

21 S. HIGH STREET | WEST CHESTER, PA 19382

FOR SALE/LEASE

7,224 SF | MIXED USE



7,224 SF, 4-story, Mixed-Use investment property includes retail storefront, 2nd floor office, and 3rd floor apartment; 10 parking spaces in rear.

### PROPERTY SUMMARY

Sale Price:	\$1,250,000
Lease Price:	\$20 PSF, NNN
Property Type:	Retail/Mixed-Use
Lot Size:	0.11 Acres
Building Size:	7,224 SF
Building Class:	B

**Bennett Williams**  
RETAIL

**THEO NOTARAS**

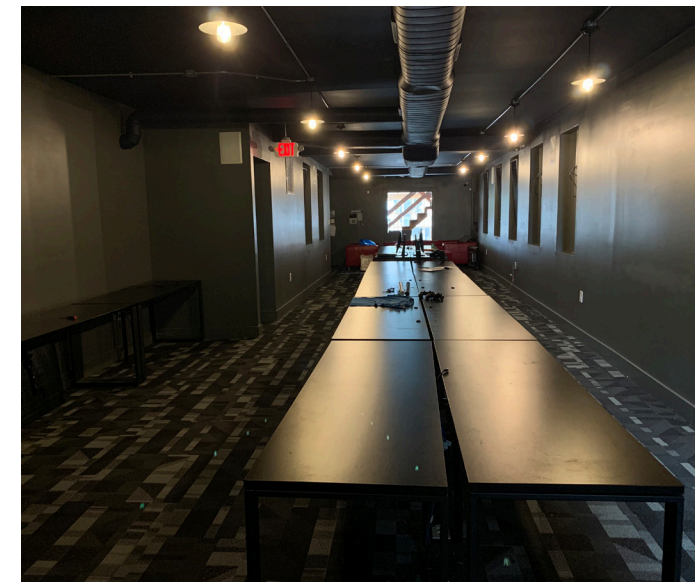
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Bennett Williams Commercial has been engaged by the property owner to market this asset for sale. Information regarding this asset is purported to be from reliable sources. No representation is made to the accuracy thereof, and is submitted subject to errors, omissions, change in price, prior sale, withdrawal without notice, or other conditions. Any buyer is recommended to conduct their own independent due diligence and rely upon those results.





**POPULATION**  
210,299



**EMPLOYEES**  
145,474



**HH INCOME**  
\$148,543



**HOUSEHOLDS**  
80,824



**TRAFFIC COUNTS**  
14,245 VPD

**20 MINUTE DRIVE TIME DEMOGRAPHICS**



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