

408 E. 4th Street, Bridgeport, PA 19405



OFFERING SUMMARY

AVAILABLE SF: 1,000 - 1,940 SF

LEASE RATE: \$10.00 SF/yr (MG)

BUILDING SIZE: 56,000

PROPERTY OVERVIEW

Updated three story office building equipped with an elevator.

Ample off street parking, on site management, security system and the building is sprinkler system.

Minutes from Conshohocken, Plymouth Meeting, King of Prussia and Philadelphia.

The suites are located on the first floor. Suite 305 is 1,000S/F, Suite 302A is 1,142 S/F and Suite 302 is 1,080 S/F.

KW COMMERCIAL
744 W Lancaster Avenue, Suite
125
Wayne, PA 19087

AMY YANGELLO
Director
O: 610.647.8300
C: 610.716.1649
amyyangello@kwcommercial.com

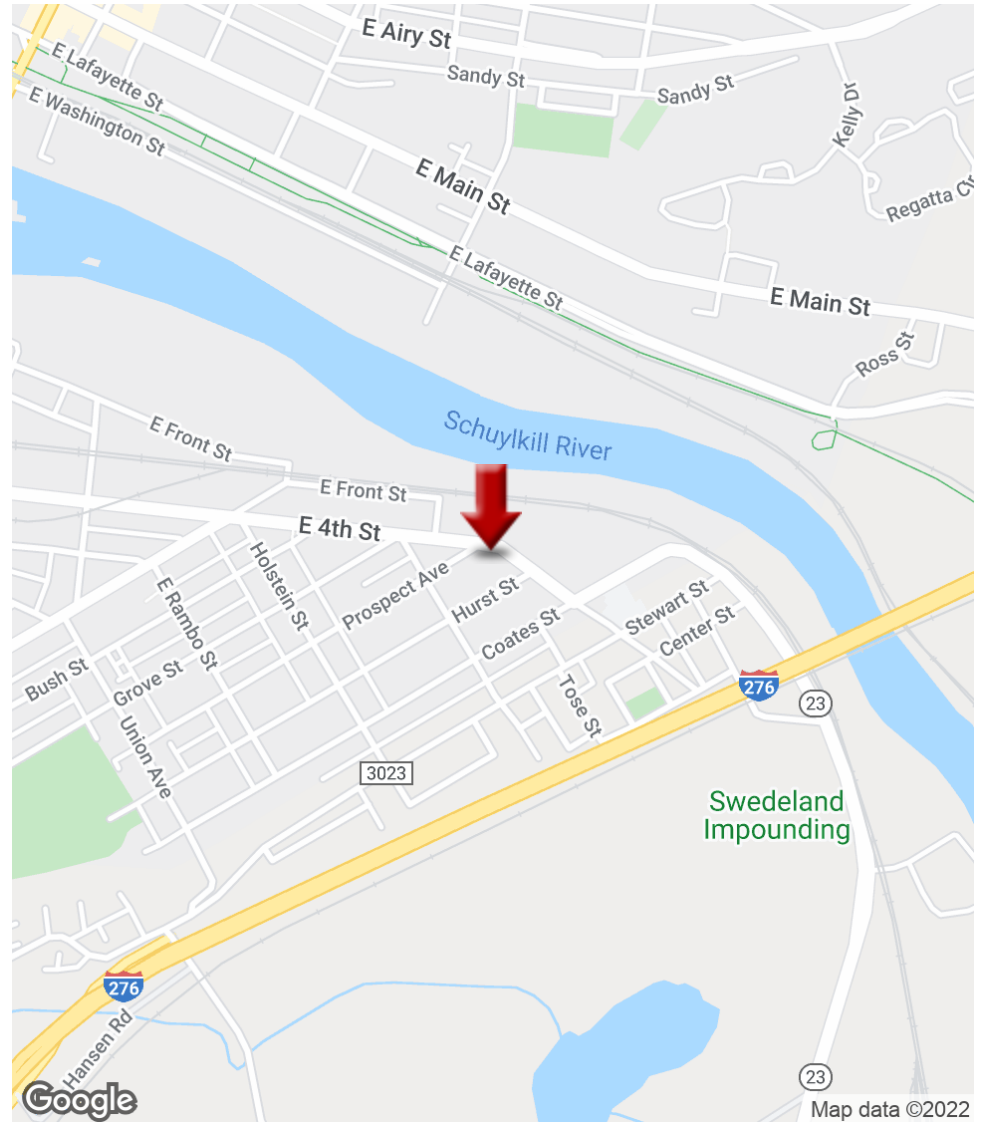
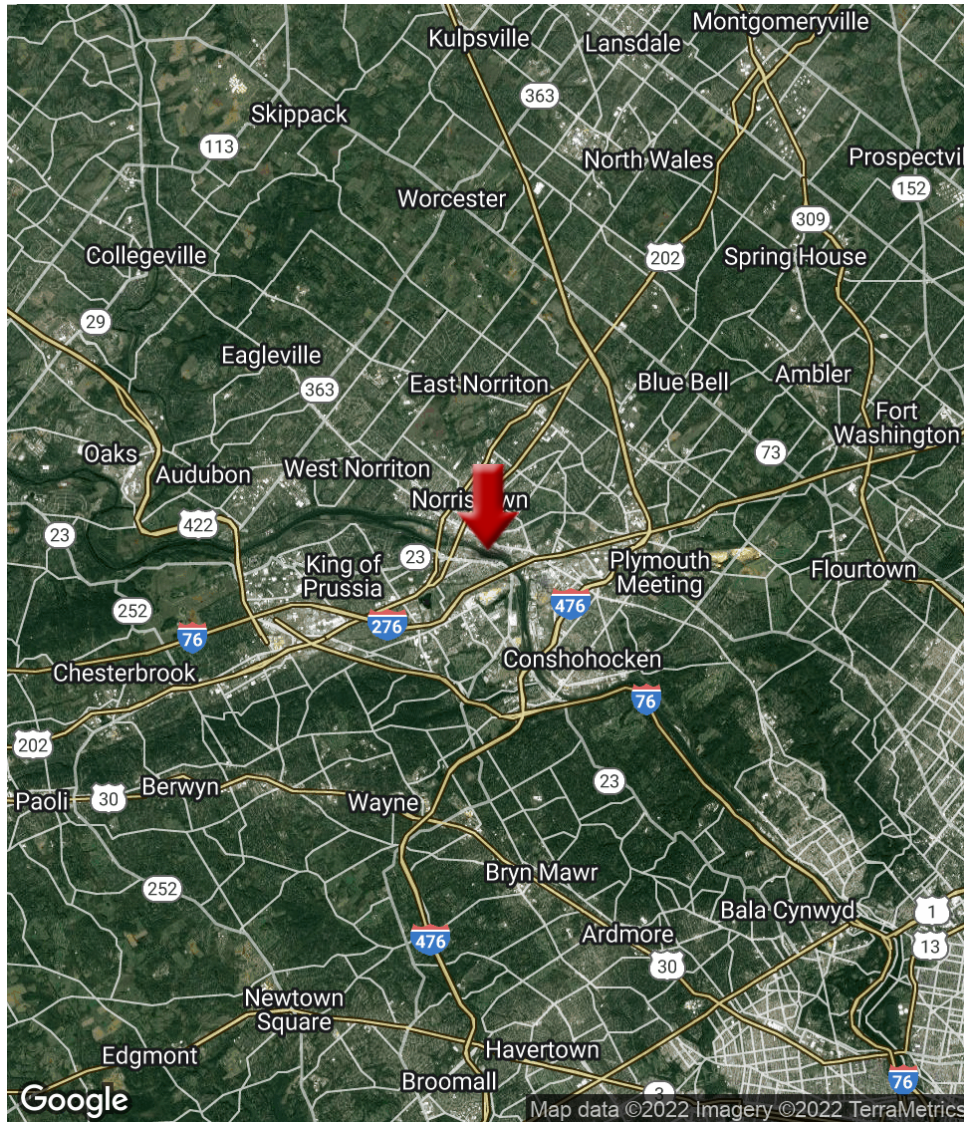
Each Office Independently Owned and Operated kwcommercial.com/commercial/McCommercial.action?orgId=5766

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

OFFICE FOR LEASE



408 E. 4th Street, Bridgeport, PA 19405



KW COMMERCIAL
744 W Lancaster Avenue, Suite
125
Wayne, PA 19087

AMY YANGELLO
Director
O: 610.647.8300
C: 610.716.1649
amyyangello@kwcommercial.com

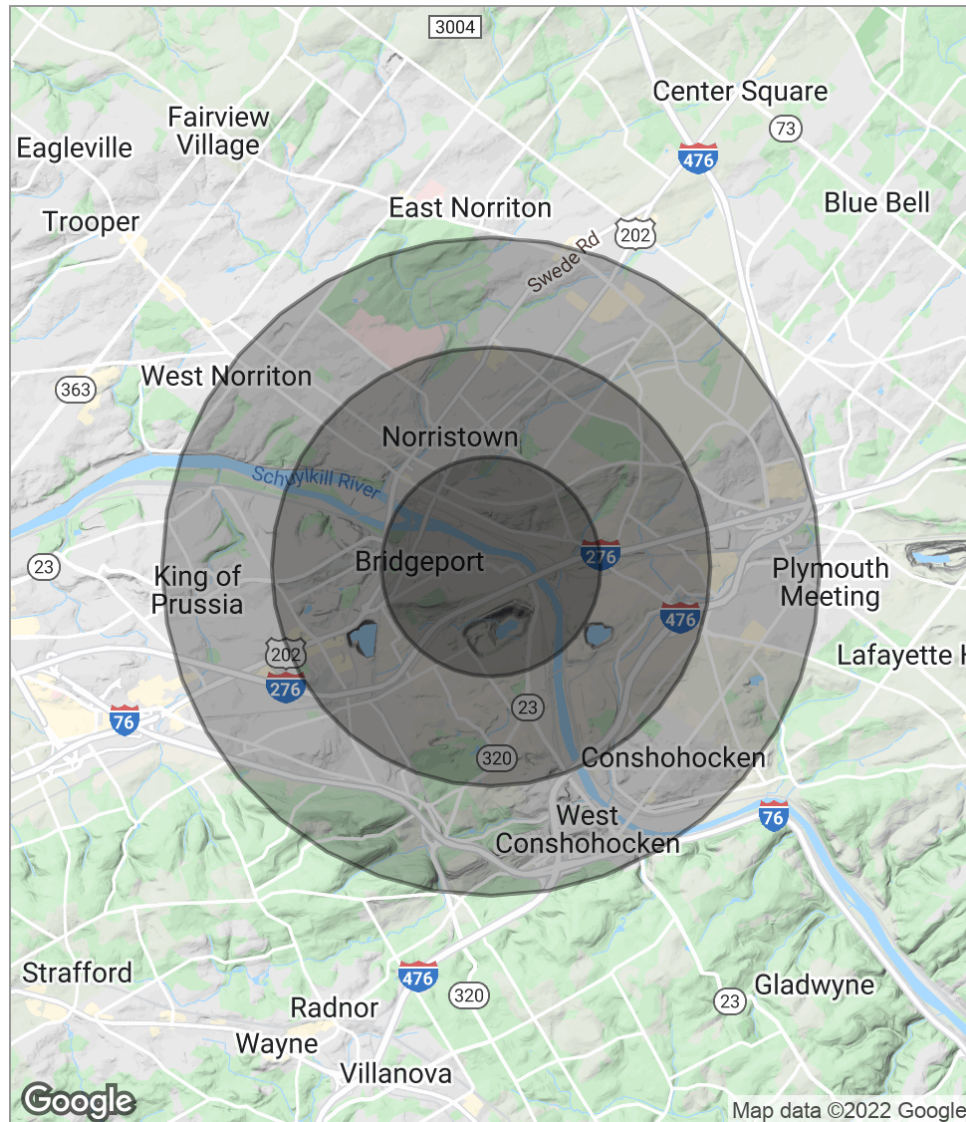
Each Office Independently Owned and Operated [kwcommercial.com/commercial/McCommercial.action?orgId=5766](https://www.kwcommercial.com/commercial/McCommercial.action?orgId=5766)

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

OFFICE FOR LEASE



408 E. 4th Street, Bridgeport, PA 19405



POPULATION	1 MILE	2 MILES	3 MILES
Total Population	13,259	53,562	99,962
Median Age	33.2	33.4	35.6
Median Age (Male)	31.7	31.5	34.1
Median Age (Female)	34.5	34.7	36.7
HOUSEHOLDS & INCOME	1 MILE	2 MILES	3 MILES
Total Households	5,638	21,200	41,713
# Of Persons Per HH	2.4	2.5	2.4
Average HH Income	\$57,269	\$60,500	\$70,724
Average House Value	\$257,573	\$279,074	\$297,962

** Demographic data derived from 2010 US Census*

KW COMMERCIAL
744 W Lancaster Avenue, Suite
125
Wayne, PA 19087

AMY YANGELLO
Director
O: 610.647.8300
C: 610.716.1649
amyyangello@kwcommercial.com

Each Office Independently Owned and Operated [kwcommercial.com/commercial/McCommercial.action?orgId=5766](https://www.kwcommercial.com/commercial/McCommercial.action?orgId=5766)

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.