

897

SOUTH MATLACK STREET

±4.3 ACRES / ±30,100 SF **AVAILABLE** | OFFERING MEMORANDUM

WEST CHESTER, PA | 19380



Tommy Ciccarone Jr. | Bill Hess

For Leasing Information: 484.947.5334 | Learn more online at www.bennettwilliams.com



COMMERCIAL BROKERAGE. *Redefined.*

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PROPERTY HIGHLIGHTS

- Township: West Goshen
- School District: West Chester
- Zoning: I-2
- Acre(s): 3.4
- Square Footage: 30,100 SF
- Taxes: \$34,324 (\$1.22 P/SF)
(2023 Assessment)
- Sprinkler: No
- Clear Height(s):
 - Retail Area: 16 FT
 - Warehouse Area: 20-22.8 FT
- Roof: Installed 2023
25 Year Warranty
- Power: 230 / 3 Phase
- Built: 1985 / Addition 2000
- Parking: 58 spaces
Potential Expansion area for additional parking
- Dock: 1 (10 FT)
- Drive In: 1 (10 FT)



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ZONING: I-2 LIGHT INDUSTRIAL

By Right Uses:

- Microbrewery
- Research & Engineering
- Mini warehouse or self storage
- Wholesale sales, storage, distribution
- Contractor's establishment
- Commercial greenhouse
- Office, Medical office, Out-patient
- Automobile: Body Repair / Paint Shop / Repair Shop
- Hotel / Motel
- Rental Business

Special Exception:

- Radio & Television Transmitter (including as an accessory use)
- Child day-care center / Adult day care-care center / Group day-care center
- Churches
- Retail sales as an accessory use



DEMOGRAPHICS	3 MILE	5 MILE	7 MILE
TOTAL POPULATION	61,609	111,882	172,596
TOTAL EMPLOYEES	31,090	47,290	86,397
AVERAGE HHI	157,801	47,290	186,629
TOTAL HOUSEHOLDS	22,973	41,164	65,204

TRAFFIC COUNTS: RT 202 ± 58,000 VPD



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CHESTER COUNTY:

Largest Employers
1st Quarter, 2023



RANK	EMPLOYER	RANK	EMPLOYER
1	The Vanguard Group Inc	26	Tredyffrin/Easttown School District
2	The Chester County Hospital	27	Johnson Matthey Inc
3	Main Line Hospitals Inc	28	ACME Markets Inc
4	County of Chester	29	Owen J Roberts School District
5	QVC Network Inc	30	De Lage Landen Financial Services
6	Federal Government	31	George Krapf Jr & Sons Inc
7	Giant Food Stores LLC	32	The Pyle Corporation
8	Downington Area School District	33	Herr Foods Inc
9	PA State System of Higher Education	34	Allied Resources Medical Staffing
10	West Chester Area School District	35	Certainteed LLC
11	Chester County Immediate Unit	36	Phoenixville Hospital LLC
12	Communications Test Design Inc	37	Unionville Chadds Ford School District
13	The Devereux Foundation	38	Phoenixville Area School District
14	IQVIA Inc	39	Coatesville Area School District
15	Wawa Inc	40	Lowe's Home Centers
16	YMCA of Greater Brandywine Valley	41	Longwood Gardens
17	Wal-Mart Associates Inc	42	Lincoln University
18	United Parcel Service Inc	43	Renal Treatment Ctrs Mid-Atlantic
19	Janssen Research & Development LLC	44	Target Corporation
20	State Government	45	Main Line Healthcare
21	Oracle America Inc	46	Avon Grove School District
22	Siemens Medical Solutions USA Inc	47	Great Valley School District
23	Wegmans Food Markets Inc	48	Kendall-Crosslands Communities
24	The Arc of Chester County	49	Progeon Limited
25	Comcast Cabelvision Corp (PA)	50	Collegium Charter School



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BUILDING DETAILS:

- Building Footprint: ±24,427 SF
- Retail Area: ±8,500 SF (Ground Level)
±2,500 SF Office (2nd Floor)
- Warehouse: ±15,900 SF (Ground Level)
±3,200 SF (Mezzanine Level)
- Total SF: ±30,100 SF



INTERIOR PHOTOS



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LABOR STORY:

30 MINUTE DRIVE TIME

Total Population: 909,816

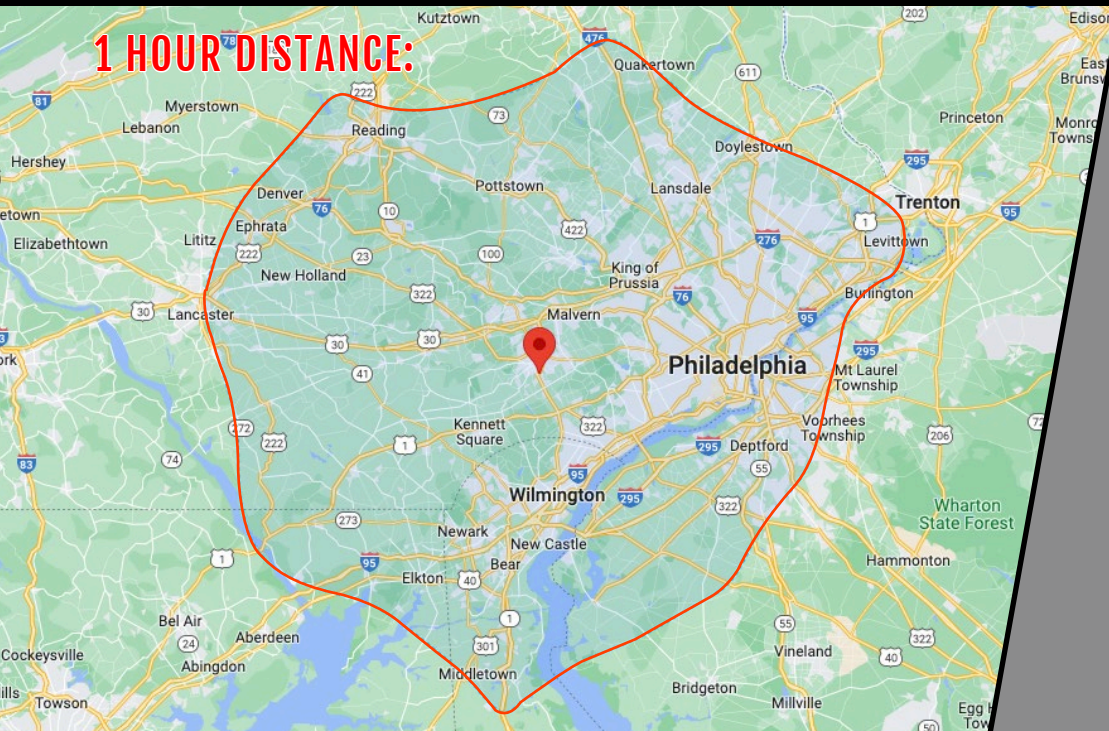
Total Employees: 539,832

60 MINUTE DRIVE TIME

Total Population: 5,765,491

Total Employees: 2,803,058

1 HOUR DISTANCE:



ACCESS:

Philadelphia: 36.3 Miles

Baltimore: 83.9 Miles

New York: 121.9 Miles

Wilmington: 15.4 Miles

King of Prussia: 20.1 Miles

Downington: 10.8 Miles

Kennett Square: 12.2 Miles

Exton: 7.3 Miles

PA Turn Pike: 10.9 Miles

Route 95: 14 Miles

Business 30: 6.8 Miles

Lancaster: 40 miles

Philadelphia Airport: 22 Miles

York: 70 Miles

Harrisburg: 84 Miles

Allentown: 71 Miles



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KEY	
SPACE	AREA (SQ FT)
RETAIL	8,500
OFFICE	2,500
WAREHOUSE	15,900 (1ST FLOOR)
MEZZANINE	3,200

SITE PLAN



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MARKET OVERVIEW



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ACTIVE MEMBER OF:
RETAIL BROKERS NETWORK

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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.



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