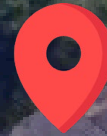


610 W STRASBURG ROAD

WEST CHESTER, PA | 19382

**FULLY
RENOVATED &
AVAILABLE
SUMMER
2024!**



± 8,000 VPD

±2,500-5,250 SF AVAILABLE
FOR LEASE



Tommy Ciccarone | Alec Werner

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



COMMERCIAL BROKERAGE. *Redefined.*

610 W STRASBURG RD

WEST CHESTER, PA | 19382

±2,500-5,250 SF
FOR LEASE

PROPERTY OVERVIEW

- Flex Warehouse Space Available for Lease (2,500 – 5,250 SF)
- Front Drive-In Garage Door (10' x 12') w/ Interior Loading Dock
- 1 Exterior Loading Dock
- 1st Floor Varying Ceiling Heights - 10'-12'
- 0.59 Acre Site
- 10+/- Front Parking Spaces
- Township: West Chester Borough
- Zoning: Commercial Service District
- Utilities: Public
- Rent – \$13.00/SF Plus Utilities
- Traffic Counts – 6,418 – 10,459 Cars
- Fully Renovated & Available Summer 2024



POPULATION

3 MILE- 54,639
5 MILE- 109,819
7 MILE- 192,526



EMPLOYEES

3 MILE- 28,965
5 MILE- 59,579
7 MILE- 90,045



AVERAGE HHI

3 MILE- \$167,364
5 MILE- \$176,203
7 MILE- \$184,891



HOUSEHOLDS

3 MILE- 19,313
5 MILE- 41,510
7 MILE- 71,920

610 W STRASBURG RD

WEST CHESTER, PA | 19382

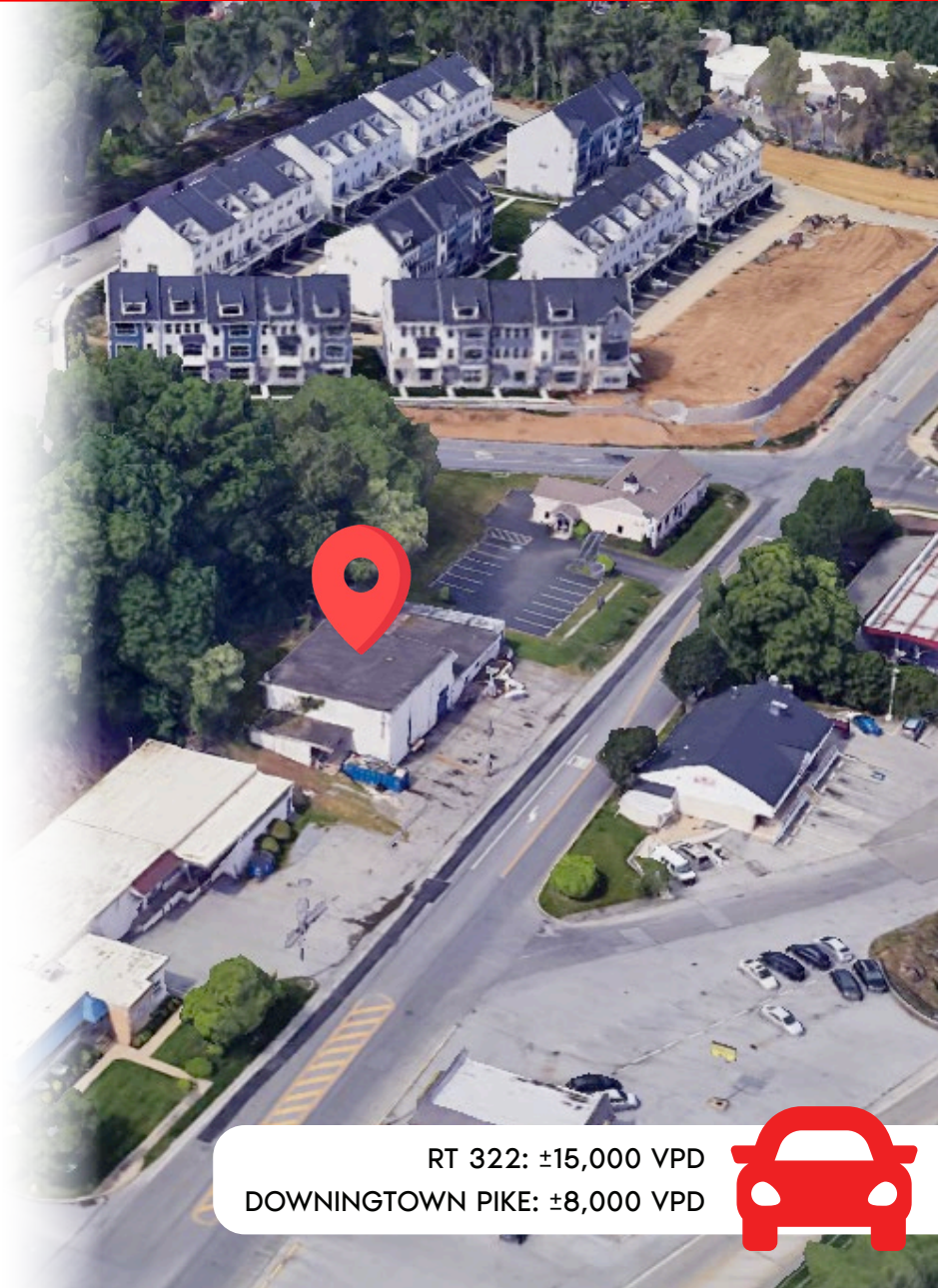
±2,500-5,250 SF
FOR LEASE

ZONING: CS, COMMERCIAL SERVICE DISTRICT

The Commercial Service District is designed to accommodate commercial uses which are highway oriented and are located on the outskirts of the Town Center District. The CS District is designed to provide uses which are readily accessible by and directly related to vehicular traffic, such as automotive service stations, automotive parts stores, automotive sales and service facilities, fast-food restaurants and the like.

PERMITTED USES

- Automotive Repair/ Sales & Service Facilities / Service Stations
- Billboard Signs
- Car Wash Facilities
- Clubs or Lodges
- Commercial Parking Lots
- Municipal Uses
- Nursing Homes
- Offices
- Personal Service Shops
- Public Service Facilities
- Restaurants / Fast-Food
- Retail Stores, Shops
- Wholesale



RT 322: ±15,000 VPD
DOWNTOWN PIKE: ±8,000 VPD



610 W STRASBURG RD

WEST CHESTER, PA | 19382

±2,500-5,250 SF
FOR LEASE

SURROUNDING PROPERTIES:

Bradford Plaza: Giant, Walgreens, Dollar Tree, Petco, Fine Wine & Good Spirits
Ace Hardware of West Chester
Recently Developed Townhomes - West Chester Crossing (Toll Brothers)
Extra Space Storage, Westside Community Center
Located west of downtown West Chester



BRADFORD PLAZA

GIANT  **DOLLAR TREE**

 **FINE WINE & GOOD SPIRITS** **petco**

 **AT&T**

DUNKIN'

Walgreens

ExtraSpace Storage

Site

Westside Community Center

ACE Hardware

NAPA AUTO PARTS

ARTILLERY BREWING CO.

Bennett Williams

COMMERCIAL REAL ESTATE

OUR LOCATIONS:

YORK OFFICE:

3528 Concord Rd.
York, PA 17402

LANCASTER OFFICE:

150 Farmington Lane, Suite 201
Lancaster, PA 17601

EXTON OFFICE:

1 E. Uwchlan Ave.
Suite 409, Exton, PA 19341

WILLIAMSPORT OFFICE:

1000 Commerce Park Dr, Suite 310
Williamsport, PA 17701

WEST CHESTER OFFICE:

107 E Chestnut St, Suite 107
West Chester, PA 19380

NEW JERSEY OFFICE:

236 E. Route 38, Suite 130
Moorestown, NJ 08057

LISTING AGENTS:



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LANDLORD
REPRESENTATION

TENANT
REPRESENTATION

INVESTMENT
SALES

PROPERTY
MANAGEMENT



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.

Bennett Williams is a member of the Retail Brokers Network (RBN), a partnership of the best regional retail brokerage firms servicing all of the major markets across the United States. Our affiliates are handpicked ensuring that our clients receive top quality service and representation in any market they need help in, with 61 offices across 65+ markets and 700+ members.

