

110-112 E Gay Street

WEST CHESTER, PA | 19382

±3,400 SF
FOR LEASE



Tommy Ciccarone

For Leasing Information: 484.947.5534 | Learn more online at www.bennettwilliams.com



COMMERCIAL BROKERAGE. *Redefined.*

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PROPERTY HIGHLIGHTS

- 3,400 SF (38'x89.5')
- Ceiling: Varies
- Seating: 70 + Inside
20 + Outside
- Private Party Area
- Liquor License: Full R License
- Parking: Rear
- Delivery: Rear
- Signage: Back Lit Marquee
- Accordion Style Window System

SYSTEMS

- * **New**
 - ° ADA restroom(s) to code
 - ° HV/AC system(s)
- Fully Sprinklered
- Electrical Service
- Finished walls
- Plumbing

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 Gay St ±22,000 VPD**



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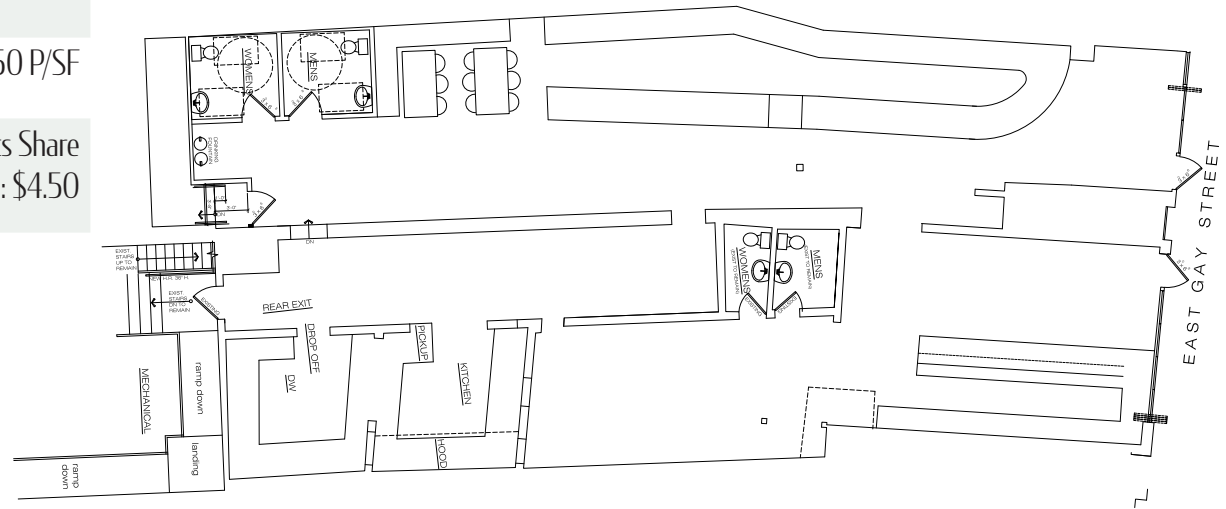
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LIQUOR LICENSE PURCHASE INFO

Total Amount for Liquor License	\$550,000
Down	\$50,000
Financed (Interest Only Loan)	\$500,000
Annual Interest Rate	8%
Annual Interest	\$42,000
Monthly Interest Payment	\$3,541.67

LIQUOR LICENSE PURCHASE INFO

Base Rent	\$30 P/SF
Annual Increase	\$50 P/SF
NNN	Tenants Share Est: \$4.50



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RETAIL BROKERS NETWORK

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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 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**

DEVELOPMENTS COMING SOON

Hotel Indego (E Gay St): Zukin Realty

108 Room Hotel with Full 1st Floor Restaurant

250 E Market St: E Kahn Development

219 Market Rate Apartments

410 N High St: Core Development

125 Market Rate Apartments over 9,200 SF of Retail

322 W Market Street: E Kahn Development

181 Market Rate Apartments over Retail

611 E Neilds Street: E Kahn Development

523,653 Industrial Space



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MARKET OVERVIEW



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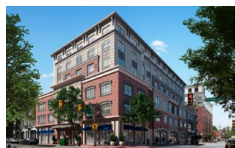


Site

Penn Medicine



Chestnut Square
Apartments



Under Construction
110 Room Hotel

Approved Multi
Family Development



Sold Out Ryan
Home Project

Chester County
Justice Center

Market Street Flats

±500,000 SF
Planned Development



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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.



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