 PSF
LEASE TYPE:	MODIFIED GROSS
YEAR BUILT:	2017
HEAT TYPE:	GAS
HEAT SOURCE:	CENTRAL
TOPOGRAPHY:	GENTLY SLOPING



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