

MINNIES SQUARE - IN-LINE RETAIL SUITE AVAILABLE FOR LEASE

625 E Cypress St Kennett Square, PA 19348

BEILER-CAMPBELL COMMERCIAL
610.444.7770
info@beilercampbellcommercial.com

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COMMERCIAL DIVISION



PROPERTY DESCRIPTION

Bring your Business to Minnie's Square Neighborhood Center! Great visibility, Pylon Signage Opportunity,and plenty of parking. This Center fronts on E Cypress St just 1 mile from the US1 interchange in the Longwood Corridor. This 950 SF Retail/Professional Services space is an affordable option for any start-up business or if your are expanding your business and adding locations. Illuminated 36-car parking. NNN Lease. Good foot traffic. Neighboring businesses include Kennett Community Grocer Food Co-Op, Carousel Kids of Kennett Square, Sergio Carmona Tax Services and Top Grade Vapors.

PROPERTY HIGHLIGHTS

- High Visibility
- Pylon Signage Opportunity
- Ample Parking
- Updated/Upgraded Space
- Good Foot Traffic

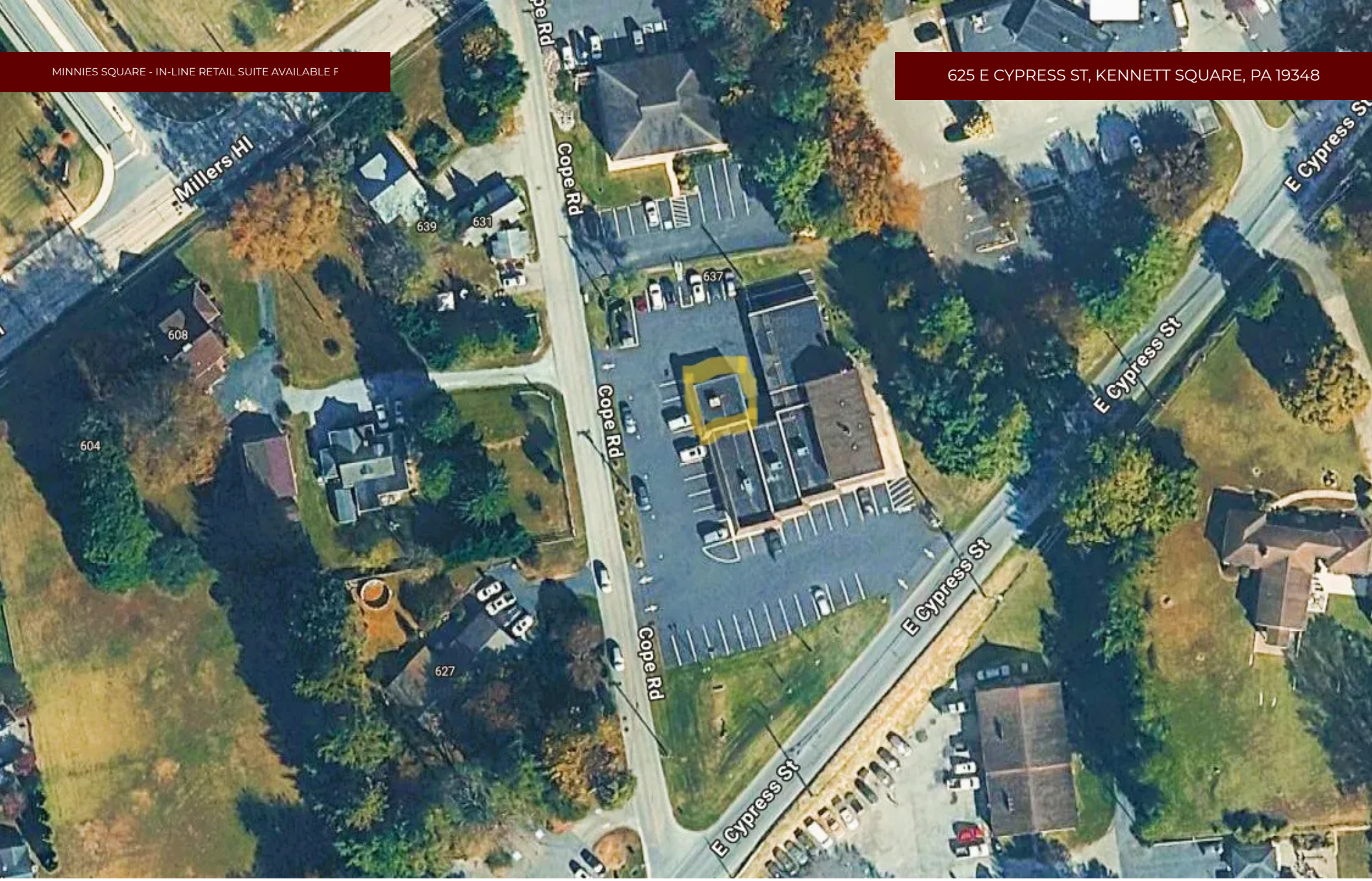
OFFERING SUMMARY

Lease Rate:	$1,500 per month (NNN)
Number of Units:	5
Available SF:	950 SF
Lot Size:	42,253 SF
Building Size:	10,484 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	2,316	8,426	17,216
Total Population	5,957	22,504	48,667
Average HH Income	$133,530	$172,232	$191,805

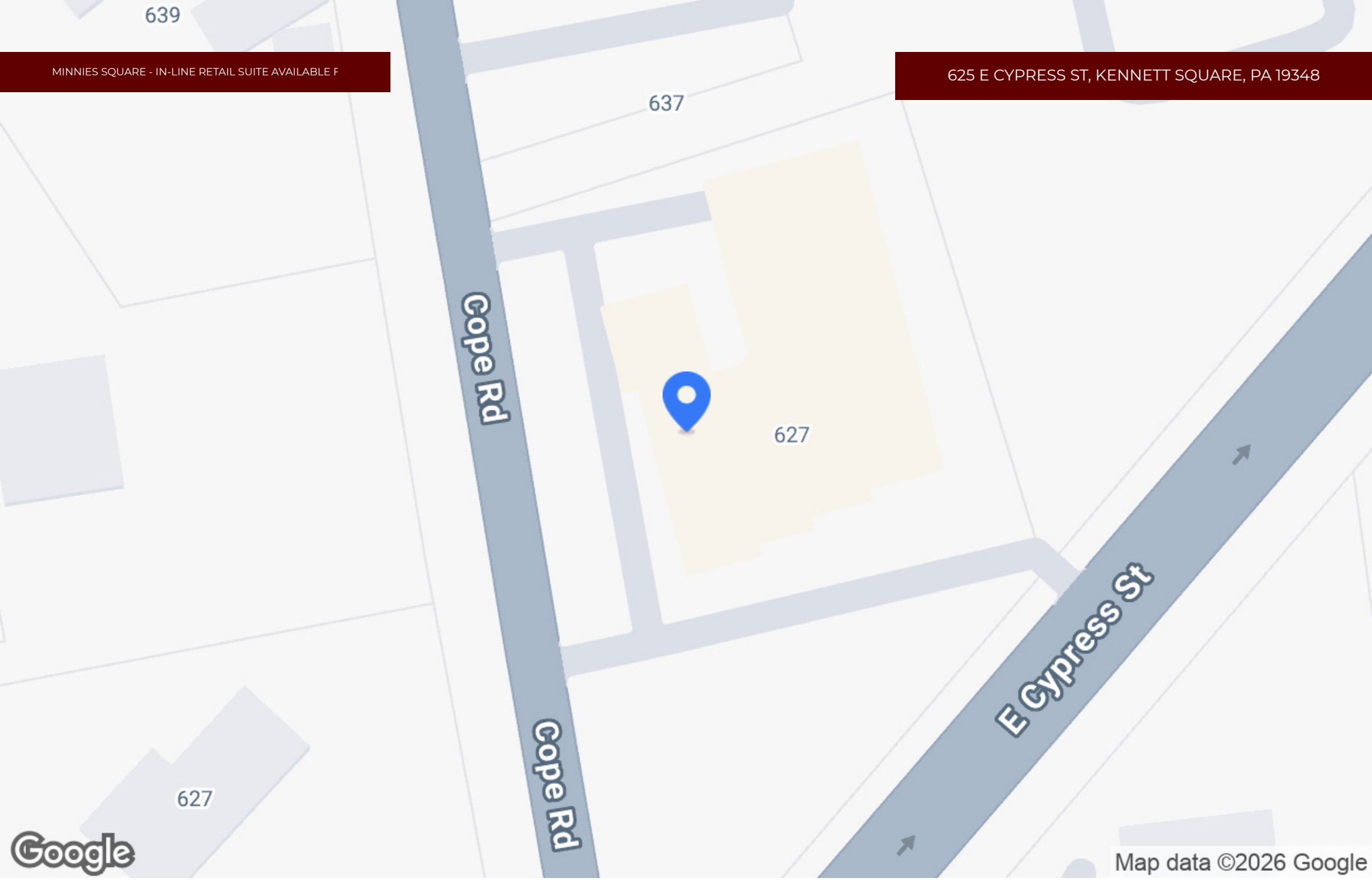
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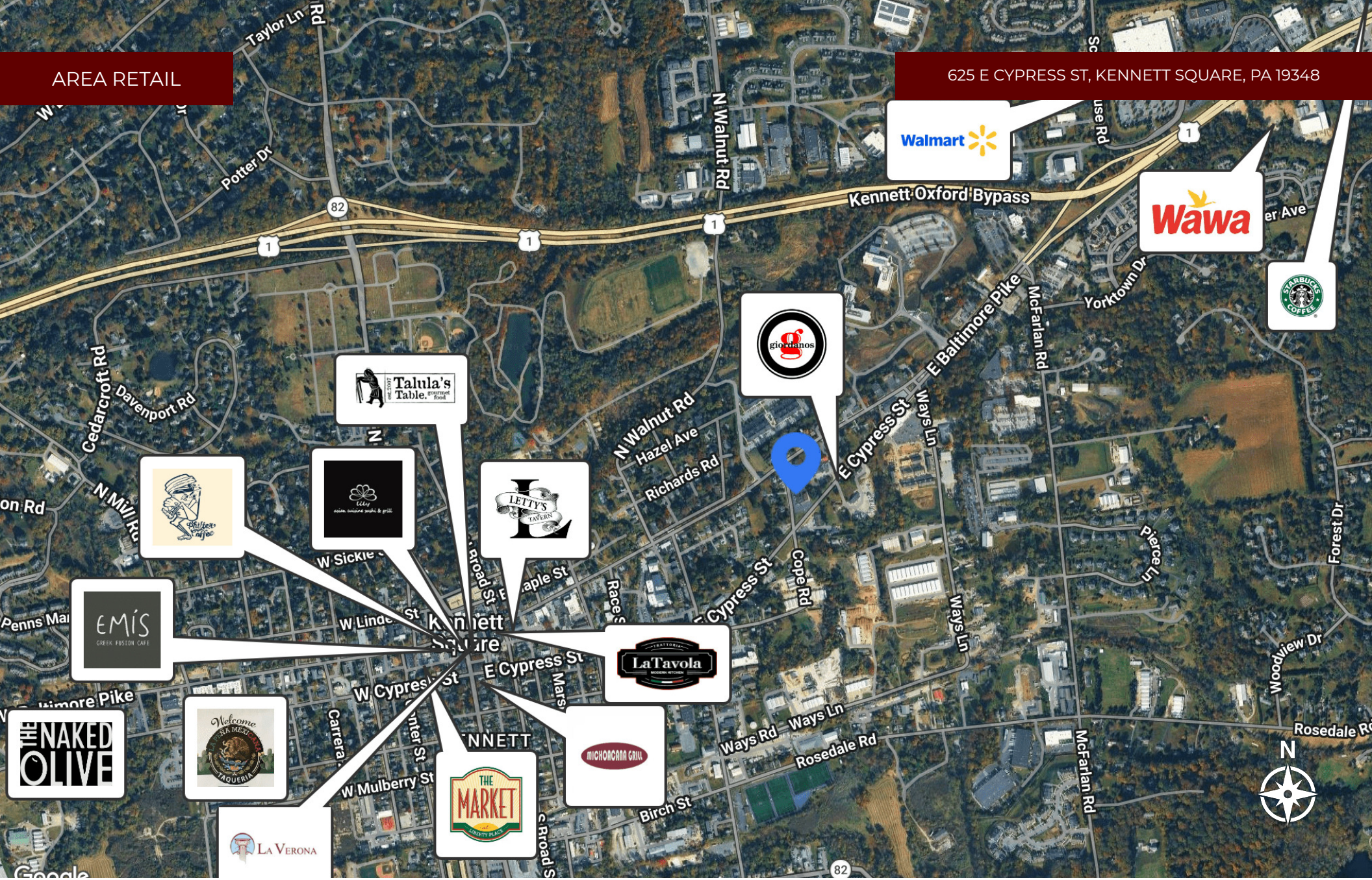


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AREA RETAIL

625 E CYPRESS ST, KENNETT SQUARE, PA 19348



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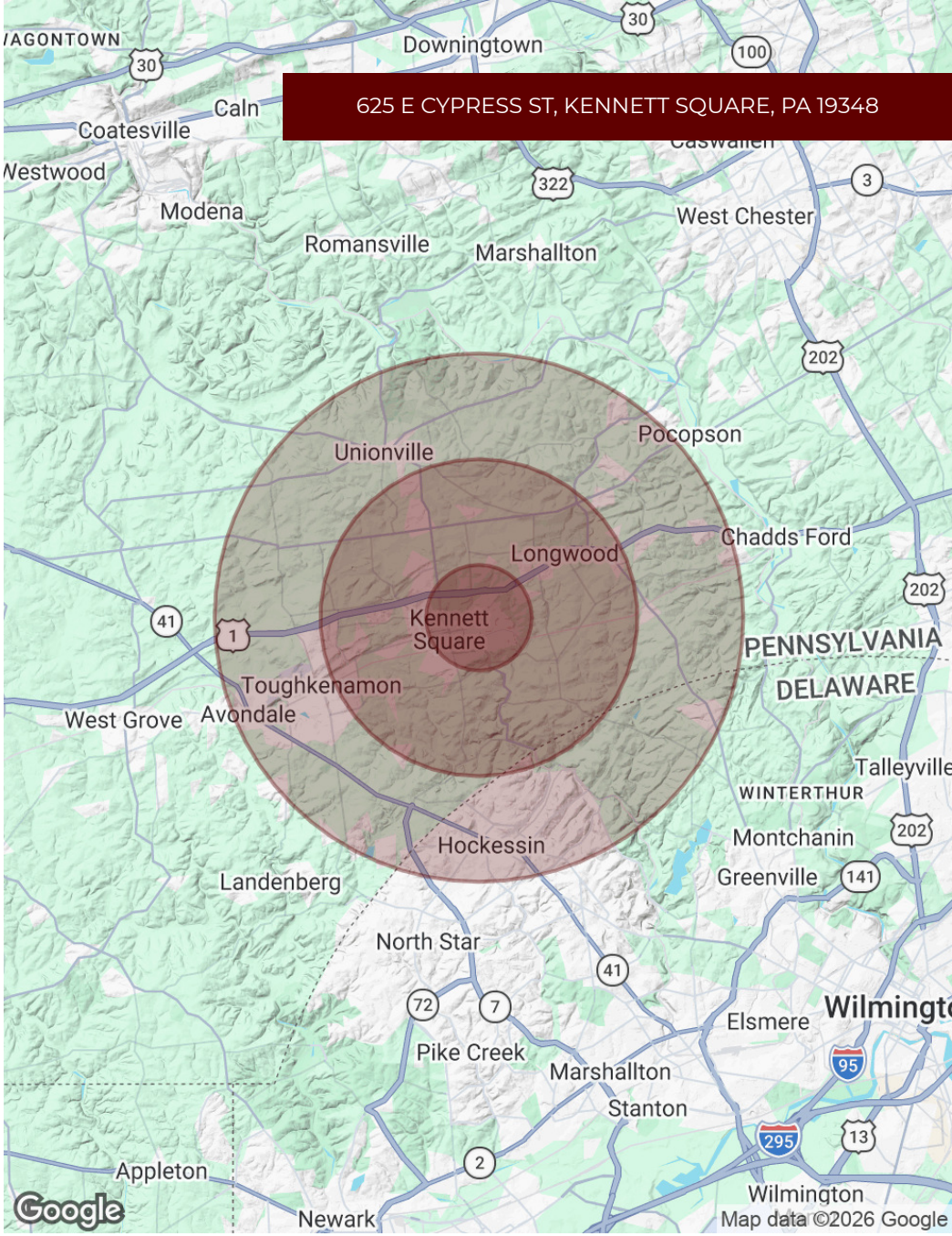
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	5,957	22,504	48,667
Average Age	40	43.5	43.9
Average Age (Male)	39.7	43.3	44.2
Average Age (Female)	41.1	43.6	44.2

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	2,316	8,426	17,216
# of Persons per HH	2.6	2.7	2.8
Average HH Income	$133,530	$172,232	$191,805
Average House Value	$464,929	$535,247	$576,712

TRAFFIC COUNT	
Cope St	7,236/day
Traffic Count Street	E Cypress St



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LEASE INFORMATION

Lease Type:	NNN	Lease Term:	Negotiable
Total Space:	950 SF	Lease Rate:	$1,500 per month

AVAILABLE SPACES

SUITE	TENANT	DESCRIPTION
625 E Cypress St	Available	Updated Retail/Professional Services Space in highly-traffic Neighborhood Center along E Cypress St just outside of Kennett Borough and only 1 mile from the US-1 interchange. Unit is on the left rear of the Center. The Suite features two display windows, 1 in-suite restroom, fresh paint, new flooring. Pylon signage opportunity.

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COMMERCIAL AGENT/DIV MGR

ANDREW P. CRAWFORD

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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