

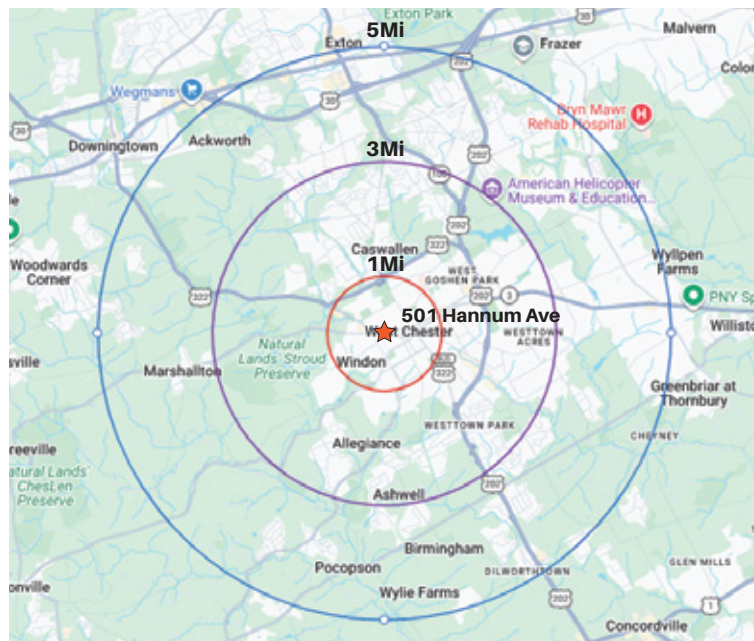
501 HANNUM AVE

501 Hannum Ave, West Chester, PA 19380



SPACE AVAILABLE

- 1,914 SF with 636 SF Mezzanine



DEMOGRAPHICS



Estimated Population:

1 MILE - 12,936 **3 MILES** - 55,572 **5 MILES** - 114,236



2028 Population Projections:

1 MILE - 13,350 **3 MILES** - 57,845 **5 MILES** - 115,721



Average Household Income:

1 MILE - \$144,467 **3 MILES** - \$161,322 **5 MILES** - \$172,958



Average Daily Traffic Counts:

Rt 322 Downingtown Pk - 10,359

PROPERTY OVERVIEW

Newly constructed 5,588 SF building featuring modern amenities and onsite owner management. High visibility and ample parking in a densely populated area of West Chester, PA, just a short walk from the heart of West Chester Borough. Located on Hannum Ave (Bus 322) and W Washington Street. The surrounding area features strong household incomes with projected population growth. Ideal for a range of business needs with a focus on professional office.

LEASING AGENT

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**WEST CHESTER
ORTHODONTICS**

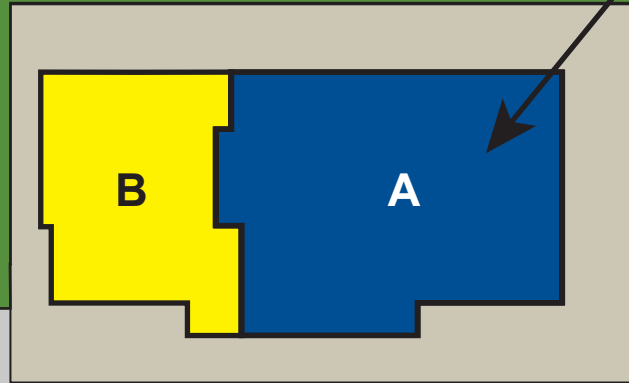


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WEST CHESTER
ORTHODONTICS



HANNUM AVE (BUS 322)

W WASHINGTON STREET

 Leased  Available

SUITE	TENANT	SQ. FEET
A	West Chester Orthodontics	3,674
B	AVAILABLE	1,914 + 636 SF Mezzanine
		TOTAL 5,588 SF

501 HANNUM AVE

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1,914 SF AVAILABLE + 636 SF MEZZANINE



AVAILABLE

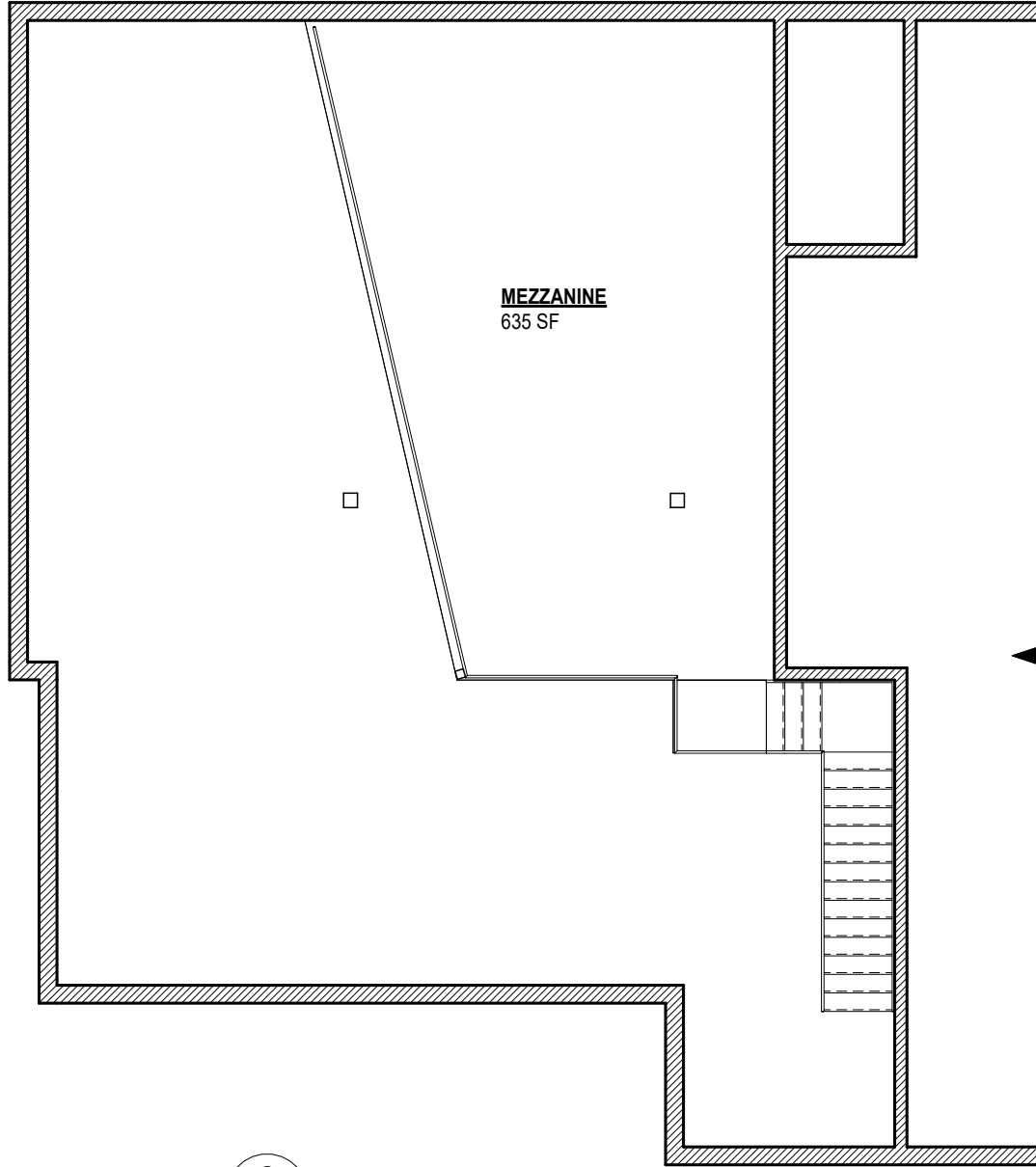


AVAILABLE



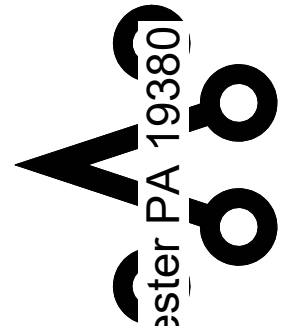
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2 MEZZANINE
A1 1/8" = 1'-0"

412 SOUTH 2nd STREET
PHILADELPHIA, PA 19147
267.909.0004
WWW.AMBITARCHITECTURE.COM



Office renovations:
1247 Ward Av, West Chester PA 19380
West Chester PA 19380

A1

07-24-25

