

1301 West Chester Pike

WEST CHESTER, PA | 19382



Property Highlights

• RETAIL SPACE(S)

- SF: 6,000 SF +/-
 - RETAIL: 3,500 +/-
 - WAREHOUSE: 2,500 +/- (2 GARAGE DOORS)
- TOWNSHIP: EAST GOSHEN TOWNSHIP

- ZONING: C-1
- PARKING: HIGHLIGHTED AREAS
- RATE: \$16.00 P/SF (NNN)
- SIGNAGE: MARQUEE

**±6,000 SF
FOR LEASE**



Tommy Ciccarone

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COMMERCIAL BROKERAGE. *Redefined.*

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§ 240-14. C-1 Community Commercial District.

- A. Specific intent. In addition to the objectives in §§ 240-3 and 240-13, this district is intended to provide for automobile-related uses as well as daily shopping and personal service needs of Township residents and other nearby residents.
- B. Uses permitted by right. The following principal uses are permitted by right in the C-1 District if the area, bulk and all other applicable requirements of this chapter are satisfied:
- (1) Automotive repair and service establishment and/or car wash.
 - (2) Retail establishment for sales of automotive parts, tires or other automotive accessories, but not including a junkyard.
 - (3) Personal service establishment.
 - (4) Retail establishment for sales of the following items and other items that the applicant proves to the clear satisfaction of the Board of Supervisors are very closely similar in character, but with any adult use being specifically prohibited in this district:
 - (a) Furniture and home furnishings.
 - (b) Gift items, cameras, stationary, books, cigarettes, flowers, custom-made crafts and candy.

- (c) Shoes, cosmetics and apparel or apparel accessories.
 - (d) Paint, wallpaper and interior decorating supplies.
 - (e) General merchandise, such as is commonly found within department stores, five-and-ten variety stores and general merchandise discount stores.
 - (f) Musical instruments or household appliances.
 - (g) Legal drugs. [Added 7-11-2017 by Ord. No. 129-B-2017]
- (5) Establishment for sales, rental or leasing of new or used household goods or household appliances.
 - (6) Governmental or business office or United States Postal Service facilities, but not including the sale of goods on-site.
 - (7) Professional office, including offices of attorneys, accountants, physicians, dentists, realtors, financial consultants, brokers, engineers, architects or other recognized professions.
 - (8) Standard restaurant (which may include catering service and/or occasional take-out service), fast-food restaurant and/or food stand, any of which may include drive-through service.

- (9) Sales and service of office equipment, such as computers and photocopiers.
- (10) Public library.
- (11) Facility for mailing, reproduction, faxing, commercial art, photography and/or stenographic services.
- (12) Forestry in accordance with the standards of § 240-34.1. [Added 10-29-2002 by Ord. No. 129-Q-02]
- (13) Outdoor retail sales of Christmas trees and seasonal flowers subject to the standards in § 240-34B. [Added 6-14-2004 by Ord. No. 129-O-04]
- (14) Outdoor retail sales of farm produce subject to the standards in § 240-34B. [Added 6-14-2004 by Ord. No. 129-O-04]
- (15) Contractor's establishment. [Added 9-25-2012 by Ord. No. 129-H-2012]
- (16) Medical marijuana dispensary. [Added 7-11-2017 by Ord. No. 129-B-2017]



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West Goshen Township

West Goshen Township, situated in Chester County, Pennsylvania, USA, had a population of 23,040 according to the 2020 census. Recognized for its quality of life, Money Magazine ranked West Goshen as the 10th best place to live in America in 2013. This accolade continued, with West Goshen consistently placing in the top 15 places to live in the United States from 2014 to 2017. Moreover, it consistently holds the position of one of the best neighborhoods to raise a family in Pennsylvania annually.

The township hosts the headquarters of QVC, despite its official address being in West Chester. Notable companies such as A. Duie Pyle Trucking, Teva Pharmaceuticals, and Lasko Industries also have their headquarters in West Goshen Township. With over 465 businesses calling it home, West Goshen Township is a thriving hub of economic activity.

±6,000 SF
FOR LEASE

DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
TOTAL POPULATION	9,207	67,605	185,924
TOTAL EMPLOYEES	6,712	50,424	123,897
AVERAGE HHI	\$128,646	\$112,743	\$103,285
TOTAL HOUSEHOLDS	3,849	29,019	78,996

TRAFFIC COUNTS: WEST CHESTER PIKE ±37,000 VPD



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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.



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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