

## OFFICE FOR LEASE

# 612 FAYETTE ST

612 Fayette St, Conshohocken, PA 19428



### OFFERING SUMMARY

<b>AVAILABLE SF:</b>	2,500 - 5,000 SF
<b>LEASE RATE:</b>	\$25.00 SF/yr (NNN)
<b>LOT SIZE:</b>	0.94 Acres
<b>YEAR BUILT:</b>	1989
<b>BUILDING SIZE:</b>	10,000 SF
<b>ZONING:</b>	MB
<b>MARKET:</b>	Philadelphia
<b>SUBMARKET:</b>	Conshohocken

### PROPERTY OVERVIEW

KW Commercial is pleased to offer for lease 5,000 SF of prime office space at 612 Fayette Street, Conshohocken, PA. The second floor space, which has been occupied by a doctor's office for the past 20 years, offers great views and abundant natural light throughout. There is a beautiful modern lobby to greet your guests and the building is serviced with an elevator easily accessible inside the front door.

The perimeter of the space is lined with exam rooms and the corners are spacious private offices. The interior of the space is where the waiting rooms, the receptionist desk, the kitchenette, some treatment rooms and the restrooms are located.

Centrally located in the heart of the Conshohocken hub, the property is situated on nearly an acre of ground which offers 220 ft of frontage on Fayette St. With a large, newly paved parking lot, the property accommodates over 50 parking spaces, ensuring that the upstairs space could utilize 25+ spaces at a time.

To give a glimpse into the surrounding market, the population within 3 miles of the space is over 50,000 people, the average household income is over \$122,000, and the average house value is over \$400,000.

Contact Broker Brady Carroll at [bcarroll@kwcommercial.com](mailto:bcarroll@kwcommercial.com) or 610-291-9895 for details.

**KW COMMERCIAL WEST CHESTER**  
300 Willowbrook Ln, Suite 310  
West Chester, PA 19382

#### BRADY CARROLL

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#### SEAN GWINNER

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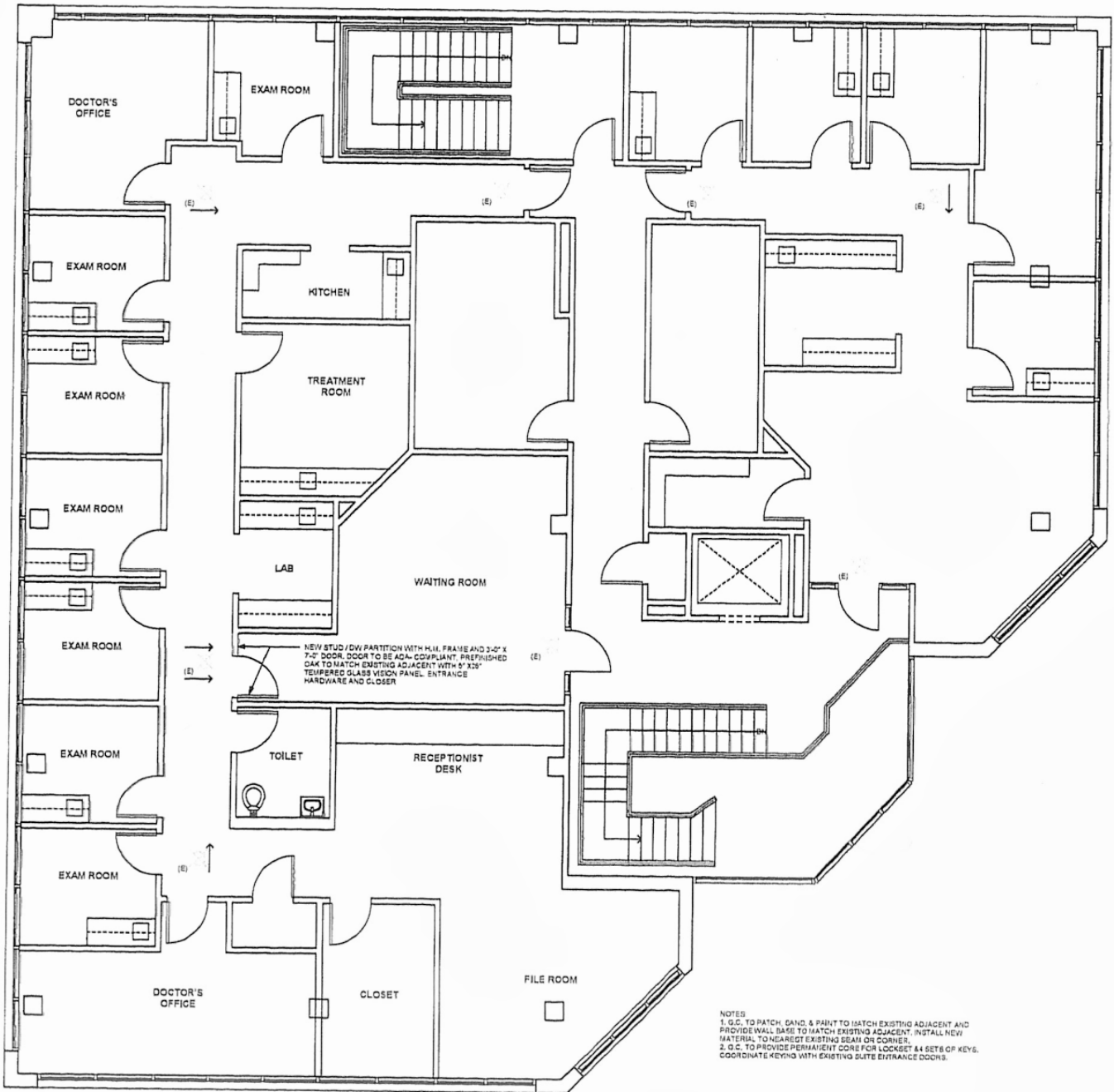


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Second Floor Plan 1  
1/4" = 1'-0" (A1.5)

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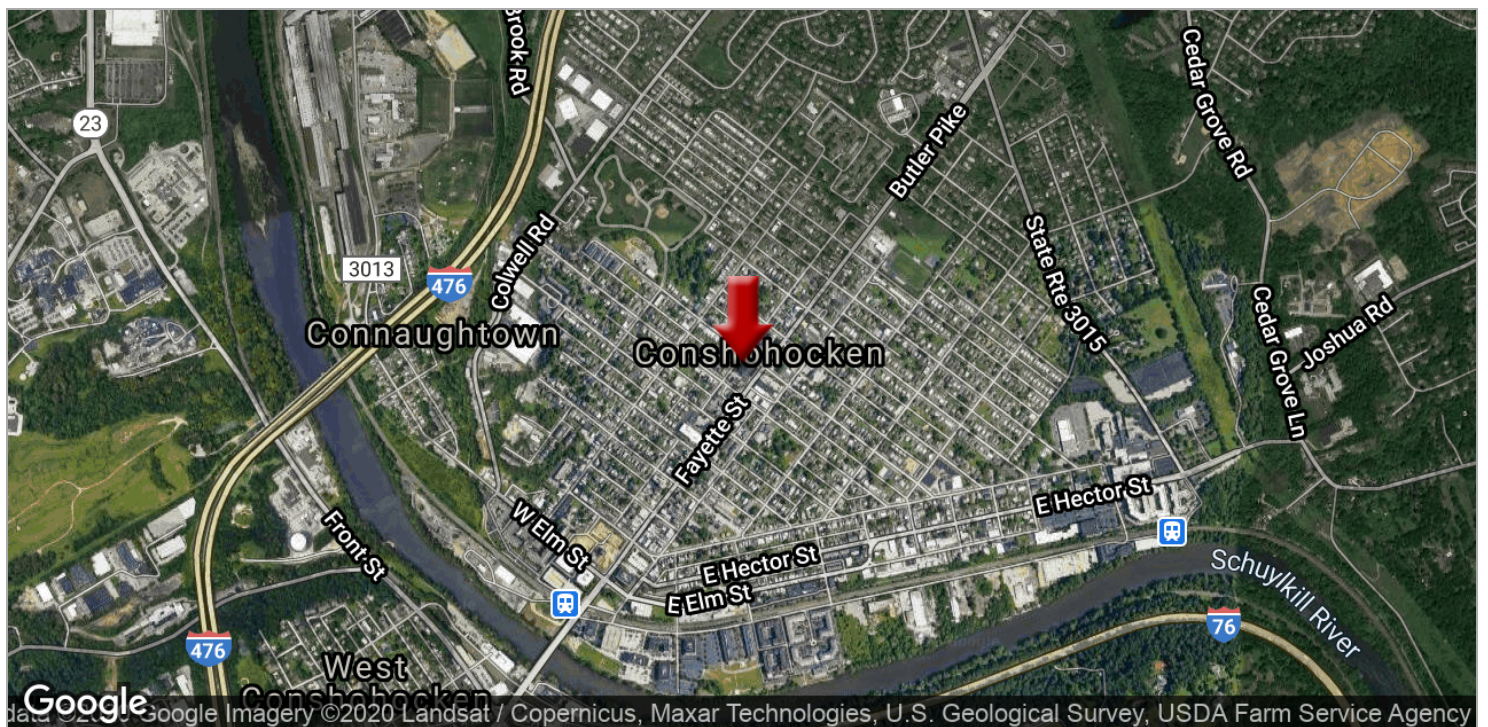
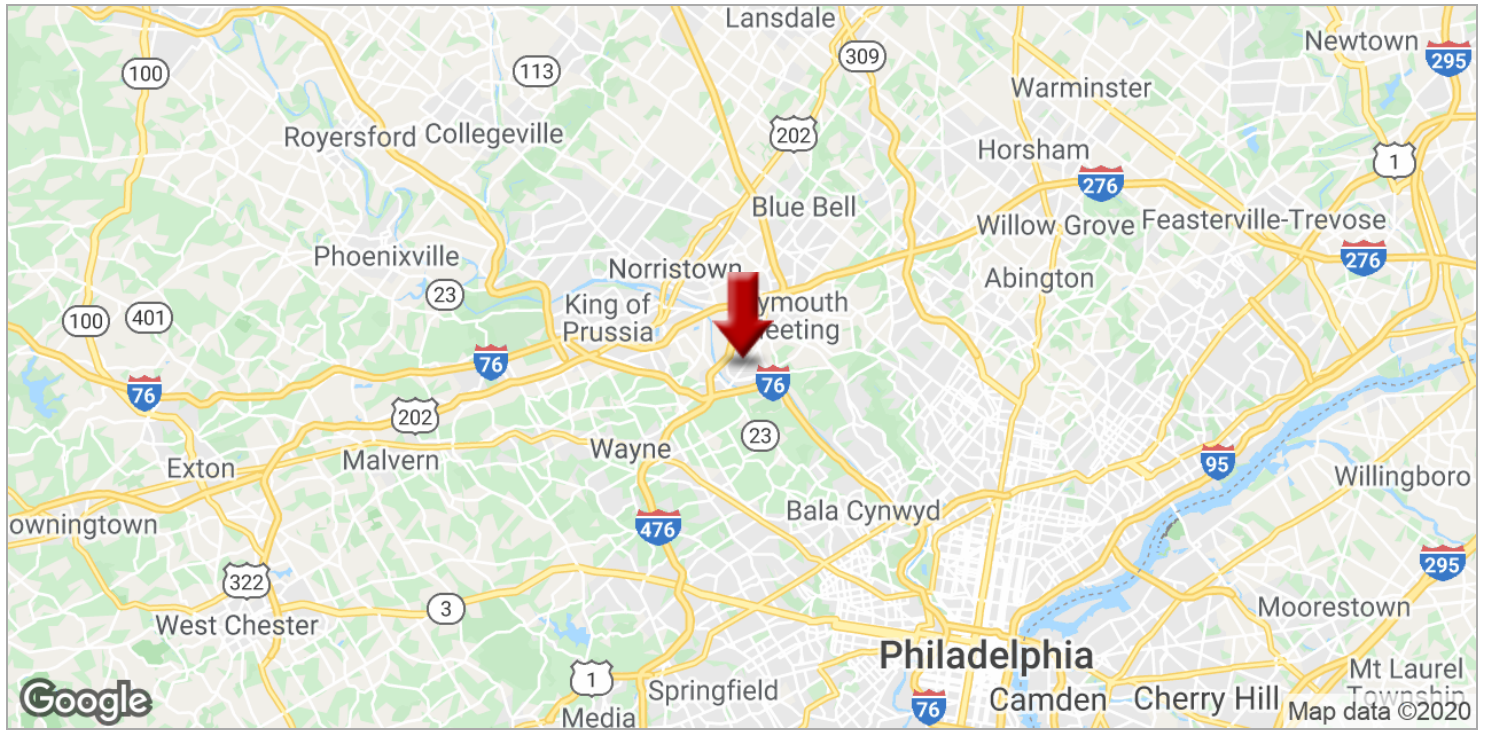


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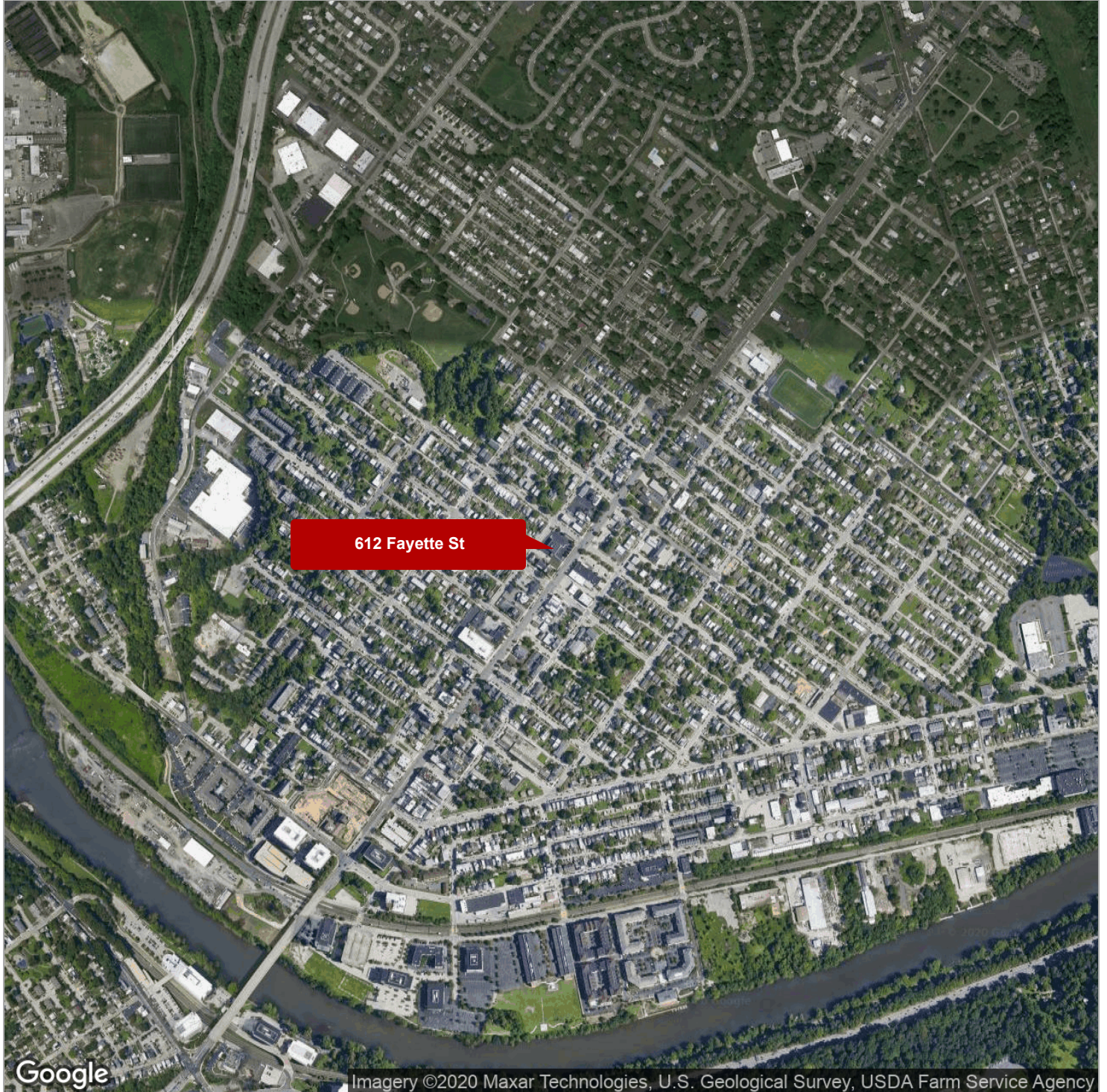


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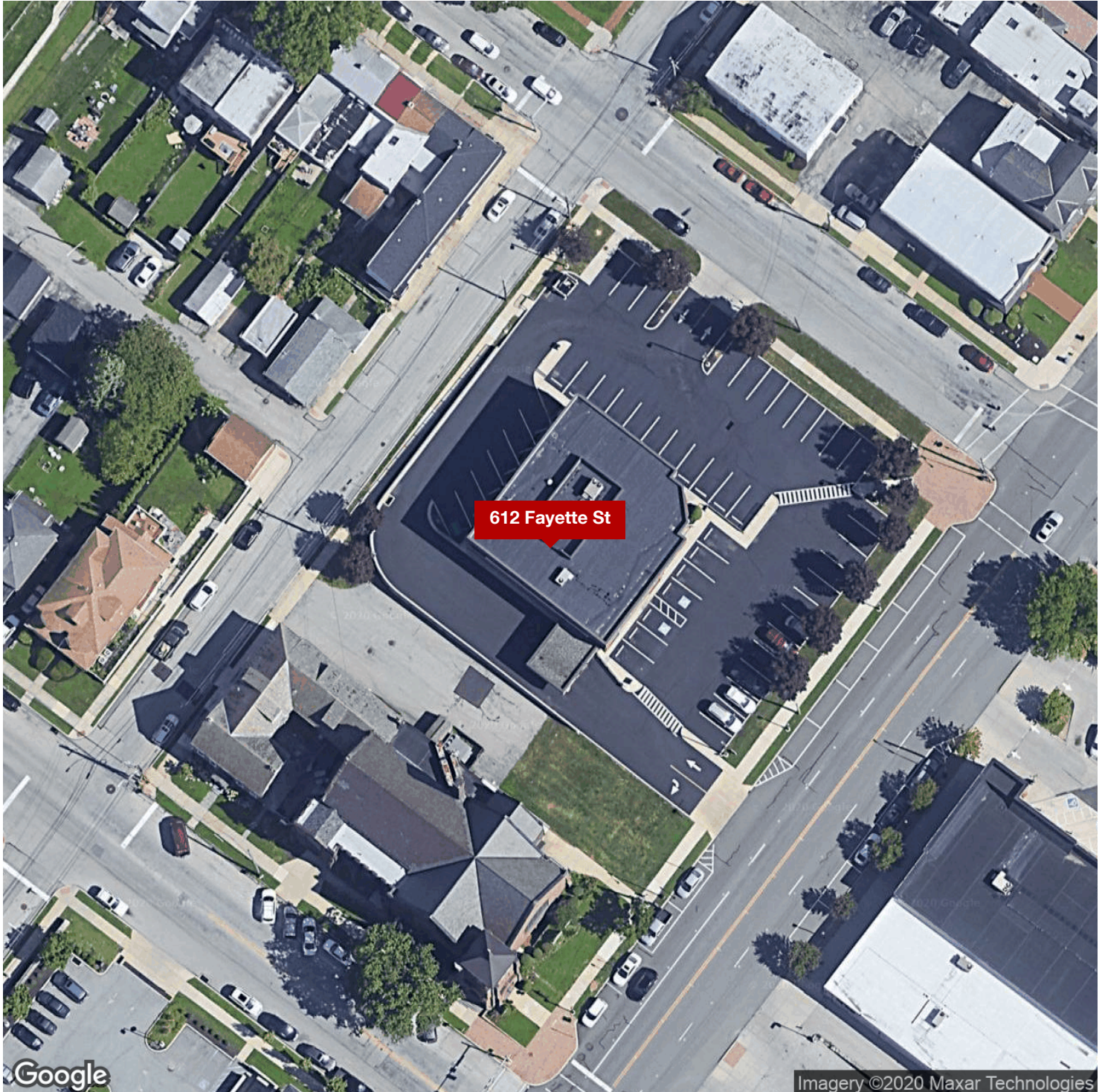
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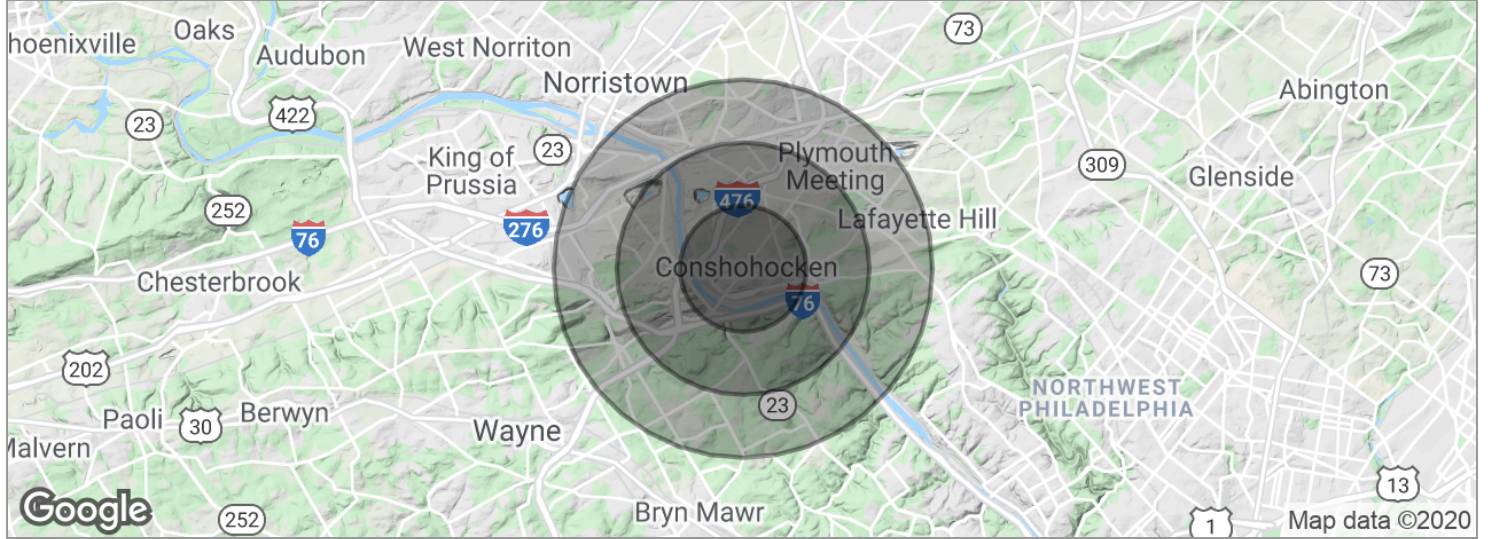
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POPULATION	1 MILE	2 MILES	3 MILES
Total population	13,684	27,277	50,327
Median age	33.9	36.3	38.1
Median age (male)	33.7	35.5	37.2
Median age (Female)	34.3	37.3	39.1

HOUSEHOLDS & INCOME	1 MILE	2 MILES	3 MILES
Total households	6,562	12,104	21,275
# of persons per HH	2.1	2.3	2.4
Average HH income	\$80,188	\$106,435	\$122,616
Average house value	\$257,199	\$341,982	\$404,868

\* Demographic data derived from 2010 US Census

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