

649 Swedesford Road
Malvern, PA

FOR SALE



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LIEBERMAN EARLEY & COMPANY

The Meadows - 485 Devon Park Drive, Suite 110, Wayne, PA 19087

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Total Available:	2,140 SF
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CONDO FEATURES:

2nd floor condo	3 private offices
3 bull pen spaces that can be converted into additional office.	1 conference room
Reception area	Kitchenette
2 private restrooms including 1 shower	
Operable windows	Abundant parking
Professionally managed corporate center	
Beautiful landscaping	





Operating Expenses	\$4.50/SF + electric
Lot Size	4.14 Acres

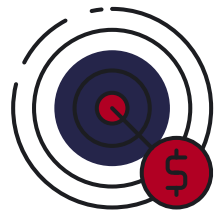


Sale Price: \$342,000

Key Facts:

91,238 Population:	42.9 Median Age:
	
35,032 Households:	\$92,627 Median Disposable Income:



Median Household Income:
\$117,163



Median Per Capita Income:
\$61,261

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Education:

14% High School Graduates:	84% Some College or Bachelors:
	

Median Net Worth Income:
\$532,424



Sale Price: \$342,000

LOCATION HIGHLIGHTS / SITE MAP



- ▶▶ Located in the Swedesford Corporate Center
- ▶▶ Unit is adjacent to the Chester Valley Trail
- ▶▶ Condo association is professionally managed
- ▶▶ Conveniently located to Routes 401 & 29, and Business 3