1,865 SF FOR LEASE



WEST CHESTER, PA | 19382













PROPERTY HIGHLIGHTS

- Retail/Restaurant (2nd generation)
- 1,865 SF
- Township: Borough of West Chester
- Zoning: Town Center/Retail Overlay
- · Parking: Street Parking
- Walk Score: 96
- Base: \$30.00
- Lease: NNN (\$5.44)
- Utilities: Natural Gas, Public Water & Sewer
 - Gas Line: 1.5 inches
 - HVAC: Two (2) Five (5) Tonne Units
- Equipment: Call for Details & Terms

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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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 Merdian Bank Wells Fargo Bank Univest Bank Santander Bank

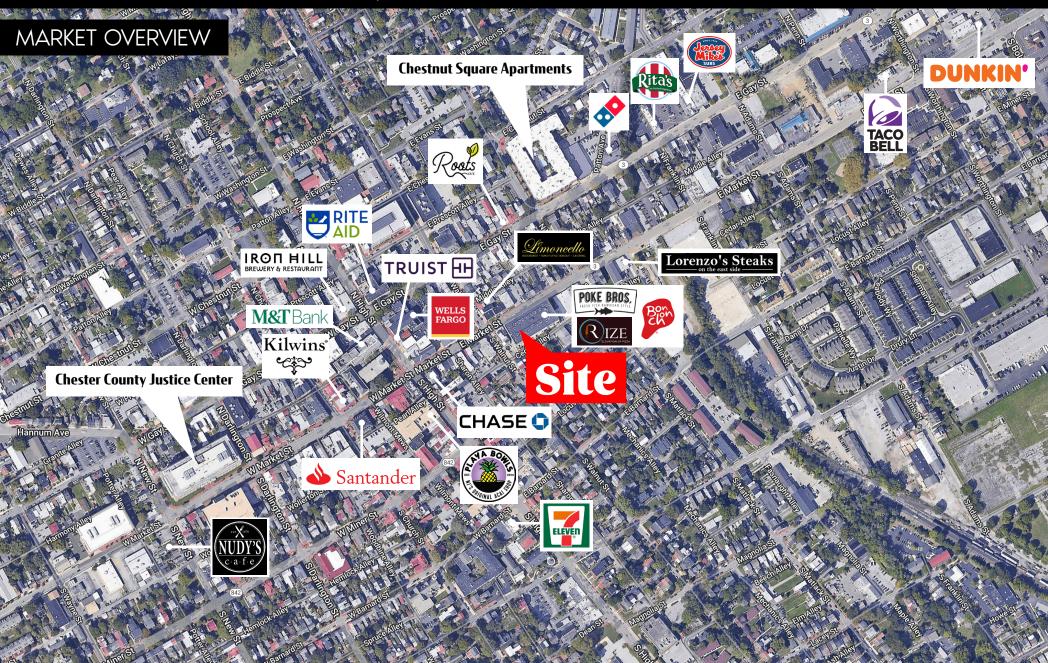
Janney Montgomery Scott Verrica Pharmaceuticals ALL PLAN Starbucks Northwestern Mutual Testo Chase Bank

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

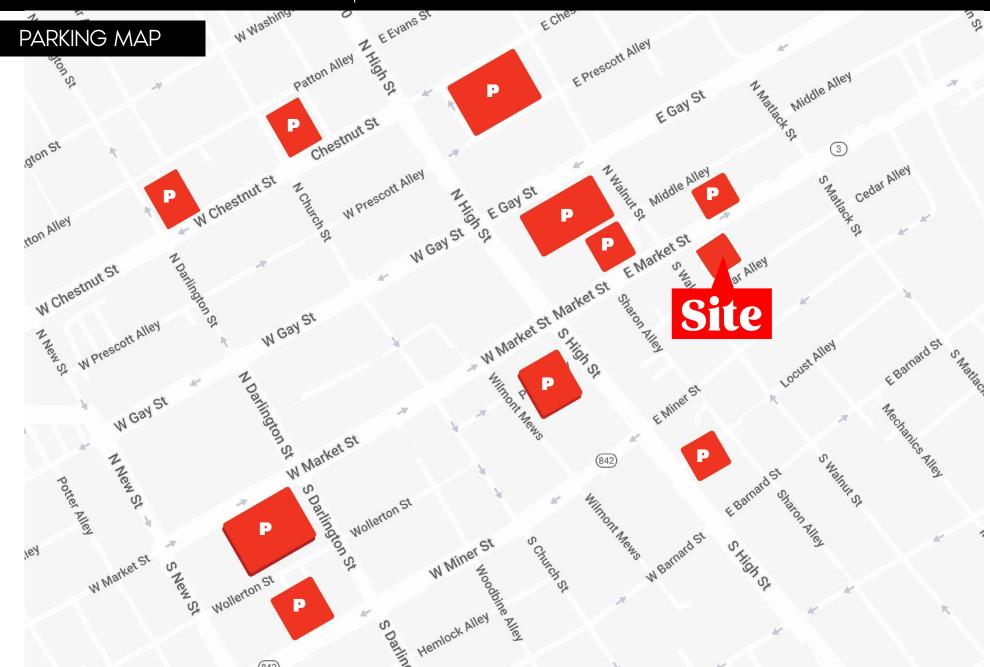


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About Bennett Williams



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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