

# Darlington Commons

±1,386 SF  
FOR LEASE

158 W GAY ST | WEST CHESTER, PA | 19382



Tommy Ciccarone

For Leasing Information: 717.843.5555 | Learn more online at [www.bennettwilliams.com](http://www.bennettwilliams.com)

ACTIVE MEMBER OF:  
**RETAIL** BROKERS NETWORK

COMMERCIAL BROKERAGE. *Redefined.*



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## PROPERTY HIGHLIGHTS

- Class A Office Space
- Divisible Suites located on the 2nd Floor
- Suite 202: 1,386 SF
  - Rent: \$3,300 + Utilities
- Walking distance to the Courthouse
- Above Stove & Tap
- Located in the Borough of West Chester

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

**TRAFFIC COUNTS: E Market St ±17,700 VPD**



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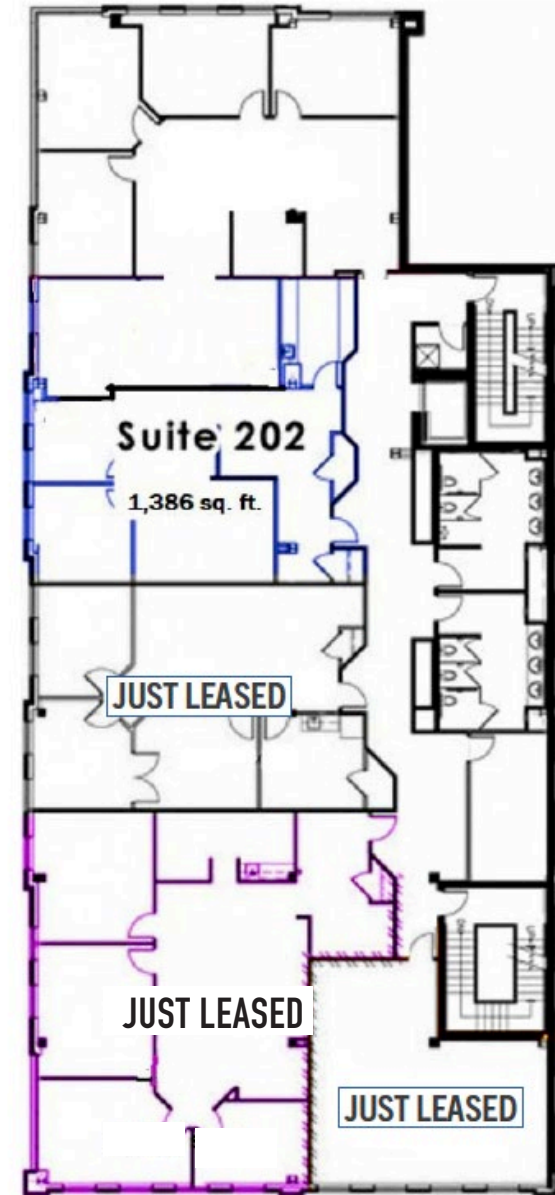
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**Total enrollment:** 17,614 (2021)  
**Established:** 1871  
**Endowment:** \$47.2 million as of 2019  
**President:** Christopher Fiorentino  
**Provost:** R. Lorraine Bernotsky  
**Academic Staff:** 695 full-time / 298 part-time



**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 71% 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  
Starbucks  
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  
SCIOR



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- **LODGING**

- Approved 100+ Room Hotel

- **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: E.Kahn Development building
- 120+ Apartments



### APPROVED 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



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## MARKET OVERVIEW





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## PARKING MAP



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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

## 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:**  
2173 Embassy Dr., Suite 201  
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**  
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