

FOR LEASE



735 FOX CHASE
SUITE 101
COATESVILLE, PA 19320



► *Highlands Corporate Center*



*735 Fox Chase, Suite 101
Coatesville, PA 19320*

Available Square Feet
40,201 square feet

Lease Rate
\$8.25/SF NNN

Description
This 40,201 SF flex space features 6,073 SF of office and 34,201 SF of warehouse. The building is sprinklered, has 40' by 40' column spacing and a ceiling height of 20'. It is easily accessible with two grade level doors, seven truck dock doors and it's located a half mile from Rt 30.

BUILDING INFORMATION

Total Square Feet Available	40,201 square feet
Office Square Feet	6,073 square feet
Warehouse Square Feet	34,128 square feet
Date Constructed	1990
Construction Type	Masonry
Ceiling Height	20 feet clear height
Column Spacing	40' x 40'
Floor Type	Concrete
Water	Public – PA American Water Company
Sewer	Public – Valley Township
Internet	Comcast Business Class

Sprinklered	Yes
HVAC	Heat pump & central A/C
Gas	PECO
Roof	Flat
Parking	On-site
Doors	Eight dock doors and three grade doors
Electric	Meter #017114116 – 225-amp, 480 volt, 3-phase Meter #017114117 – 100-amp, 480 volt, 3-phase

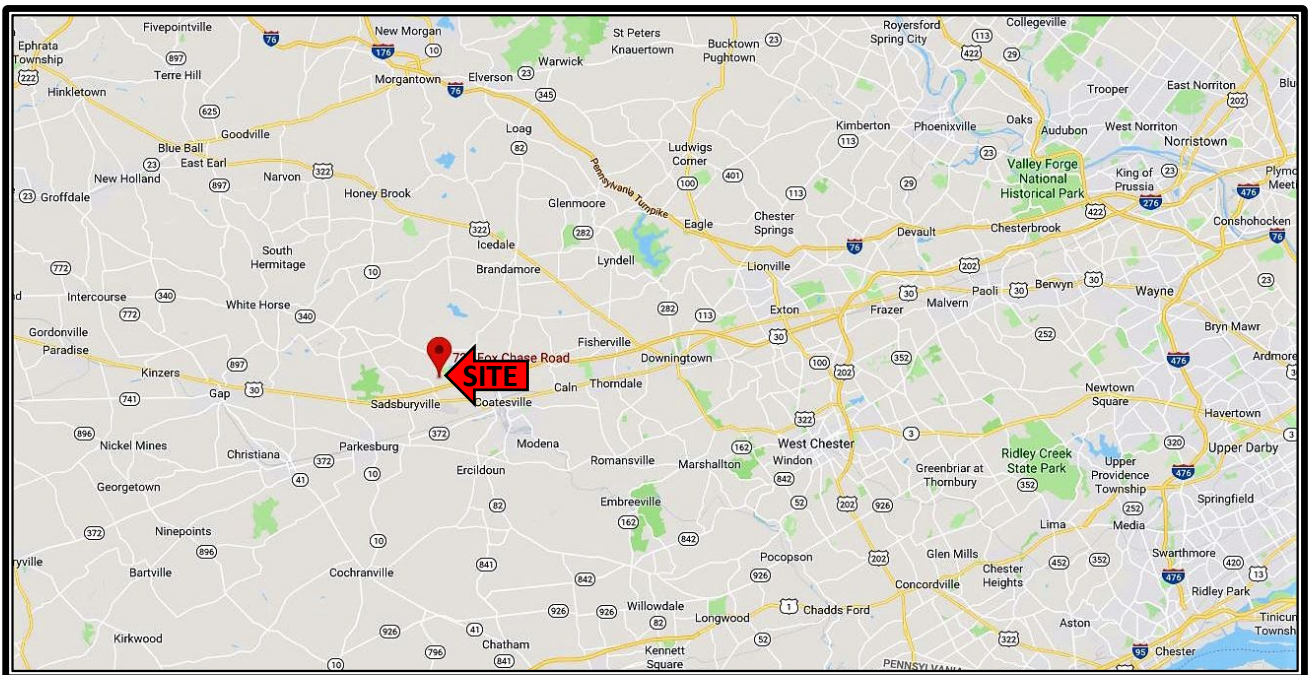
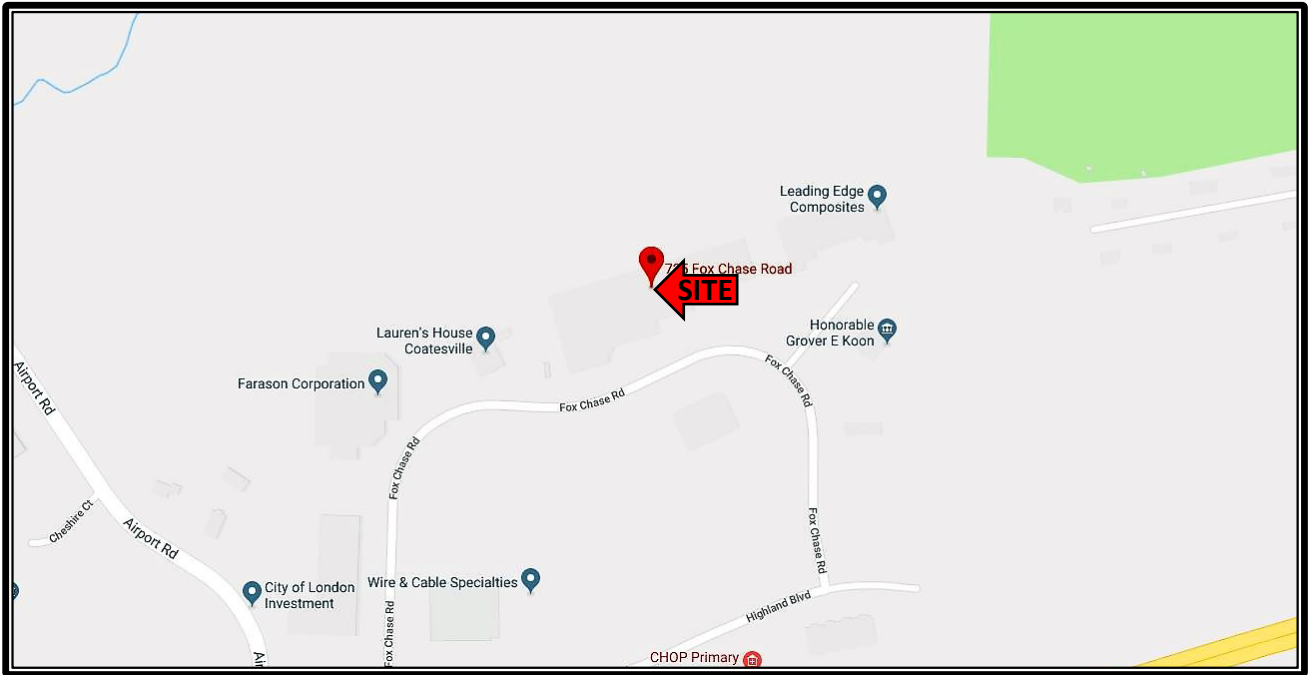
Lease Information

Square Feet Available	40,201 square feet
Lease Rate	\$8.25/SF NNN
Annual Rent	\$331,658
Monthly Rent	\$27,638
Operating Expenses	\$2.15/SF

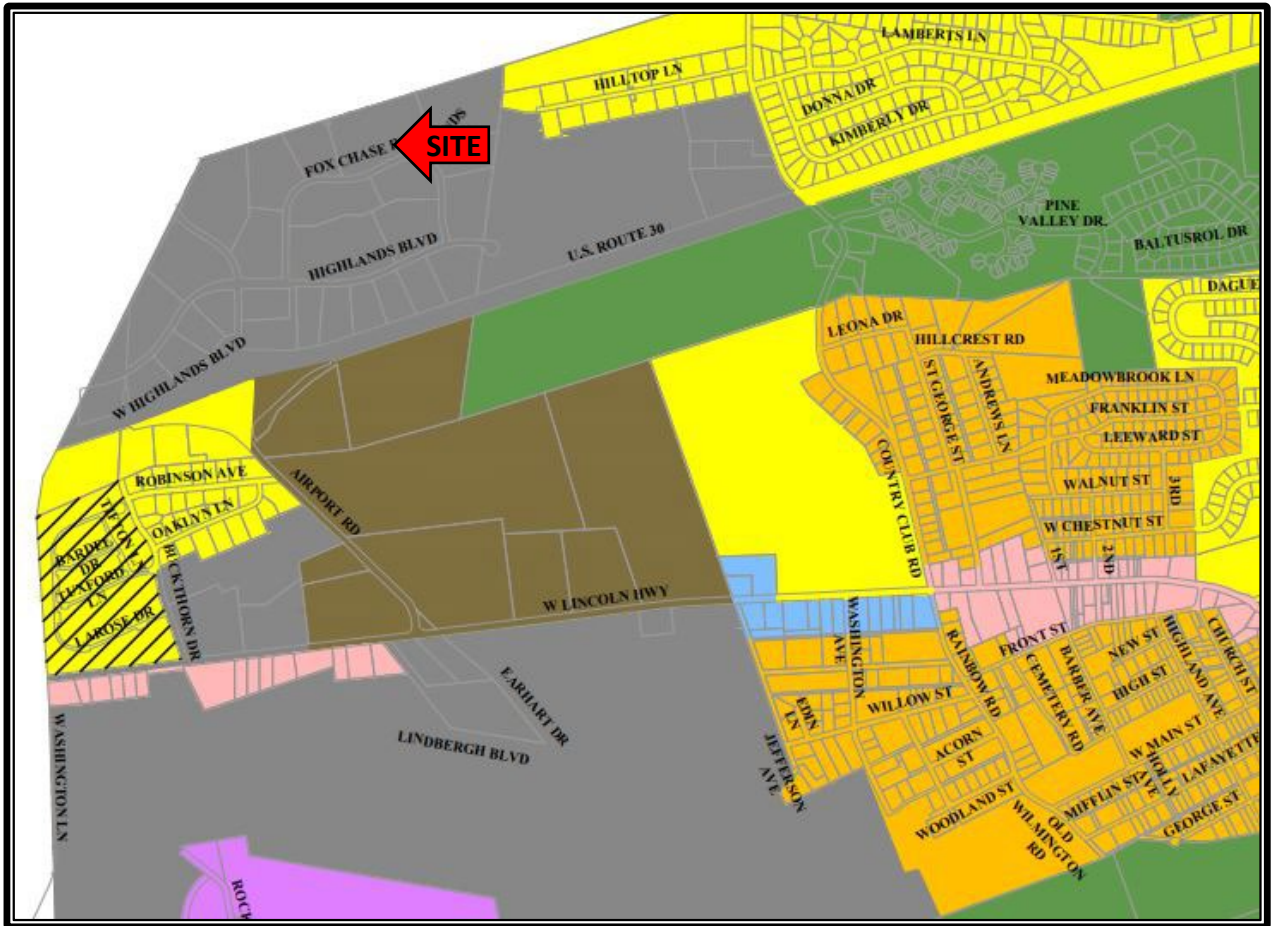
Site Data

Location	Highlands Corporate Center
Zoning	Planned Development
Acres	8.14 acres
Topography	Level
Tax Account#	3802 03850000
Deed Reference	6282 261
County	Chester County
Municipality	Valley Township
School District	Coatesville Area
Road Frontage/Access	Route 30 By-Pass frontage

Information furnished regarding property for sale or rent is from sources deemed reliable, but is not guaranteed. No warranty or representation is made as to accuracy thereof and is submitted subject to errors, omissions, change of price, or other conditions, prior sale or lease or withdrawal without notice. No liability of any kind is to be imposed on the broker herein. High Properties, the property owner, and High Associates Ltd., the broker, are indirect subsidiaries of High Real Estate Group LLC.

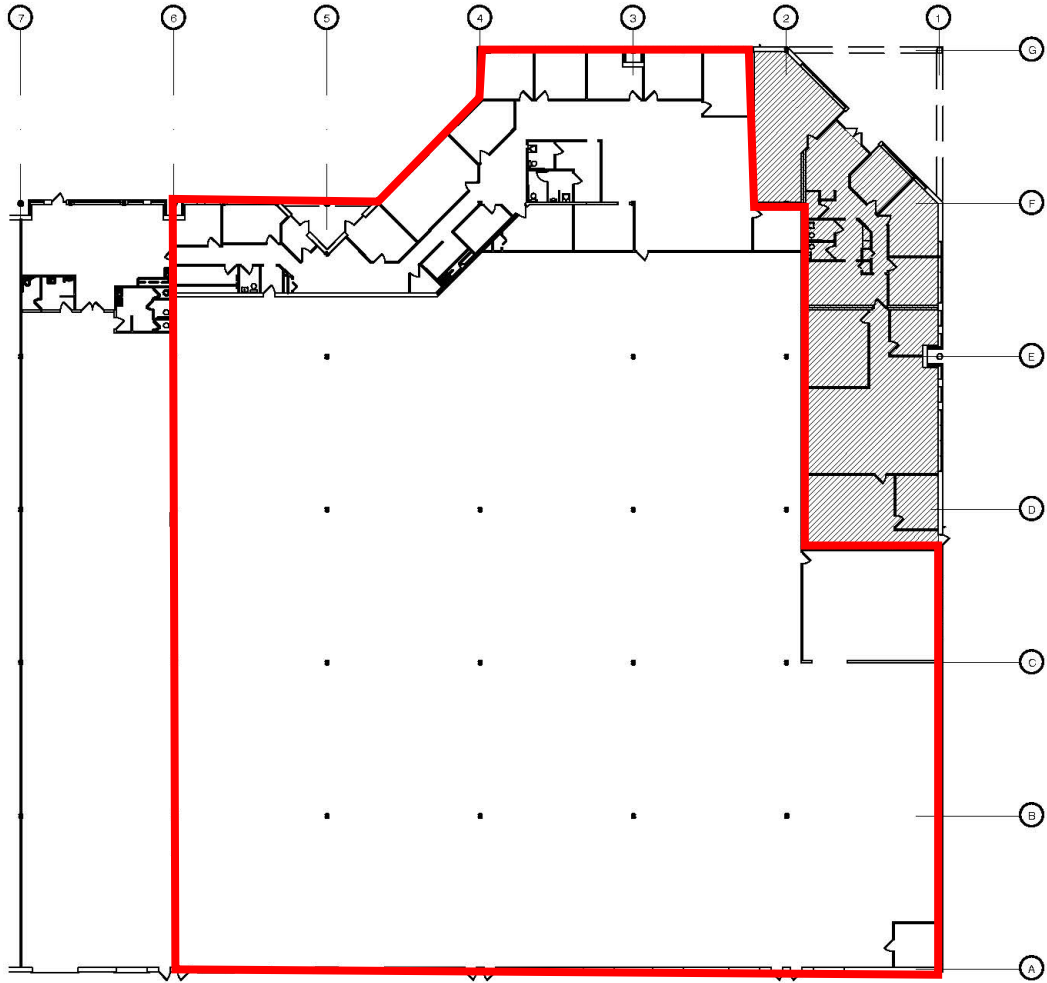






ZONING INDEX

- (C) CONSERVATION
- (R-1) RESIDENTIAL
- (R-2) RESIDENTIAL
- (NCO) NEIGHBORHOOD COMMERCIAL OFFICE
- (HC) HIGHWAY COMMERCIAL
- (RC) REGIONAL COMMERCIAL
- (I) INDUSTRIAL
- (PD) PLANNED DEVELOPMENT
- (MFR) MULTIPLE FAMILY RESIDENTIAL OVERLAY OPTION



FLOOR PLAN

NOT TO SCALE

BUILDING 101

735 FOX CHASE
COATESVILLE, PA
SUITE 101

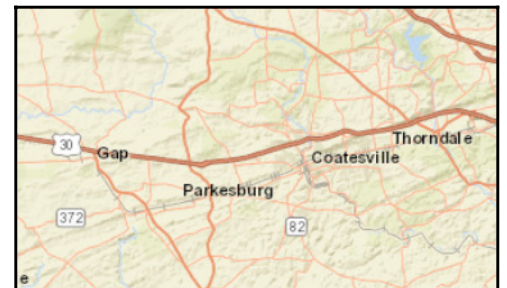
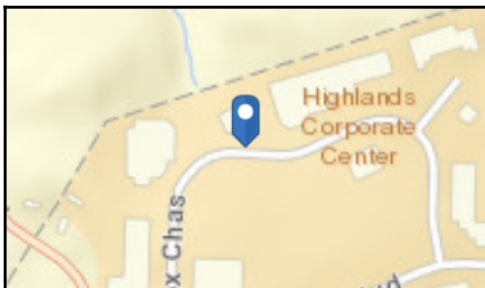
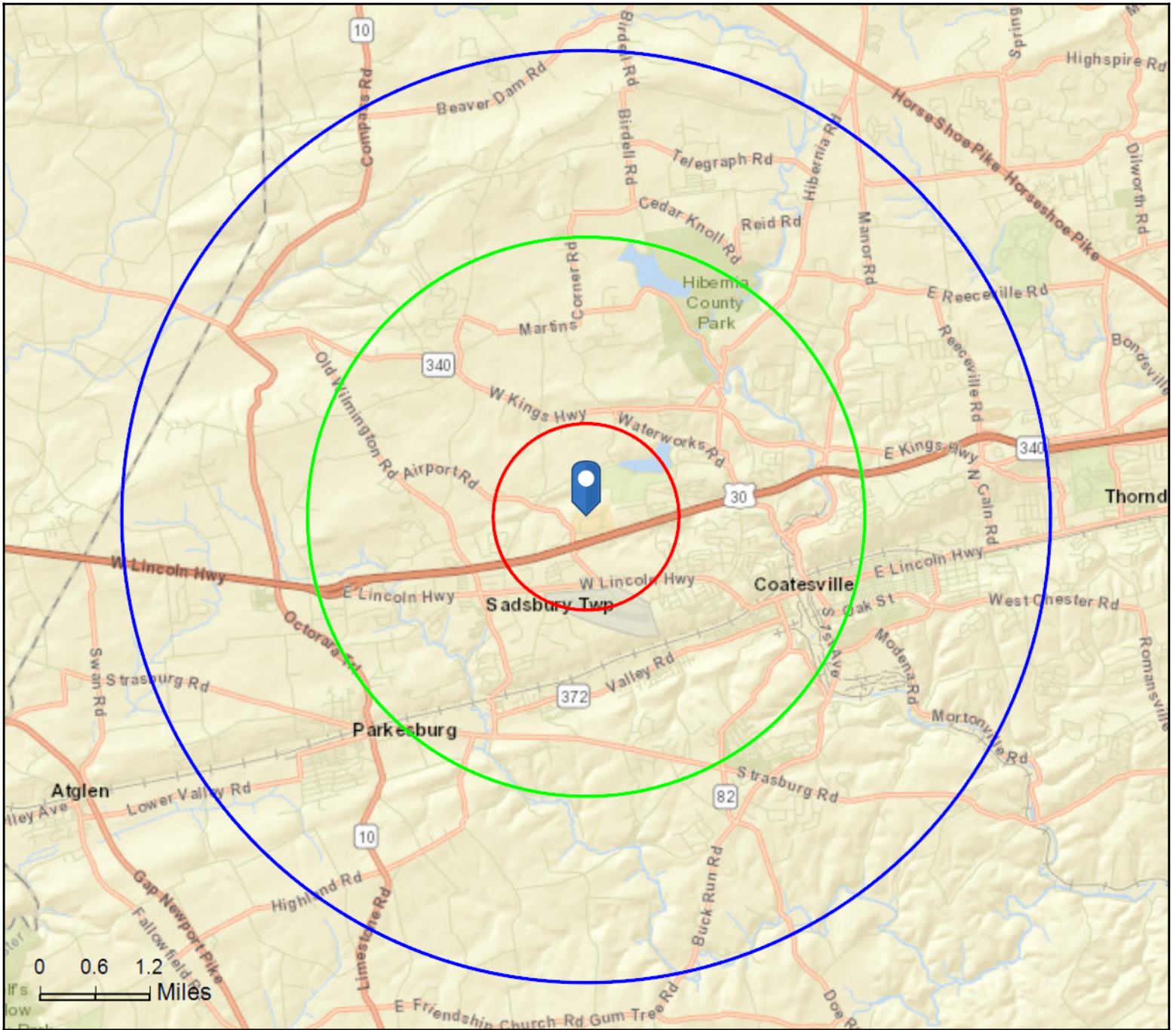
TOTAL SUITE SQUARE FEET: 48,255
OFFICE: 7,300
WAREHOUSE: 40,955



Site Map

735 Fox Chase, Coatesville, Pennsylvania, 19320
Rings: 1, 3, 5 mile radii

Prepared by Esri
Latitude: 39.99378
Longitude: -75.86975





Executive Summary

735 Fox Chase, Coatesville, Pennsylvania, 19320
Rings: 1, 3, 5 mile radii

Prepared by Esri
Latitude: 39.99378
Longitude: -75.86975

	1 mile	3 miles	5 miles
Population			
2000 Population	655	19,527	46,769
2010 Population	917	25,424	56,556
2019 Population	1,062	27,125	59,725
2024 Population	1,136	28,204	61,637
2000-2010 Annual Rate	3.42%	2.67%	1.92%
2010-2019 Annual Rate	1.60%	0.70%	0.59%
2019-2024 Annual Rate	1.36%	0.78%	0.63%
2019 Male Population	48.7%	49.2%	49.5%
2019 Female Population	51.3%	50.8%	50.5%
2019 Median Age	42.2	37.0	38.6

In the identified area, the current year population is 59,725. In 2010, the Census count in the area was 56,556. The rate of change since 2010 was 0.59% annually. The five-year projection for the population in the area is 61,637 representing a change of 0.63% annually from 2019 to 2024. Currently, the population is 49.5% male and 50.5% female.

Median Age

The median age in this area is 42.2, compared to U.S. median age of 38.5.

Race and Ethnicity

2019 White Alone	74.6%	65.4%	70.6%
2019 Black Alone	15.9%	22.3%	19.4%
2019 American Indian/Alaska Native Alone	0.2%	0.2%	0.3%
2019 Asian Alone	3.3%	2.2%	1.7%
2019 Pacific Islander Alone	0.0%	0.1%	0.1%
2019 Other Race	1.9%	5.0%	4.1%
2019 Two or More Races	4.1%	4.8%	3.8%
2019 Hispanic Origin (Any Race)	6.6%	12.8%	11.3%

Persons of Hispanic origin represent 11.3% of the population in the identified area compared to 18.6% of the U.S. population. Persons of Hispanic Origin may be of any race. The Diversity Index, which measures the probability that two people from the same area will be from different race/ethnic groups, is 57.1 in the identified area, compared to 64.8 for the U.S. as a whole.

Households

2019 Wealth Index	113	95	106
2000 Households	236	6,960	16,671
2010 Households	353	9,269	20,553
2019 Total Households	412	9,849	21,621
2024 Total Households	441	10,237	22,304
2000-2010 Annual Rate	4.11%	2.91%	2.12%
2010-2019 Annual Rate	1.68%	0.66%	0.55%
2019-2024 Annual Rate	1.37%	0.78%	0.62%
2019 Average Household Size	2.56	2.74	2.71

The household count in this area has changed from 20,553 in 2010 to 21,621 in the current year, a change of 0.55% annually. The five-year projection of households is 22,304, a change of 0.62% annually from the current year total. Average household size is currently 2.71, compared to 2.70 in the year 2010. The number of families in the current year is 15,133 in the specified area.

Data Note: Income is expressed in current dollars. Housing Affordability Index and Percent of Income for Mortgage calculations are only available for areas with 50 or more owner-occupied housing units.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2019 and 2024. Esri converted Census 2000 data into 2010 geography.



Executive Summary

735 Fox Chase, Coatesville, Pennsylvania, 19320
Rings: 1, 3, 5 mile radii

Prepared by Esri
Latitude: 39.99378
Longitude: -75.86975

	1 mile	3 miles	5 miles
Mortgage Income			
2019 Percent of Income for Mortgage	14.6%	16.2%	15.9%
Median Household Income			
2019 Median Household Income	\$86,231	\$71,870	\$75,737
2024 Median Household Income	\$98,871	\$83,049	\$86,739
2019-2024 Annual Rate	2.77%	2.93%	2.75%
Average Household Income			
2019 Average Household Income	\$96,929	\$86,172	\$90,100
2024 Average Household Income	\$110,230	\$101,145	\$105,829
2019-2024 Annual Rate	2.61%	3.26%	3.27%
Per Capita Income			
2019 Per Capita Income	\$38,218	\$31,866	\$32,763
2024 Per Capita Income	\$43,482	\$37,373	\$38,426
2019-2024 Annual Rate	2.61%	3.24%	3.24%

Households by Income

Current median household income is \$75,737 in the area, compared to \$60,548 for all U.S. households. Median household income is projected to be \$86,739 in five years, compared to \$69,180 for all U.S. households

Current average household income is \$90,100 in this area, compared to \$87,398 for all U.S. households. Average household income is projected to be \$105,829 in five years, compared to \$99,638 for all U.S. households

Current per capita income is \$32,763 in the area, compared to the U.S. per capita income of \$33,028. The per capita income is projected to be \$38,426 in five years, compared to \$36,530 for all U.S. households

Housing			
2019 Housing Affordability Index	136	121	124
2000 Total Housing Units	240	7,448	17,612
2000 Owner Occupied Housing Units	208	4,978	12,425
2000 Renter Occupied Housing Units	28	1,982	4,247
2000 Vacant Housing Units	4	488	940
2010 Total Housing Units	364	9,941	21,949
2010 Owner Occupied Housing Units	316	6,495	14,900
2010 Renter Occupied Housing Units	37	2,774	5,653
2010 Vacant Housing Units	11	672	1,396
2019 Total Housing Units	426	10,584	23,069
2019 Owner Occupied Housing Units	368	6,885	15,578
2019 Renter Occupied Housing Units	44	2,965	6,043
2019 Vacant Housing Units	14	735	1,448
2024 Total Housing Units	456	11,011	23,825
2024 Owner Occupied Housing Units	394	7,188	16,077
2024 Renter Occupied Housing Units	47	3,048	6,227
2024 Vacant Housing Units	15	774	1,521

Currently, 67.5% of the 23,069 housing units in the area are owner occupied; 26.2%, renter occupied; and 6.3% are vacant. Currently, in the U.S., 56.4% of the housing units in the area are owner occupied; 32.4% are renter occupied; and 11.2% are vacant. In 2010, there were 21,949 housing units in the area - 67.9% owner occupied, 25.8% renter occupied, and 6.4% vacant. The annual rate of change in housing units since 2010 is 2.24%. Median home value in the area is \$245,942, compared to a median home value of \$234,154 for the U.S. In five years, median value is projected to change by 1.77% annually to \$268,558.

Data Note: Income is expressed in current dollars. Housing Affordability Index and Percent of Income for Mortgage calculations are only available for areas with 50 or more owner-occupied housing units.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2019 and 2024. Esri converted Census 2000 data into 2010 geography.



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