

1596 Paoli Pike

WEST CHESTER, PA | 19380

±1,250 SF
FOR LEASE OR SALE



Tommy Ciccarone

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



COMMERCIAL BROKERAGE. *Redefined.*

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C-2 ZONING

LOCAL CONVENIENCE COMMERCIAL DISTRICT

USES PERMITTED BY RIGHT

Personal service establishments, including the following uses: retail and/or self-service dry cleaning & laundry, tailor, barber shop, beauty salon, dressmaker & shoe repair.

Standard restaurant (which may include occasional take-out service) but not including drive-through service, a fast food restaurant or a food stand.

Professional offices, including offices of attorneys, accountants, physicians, dentists, realtors, financial consultants, brokers, engineers, architects or other recognized professions.

Retail establishments for sales of automotive parts, tires or other automotive accessories Automotive repair & services establishment and/or car wash.

CONDITIONAL USE(S)

Day Care

PROPERTY HIGHLIGHTS

- 2nd generation fast casual with dual drive thru access
- 1,250 SF
- Township: East Goshen
- Zoning: C-2
- Marquee sign
- 2 entrances
- Daily traffic count: 11,000 ADT
- Sale Price: \$1,330,000
- Lease: Call for details



DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
TOTAL POPULATION	5,112	44,514	122,911
TOTAL EMPLOYEES	2,478	21,040	84,419
AVERAGE HHI	\$211,959	\$171,363	\$177,116
TOTAL HOUSEHOLDS	2,040	18,095	47,184

TRAFFIC COUNTS: Paoli Pike ±11,000 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.



West Chester Area School District

Serving a 75-square mile of Chester County, the district is comprised of West Chester Borough and surrounding townships. With 10 elementary schools, 3 middle schools, and 3 high schools, the school district employs 950 teachers, 60 administrators, and 400 support staff.

CHESTER COUNTY, PA

TOTAL POPULATION OF 498,886

750 SQUARE MILES

OVER 13,000 BUSINESSES

7 HOSPITALS

6 COLLEGE/ UNIVERSITIES

12 SCHOOL DISTRICTS

TOP 20 EMPLOYERS IN CHESTER COUNTY

Vanguard Group Inc.	Downington Area School District
QVC Network Inc.	United Parcel Service Inc.
The Chester County Hospital	West Chester Area School District
County of Chester	YMCA of Great Brandywine Valley
Federal Government	Wawa Inc.
Giant Food Stores LLC	Wal-Mart Associates Inc.
Main Line Hospitals Inc.	State Government
Siemens Medical Solutions USA, Inc.	Janssen Research & Development LLC
PA System of Higher Education	Sikorsky Global Helicopters
Chester County Intermediate	ACME Markets Inc.
The Devereux Foundation	Wegmans Food Markets Inc.

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MARKET OVERVIEW



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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