

400 OLD FORGE LN, STE 404

400 Old Forge Ln Kennett Square, PA 19348

BEILER-CAMPBELL COMMERCIAL
610.444.7770
info@beilercampbellcommercial.com

BEILER-CAMPBELL
COMMERCIAL DIVISION



PROPERTY DESCRIPTION

Elevate your business presence with 400 Old Forge Lane, a premier commercial property for lease in Kennett Square, PA. Boasting a modern design and spacious layouts, this meticulously maintained space sets the stage for success. High ceilings and large windows flood the interiors with natural light, creating an inviting and energizing atmosphere. With ample on-site parking and easy access to highways, convenience is at the forefront for employees and clients. Whether you require a retail storefront or office space, this property offers the perfect combination of functionality and style. Embrace the opportunity to establish your business in a prime location designed to meet the diverse needs of today's dynamic commercial landscape.

PROPERTY HIGHLIGHTS

- Professional Setting
- Spacious layouts
- Ample parking
- Convenient location

OFFERING SUMMARY

Lease Rate:	$28 SF/yr (NNN)
Number of Units:	1
Available SF:	1,536 SF
Street Access	Yes
Designated Parking	Yes

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	945	7,989	15,485
Total Population	2,371	20,788	43,349
Average HH Income	$172,560	$178,999	$199,773

BEILER-CAMPBELL COMMERCIAL
610.444.7770
info@beilercampbellcommercial.com

BEILER-CAMPBELL
COMMERCIAL DIVISION

400 OLD FORGE LN, STE 404





400 OLD FORGE LN, KENNETT SQUARE, PA 19348

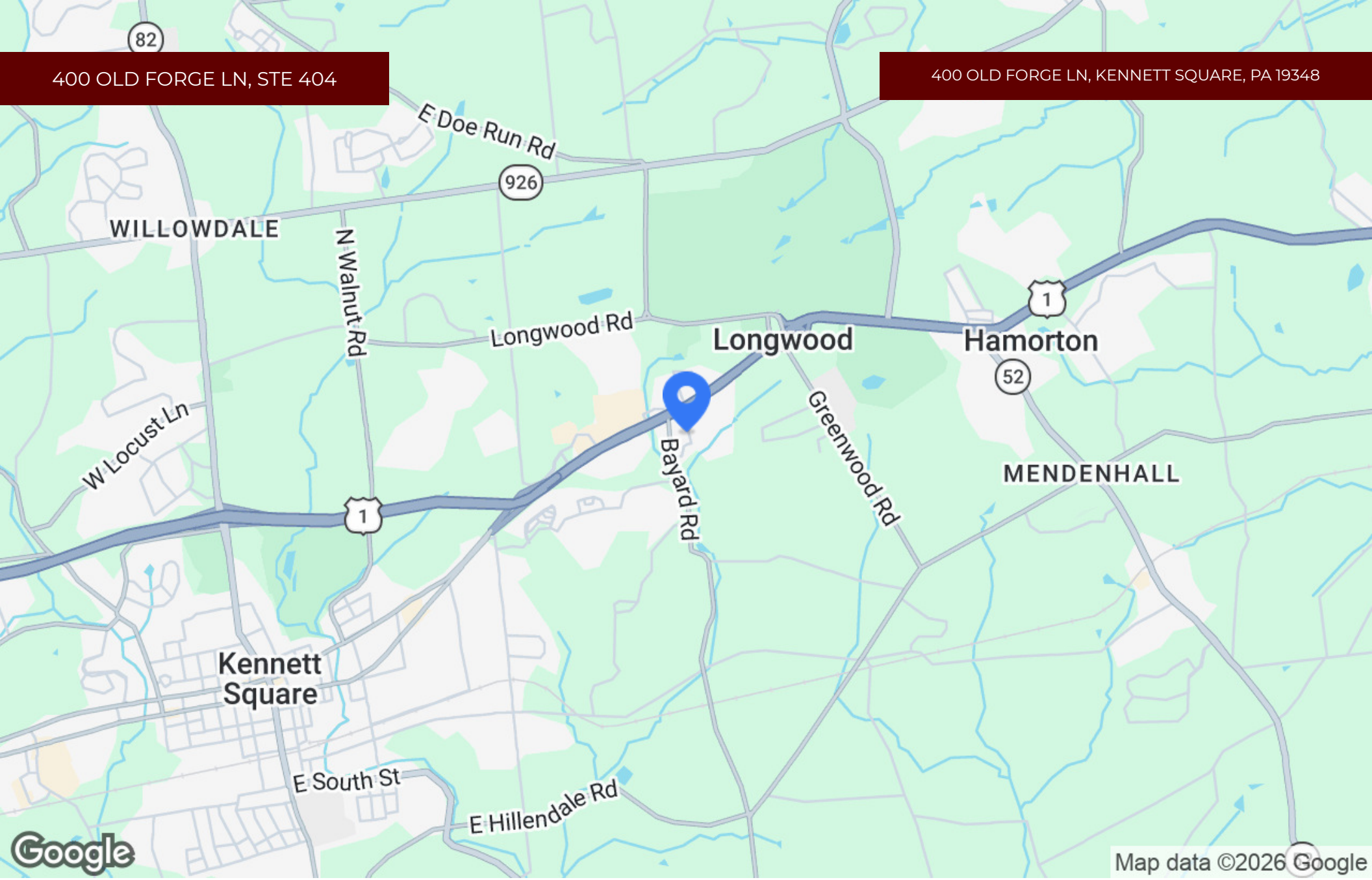


BEILER-CAMPBELL COMMERCIAL
610.444.7770
info@beilercampbellcommercial.com

BEILER-CAMPBELL
COMMERCIAL DIVISION

400 OLD FORGE LN, STE 404

400 OLD FORGE LN, KENNETT SQUARE, PA 19348



BEILER-CAMPBELL COMMERCIAL
610.444.7770
info@beilercampbellcommercial.com

BEILER-CAMPBELL
COMMERCIAL DIVISION

400 OLD FORGE LN, STE 404

400 OLD FORGE LN, KENNETT SQUARE, PA 19348



BEILER-CAMPBELL COMMERCIAL
610.444.7770
info@beilercampbellcommercial.com

BEILER-CAMPBELL
COMMERCIAL DIVISION



BEILER-CAMPBELL COMMERCIAL
610.444.7770
info@beilercampbellcommercial.com

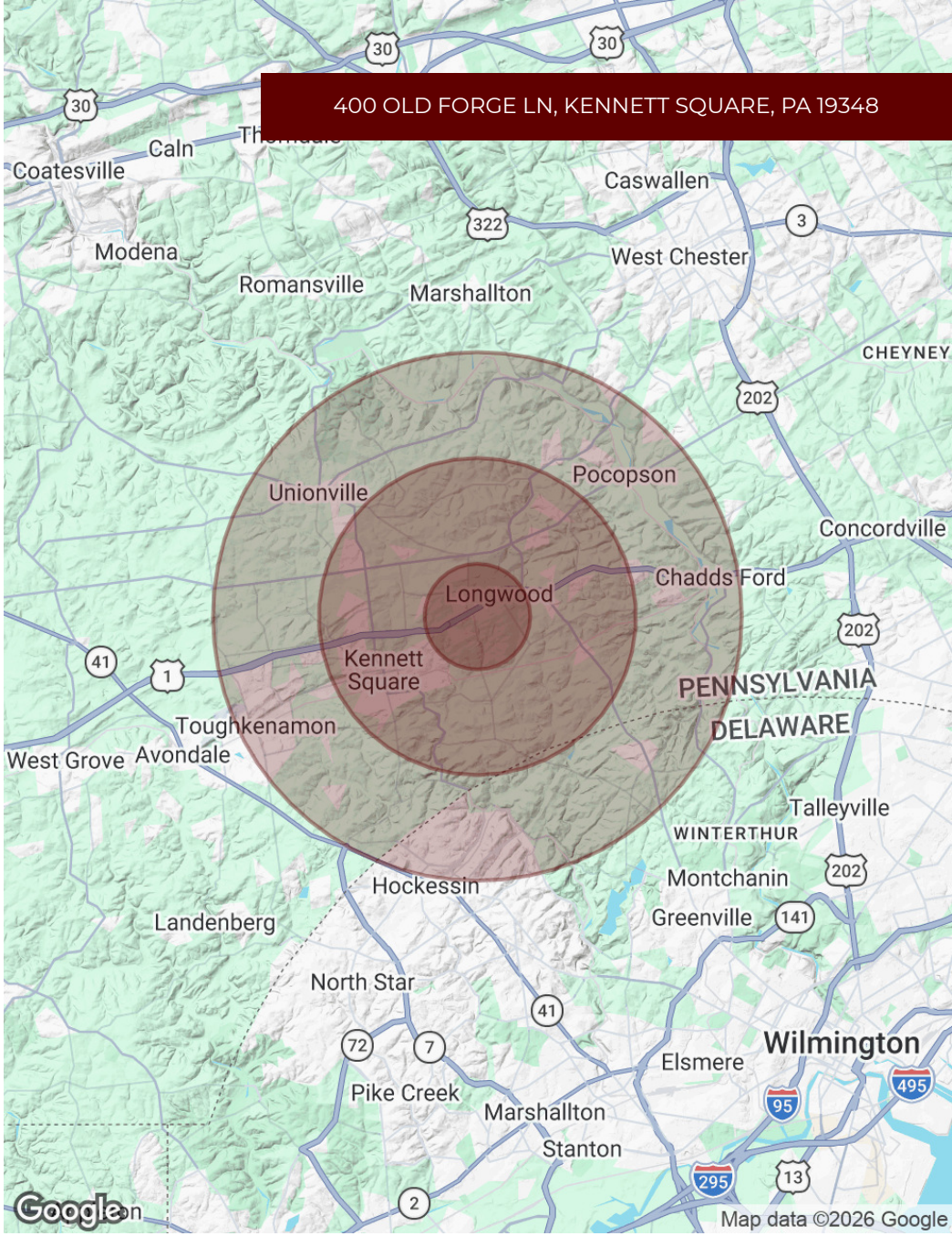
BEILER-CAMPBELL
COMMERCIAL DIVISION

400 OLD FORGE LN, STE 404

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	2,371	20,788	43,349
Average Age	45	46.4	45.4
Average Age (Male)	44.7	45.5	45.3
Average Age (Female)	46.5	47.4	46.2

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	945	7,989	15,485
# of Persons per HH	2.5	2.6	2.8
Average HH Income	$172,560	$178,999	$199,773
Average House Value	$495,601	$548,635	$618,063

TRAFFIC COUNTS	DAILY TRAFFIC
US - Rt 1	17,900

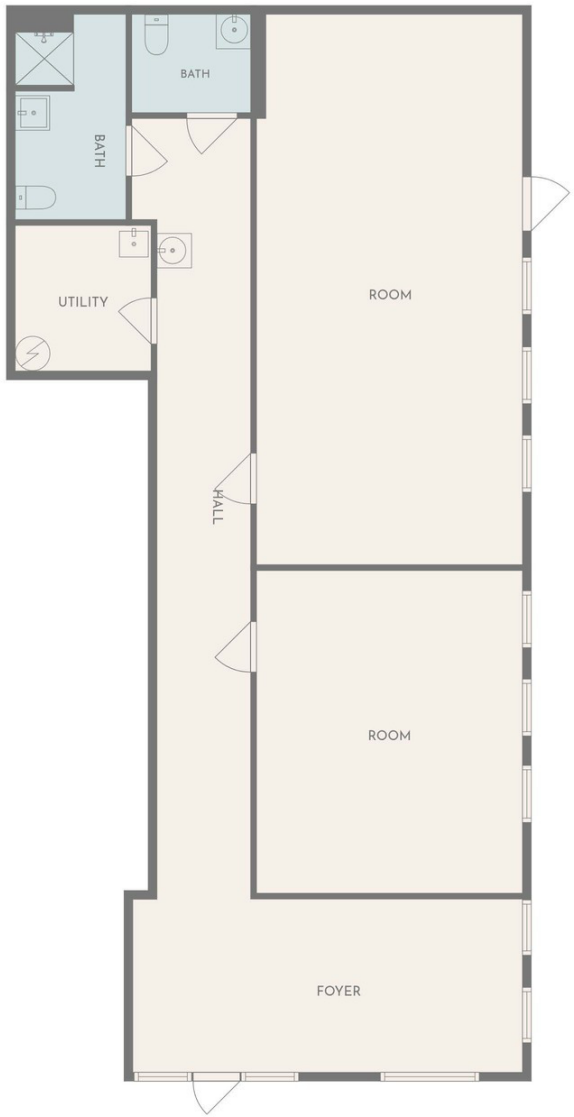


BEILER-CAMPBELL COMMERCIAL
610.444.7770
info@beilercampbellcommercial.com

BEILER-CAMPBELL
COMMERCIAL DIVISION

400 OLD FORGE LN, STE 404

400 OLD FORGE LN, KENNETT SQUARE, PA 19348



FLOOR PLAN CREATED BY CUBICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.

BEILER-CAMPBELL COMMERCIAL
610.444.7770
info@beilercampbellcommercial.com

BEILER-CAMPBELL
COMMERCIAL DIVISION



COMMERCIAL AGENT/DIV MGR

ANDREW P. CRAWFORD

610-444-7770 x176

apccre@gmail.com

610-299-0500

402 Bayard Rd, STE 100,
Kennett Square, PA 19348

ABOUT ME

Andy Crawford is the Commercial Division Manager with 18 years of Commercial Real Estate expertise. He joined the Beiler-Campbell team in 2003. His career history with a large corporation serving locations on a national level have provided him with an in-depth knowledge of commercial real estate. He is a licensed Commercial REALTOR in Pennsylvania, Maryland and Delaware. Maintaining a current market expertise and an in-depth understanding of the unique needs of many industry segments in the local region is top priority. Andy prefers to take a proactive approach to understanding the rapidly changing business environment of the local communities. Because of this, his understanding of these trends enables him to offer business owners a consultative approach to our real estate services, helping businesses adapt and thrive.

WORK EXPERIENCE

Commercial Division Manager - 2011-present
Beiler-Campbell Realtors - Commercial Division

Commercial Agent - 2003 - 2011
Beiler-Campbell Realtors - Commercial Division

ACADEMIC & MEMBERSHIPS

St. Joseph's University
Philadelphia, PA

Chester County Commercial Industrial Investment Council

Tri-County Suburban Realtors Association

Commercial/Investment Marketing Exchange

SKILLS

- Good communication
- Managing large projects
- Problem solving
- Strong Negotiator
- Resolving Conflicts
- Research and Analytics Expert