

MEDICAL/PROF OFFICE SPACE FOR LEASE

300 Old Forge Lane Kennett Square, PA 19348

BEILER-CAMPBELL COMMERCIAL
610.444.7770
info@beilercampbellcommercial.com

BEILER-CAMPBELL
COMMERCIAL DIVISION



LOCATION DESCRIPTION

Located just 20 miles from Philadelphia and 10 miles north of Wilmington, the Beiler-Campbell Business Center provides an opportunity for your business to thrive. The Center is attractively seated on 10 professionally landscaped acres along US Route 1, less than one mile from the world-renown Longwood Gardens, major retail, chain and fine-dining restaurants. With ample on-site parking and seamless access to major highways, convenience is at the forefront for both employees and clients.

PROPERTY HIGHLIGHTS

- 35,052 AADT
- Versatile layout options
- Abundant natural light
- Ample on-site parking
- Convenient highway access

OFFERING SUMMARY

Lease Rate:	$28 SF/yr (NNN)
Number of Units:	2
Available SF:	5,942 SF
Building Size:	12,000 SF
Floor Level	Yes
Designated Parking	Yes

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	939	7,963	15,420
Total Population	2,346	20,795	43,140
Average HH Income	$172,333	$179,268	$199,953

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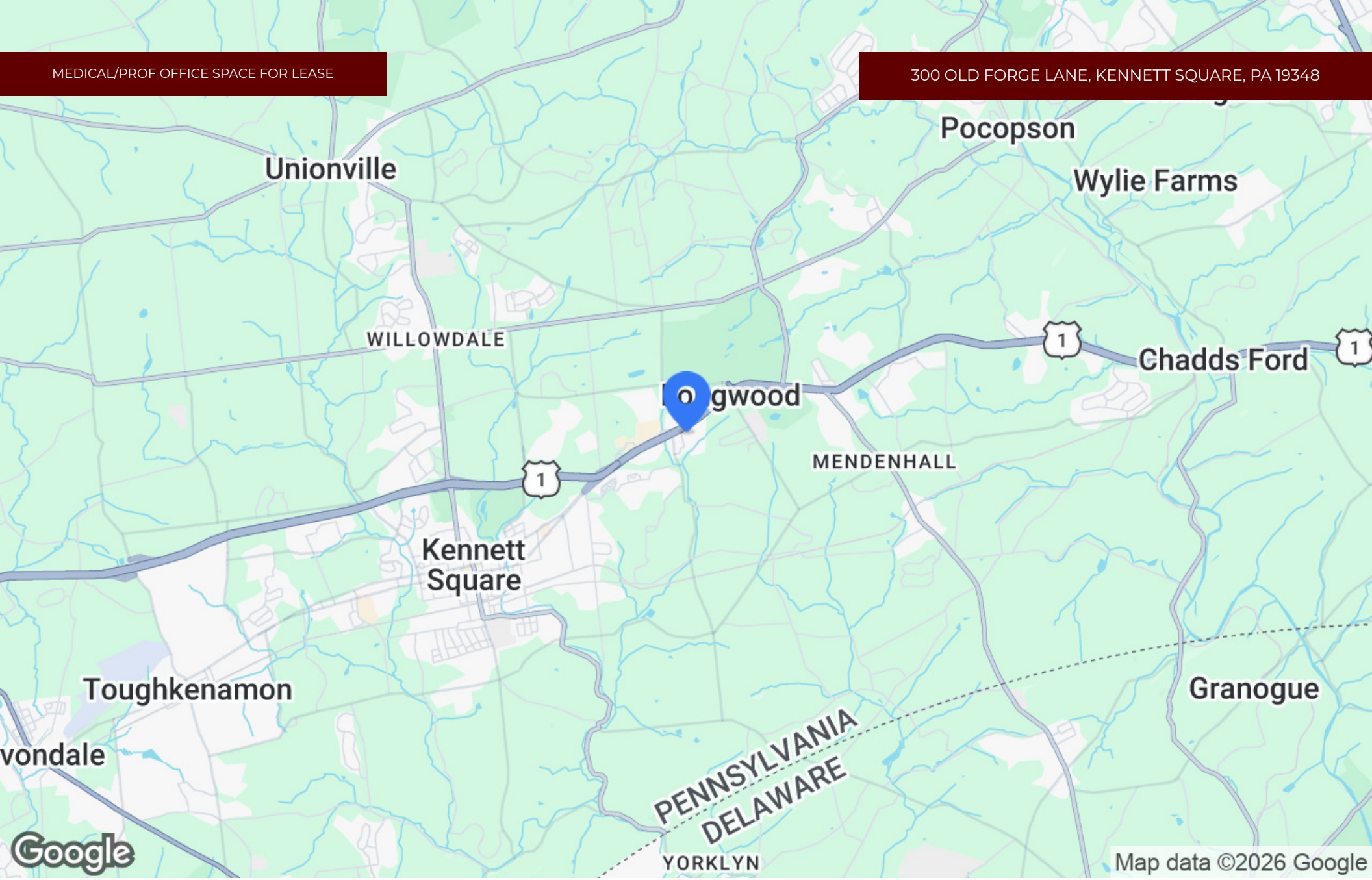


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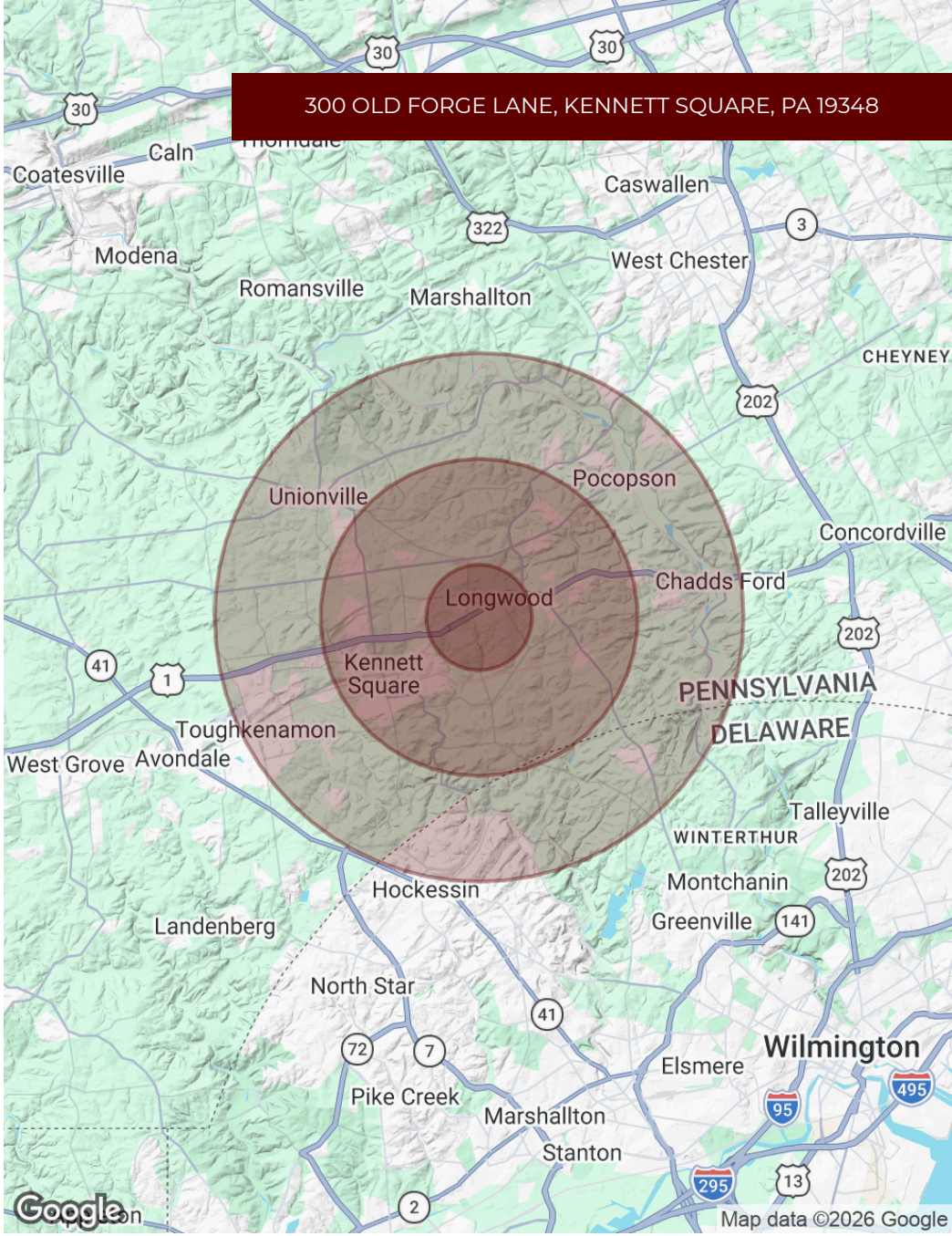
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	2,346	20,795	43,140
Average Age	45.2	46.4	45.4
Average Age (Male)	45	45.6	45.3
Average Age (Female)	46.5	47.6	46.3

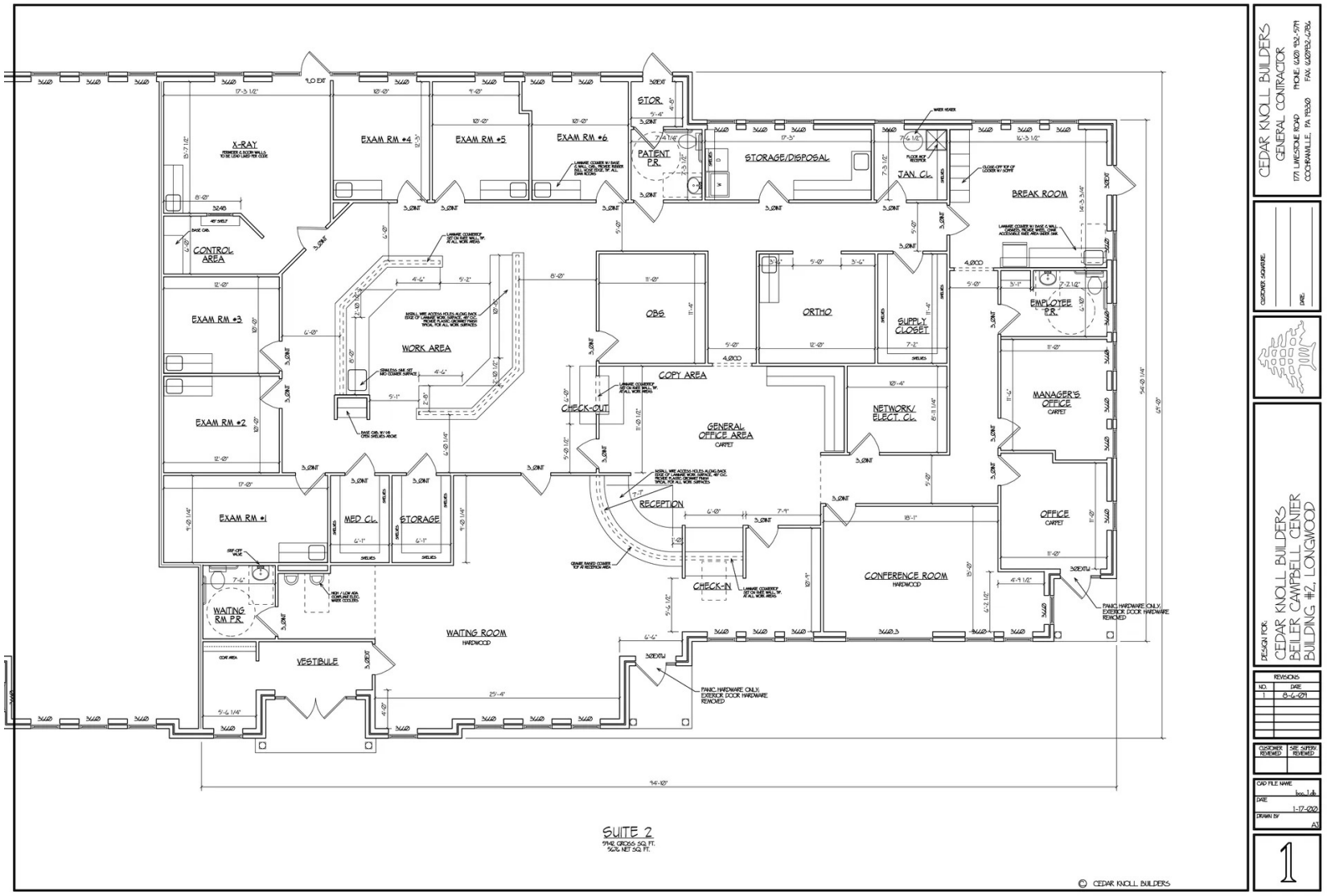
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	939	7,963	15,420
# of Persons per HH	2.5	2.6	2.8
Average HH Income	$172,333	$179,268	$199,953
Average House Value	$492,104	$549,640	$619,529

TRAFFIC COUNTS	1 MILE	3 MILES	5 MILES
US-1 Baltimore Pike	35,052/day		



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COMMERCIAL AGENT/DIV MGR

ANDREW P. CRAWFORD

610-444-7770 x176

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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