

# DARLINGTON COMMONS

158 W GAY ST | WEST CHESTER, PA | 19382



±2,550 SF  
**FOR LEASE**



**TOMMY CICCARONE**

For Leasing Information: 610.999.5800 | Learn more online at [www.bennettwilliams.com](http://www.bennettwilliams.com)

ACTIVE MEMBER OF:  
**RETAIL** BROKERS  
NETWORK





COMMERCIAL BROKERAGE. *Redefined.*



# PROPERTY HIGHLIGHTS

- Class A Office Space
- Suite 200: 2,550 SF
- Pricing: \$30/SF plus utilities
- Walking distance to the Courthouse
- Above Stove & Tap
- Located in the Borough of West Chester
- Furniture can be included



DEMOS	1 MILE	3 MILE	5 MILE
 POPULATION	20,493	60,329	112,582
 EMPLOYEES	17,072	35,023	55,279
 AVERAGE HHI	\$114,737	\$160,224	\$175,547
 HOUSEHOLDS	7,535	21,986	42,121









**Total enrollment:** 17,614 (2021)  
**Established:** 1871  
**Endowment:** \$47.2 million as of 2019  
**President:** Christopher Fiorentino  
**Provost:** R. Lorraine Bernotsky  
**Academic Staff:** 695 full-time / 298 part-time



**Beds:** 248 licensed  
**Adult & Pediatric Admissions:** 13,876  
**Outpatient Tests & Procedures:** 434,381  
**Emergency Department Visits:** 44,551  
**Births:** 2,799  
**Employees:** 2,561  
**Physicians:** 687



West Chester is the official County Seat of Chester County, PA.  
 As of the 2020 census, the population of Chester County was 534,413, increasing by 7.1% from 498,886 in 2010.

**525 BUSINESSES IN  
 DOWNTOWN WEST CHESTER**

**13,000 BUSINESSES  
 WITHIN A 10 MILE RADIUS**

**10,400 DOWNTOWN  
 EMPLOYEES**

**EMPLOYMENT**

**Borough of West Chester  
 Tenants (Publicly Traded)**  
 BB&T Bank  
 Meridian Bank  
 Wells Fargo Bank  
 Univest Bank  
 Santander Bank

**Janney Montgomery Scott  
 Verrica Pharmaceuticals**  
 ALL PLAN  
 Northwestern Mutual  
 Testo  
 Chase Bank

**BOROUGH OF WEST CHESTER PRIVATELY  
 HELD COMPANY HEADQUARTERS**

**STP Financial  
 Brandywine Valley YMCA  
 Align5  
 Bernardon**

**MacElree Harvey, Ltd.  
 Lamb McErlane, PC  
 Gawthrop Greenwood, PC  
 Pennoni Associates Inc.**



## • **LODGING**

- 100+ Room Hotel
- Open 2025

## • **MIXED USE**

- 44W Gay Street
- 45,000 SF
- Four Story Development
- Under Construction

## • **SINGLE FAMILY & TOWNHOMES**

- RYAN/NVR Homes building 600+ Homes
- TOLL Brothers building 200+ Homes

## • **MULTI FAMILY**

- Coming Soon: 600+ Market Rate Units



### **OPEN 2025: 100+ ROOM HOTEL**

Corner of Gay Street & Walnut Street  
Over One Hundred Rooms  
"Hotel Indigo Boutique"



### **CHESTNUT SQUARE APARTMENTS**

201 E Gay Street  
Luxury Apartment Complex  
Courtyard Lounge & Swimming Pool



### **45,000 SF FOUR STORY DEVELOPMENT**

44 W Gay Street  
15,000 SF of Retail & 3 Floors of Office Space  
Designated Outdoor Seating Areas

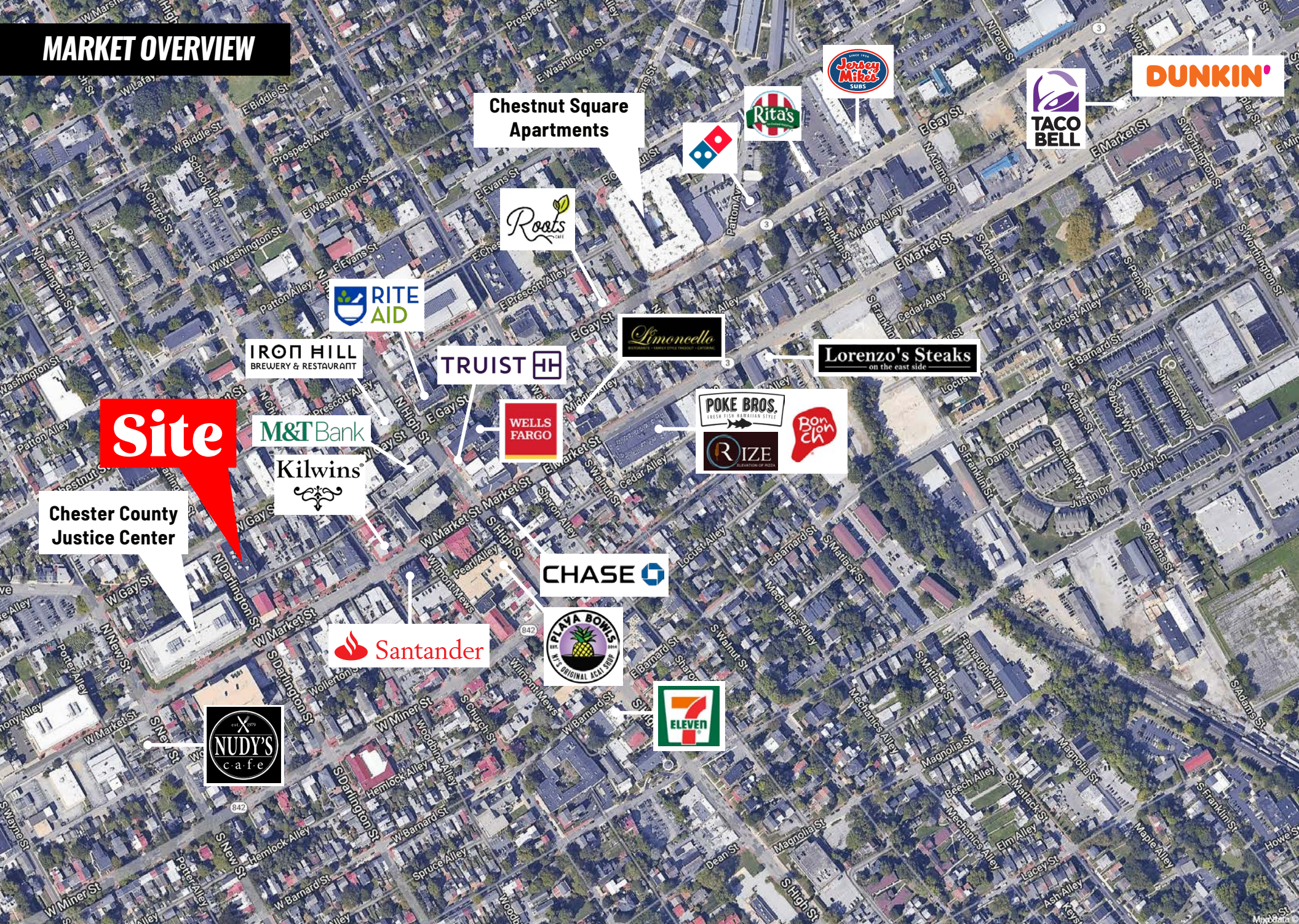


### **RYAN/NVR HOMES**

600 + New Homes Coming to West Chester



# MARKET OVERVIEW



Chestnut Square  
Apartments

Site

Chester County  
Justice Center



# MARKET OVERVIEW



**Site**

**Penn Medicine**



**110 Room Hotel**



**Chestnut Square Apartments**

**Approved Multi Family Development**



**Sold Out Ryan Home Project**

**Chester County Justice Center**

**Market Street Flats**

**±20 Acre Parcel Planned Development**





# PARKING MAP



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# Bennett Williams

COMMERCIAL REAL ESTATE

## OUR LOCATIONS:

### YORK OFFICE:

3528 Concord Rd.  
York, PA 17402

### EXTON OFFICE:

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

### WEST CHESTER OFFICE:

107 E Chestnut St, Suite 1  
West Chester, PA 19380

### LANCASTER OFFICE:

150 Farmington Lane, Suite 201  
Lancaster, PA 17601

### STATE COLLEGE OFFICE:

330 Innovation Park, Suite 205  
State College, PA 16803

### NEW JERSEY OFFICE:

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

## LISTING AGENTS:



### TOMMY CICCARONE

tommy@bennettwilliams.com

### CONTACT US

610.999.5800 | [www.bennettwilliams.com](http://www.bennettwilliams.com)

LANDLORD  
REPRESENTATION

TENANT  
REPRESENTATION

INVESTMENT  
SALES

PROPERTY  
MANAGEMENT



## 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.

Bennett Williams is a member of the Retail Brokers Network (RBN), a partnership of the best regional retail brokerage firms servicing all of the major markets across the United States. Our affiliates are handpicked ensuring that our clients receive top quality service and representation in any market they need help in, with 61 offices across 65+ markets and 700+ members.

