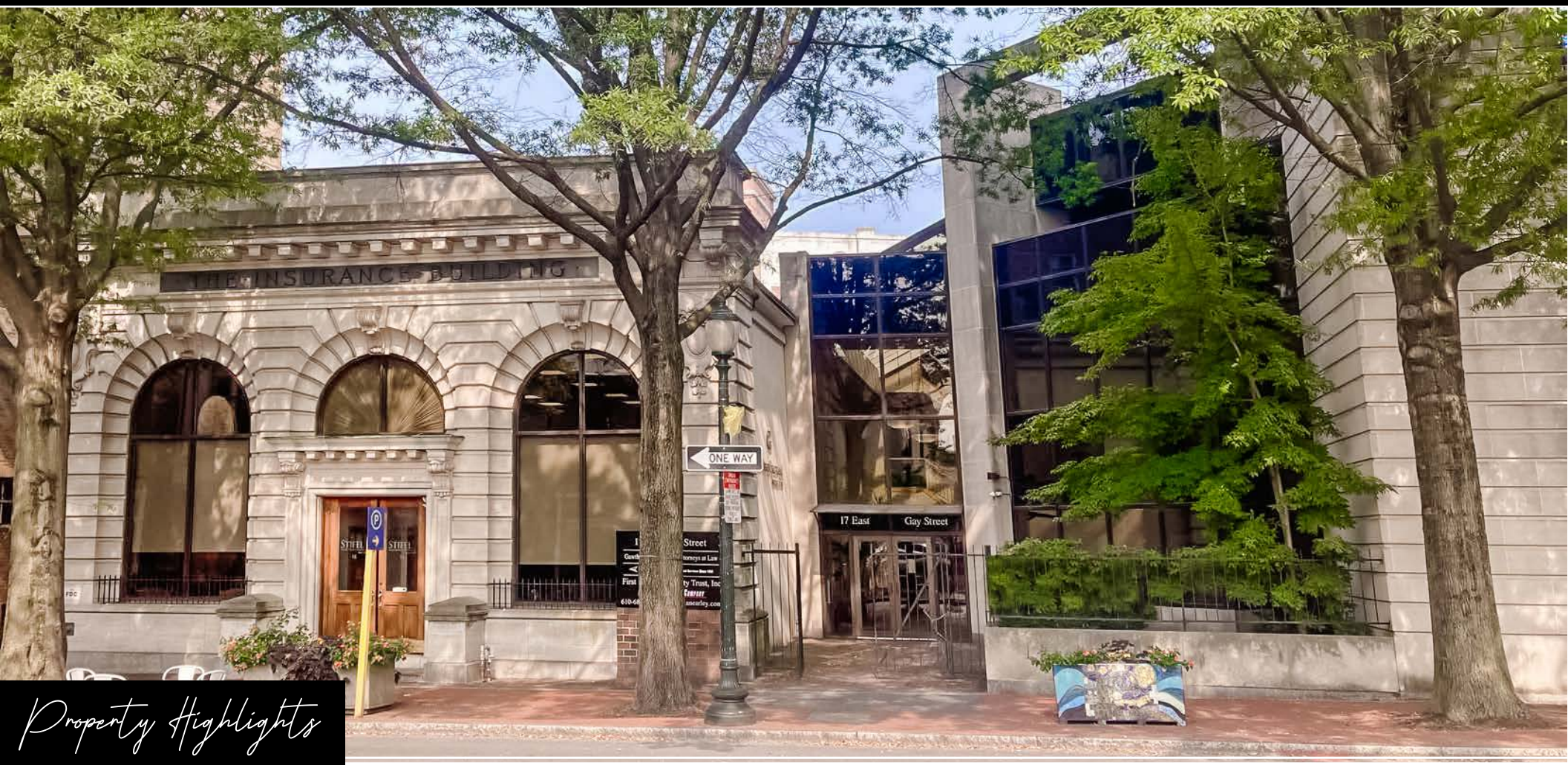


≡ **15-17 E Gay Street**  
West Chester, PA | 19380

±830 - 2,767 SF  
**OFFICE SPACE**

*Available For Lease*



### *Property Highlights*

- **1st Floor: 1,340 SF**
  - \$3,250 per month (includes electric)
- **2nd Floor: 2,767 SF**
  - Suite 1: 830 SF | \$1,500 per month (includes electric)
  - Suite 2: 1,937 SF | \$4,500 per month (includes electric)
- **Township: Borough of West Chester**
- **Monument signage available**
- **Adjacent to the West Chester parking garage**
- **Large common areas**



**Tommy Ciccarone**

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COMMERCIAL BROKERAGE. *Redefined.*



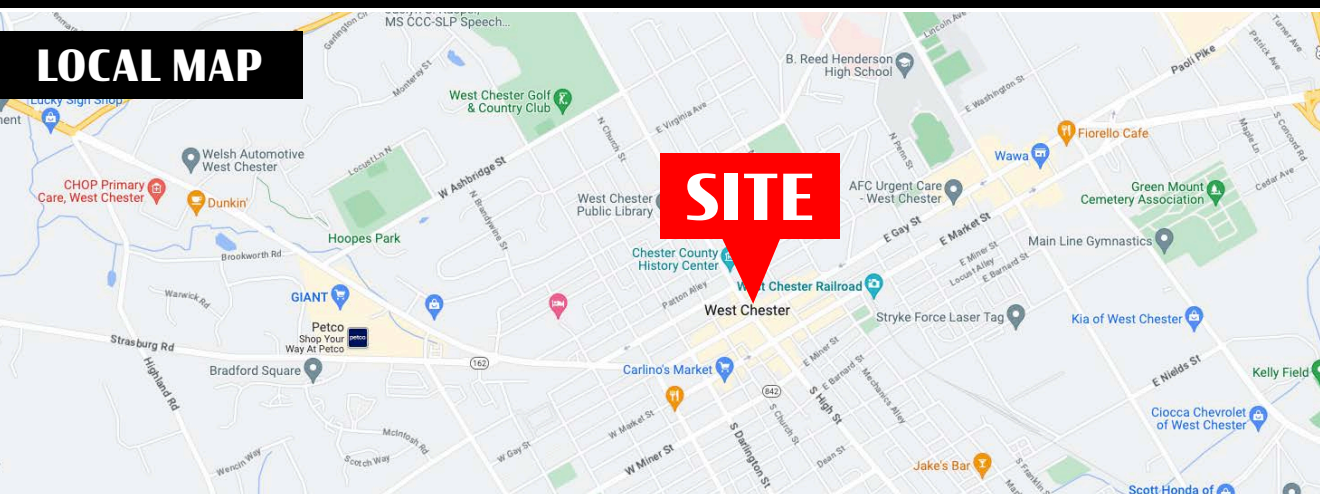
# 15-17 E Gay Street

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## LOCAL MAP



DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
TOTAL POPULATION	20,722	59,636	112,940
TOTAL EMPLOYEES	21,105	42,209	65,912
AVERAGE HHI	\$111,676	\$142,675	\$152,682
TOTAL HOUSEHOLDS	7,586	21,485	42,088

TRAFFIC COUNTS: **E Gay Street** ± 6,000 VPD



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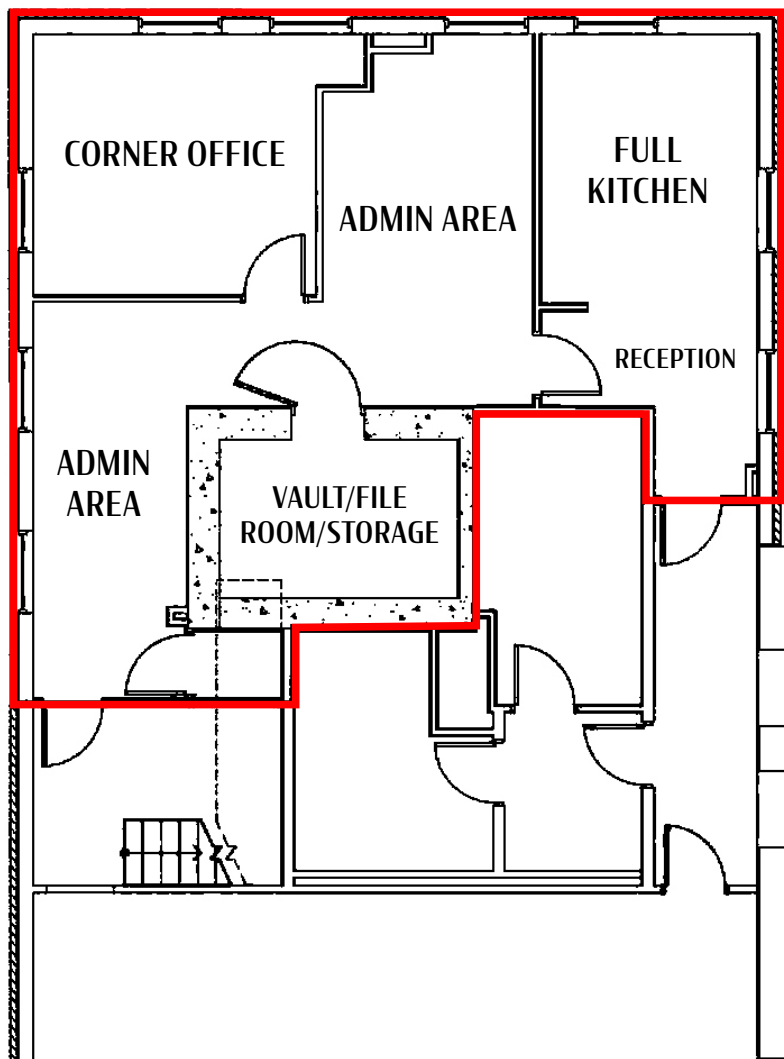
# 15-17 E Gay Street

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## FLOOR PLAN: 1<sup>st</sup> Floor



1<sup>ST</sup> FLOOR OFFICE SPACE  
±1,340 SF Available For Lease



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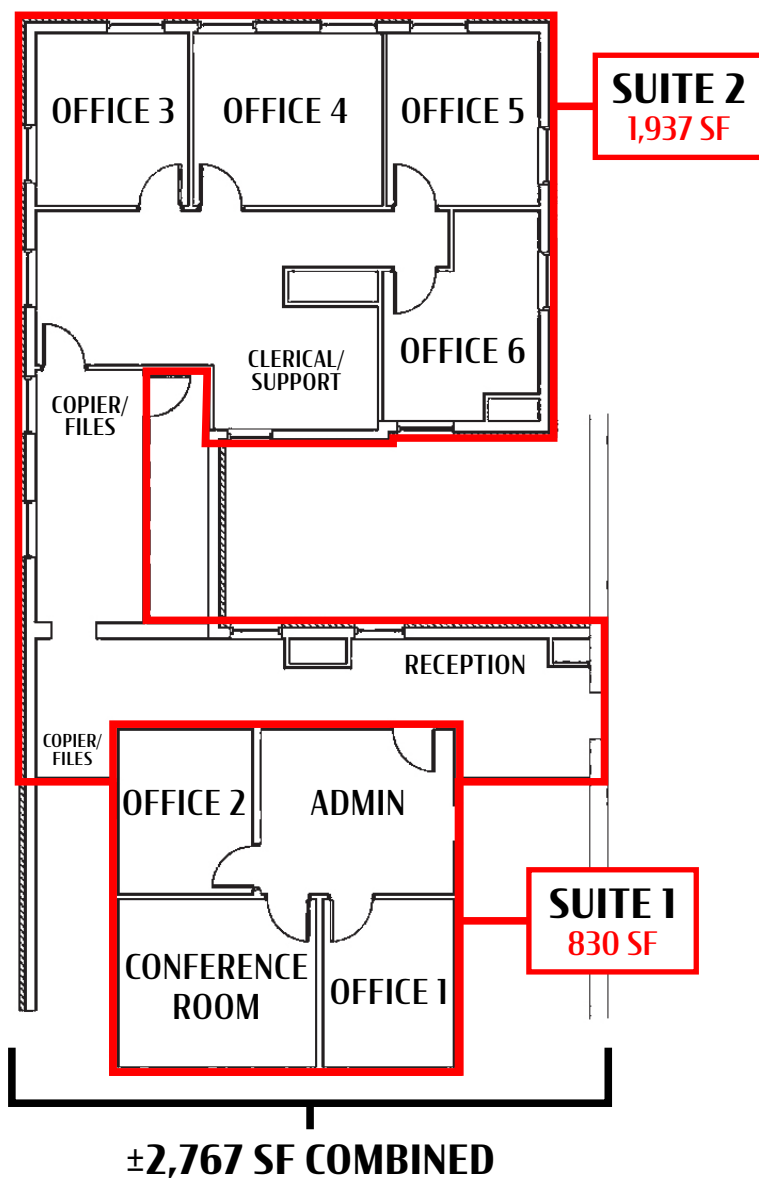
# 15-17 E Gay Street

West Chester, PA | 19380

±830 - 2,767 SF  
OFFICE SPACE

*Available For Lease*

## FLOOR PLAN: 2<sup>nd</sup> Floor



2<sup>ND</sup> FLOOR OFFICE SPACE  
±830 - 2,767 SF Available For Lease



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**15-17 E Gay Street**  
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**MARKET AERIAL**



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# About Bennett Williams



Since its founding in 1956, Bennett Williams Commercial, Inc. has offered full Commercial Real Estate services to the Central Pennsylvania region and beyond. We have served thousands of commercial, industrial and retail clients as we have grown in size and reputation. With our team of both experienced and knowledgeable executives as well as young and energetic professionals, we have the team to handle any commercial real estate need.

At Bennett Williams, your investments are always in good hands. Our retail Investment sales group provides top notch investment sales services for all categories of retail investments for both buyers and sellers alike, whether institutional or local, throughout the Central Pennsylvania landscape. Whether the asset is a single or multi-tenant, we pride ourselves in going above and beyond the expectations of the client to achieve maximum results. With over 60 years under our belt, and over 25 licensed real estate professionals, we possess the knowledge, experience, and dedication trusted by many in the investment sales segment of the industry.



Bennett Williams is a member of the Capital Markets Real Estate Network, a nationwide network of professionals dedicated to, and specializing in the capital markets segment of commercial real estate. CMRE is comprised of the most highly-qualified, best-experienced independent Capital Market real estate professionals.

## LISTING AGENTS:

**Tommy Ciccarone**

[tommy@bennettwilliams.com](mailto:tommy@bennettwilliams.com)

## OUR LOCATIONS:

### YORK OFFICE:

3528 Concord Rd.  
York, PA 17402

### EXTON OFFICE:

1 E. Uwchlan Ave. Suite 409,  
Exton, PA 19341

### WILLIAMSPORT OFFICE:

1000 Commerce Park Dr, Suite 310,  
Williamsport, PA 17701

### LANCASTER OFFICE:

150 Farmington Lane  
Lancaster, PA 17601

### NEW JERSEY OFFICE:

236 E. Route 38, Suite 130  
Moorestown, NJ 08057

### WEST CHESTER OFFICE:

107 E Chestnut St, Suite 107  
West Chester, PA 19380

## CONTACT US

717.843.5555 | [www.bennettwilliams.com](http://www.bennettwilliams.com)

