

204 W MARKET ST

WEST CHESTER, PA | 19382



610-692-5918
www.marketstreetprint.com

204

UPS
PICK UP

(BY APPOINTMENT ONLY)
PICK UP HOURS
Mon - Thurs 9am - 4pm
Fri - Sat 9am - 12pm
SUN CLOSED

MAIL DROP

NO CHANGE
NO SOLICITING
NO WALK IN COPIES

±3,700 SF FOR LEASE

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**±3,700 SF
FOR LEASE**

PROPERTY OVERVIEW

- Rentable Area: 3,700 SF (1 Floor)
- Township: Borough of West Chester
- Zoning: Town Center / Government Use Overlay
- Window Frontage/ Dimensions: 25' x 8'
- Parking: Street/Parking Garage next door/ Surface Lot
- Base Rent: \$25.00/SF
- Lease: NNN
- 3 Phase Power
- Proximity to Courthouse Across Street
- Window Storefront
- Potential Uses:
 - Retail
 - Restaurant
 - Office
 - Personal Service (Barber Shop, Esthetician, Nail Salon, etc.)
 - Banks
 - Gym/Fitness Use



POPULATION

1 MILE- 22,246
3 MILE- 58,026
5 MILE- 113,115



EMPLOYEES

1 MILE- 14,230
3 MILE- 32,223
5 MILE- 55,208



AVG HHI

1 MILE- 127,996
3 MILE- 169,795
5 MILE- 178,987



HOUSEHOLDS

1 MILE- 7,897
3 MILE- 20,494
5 MILE- 42,588

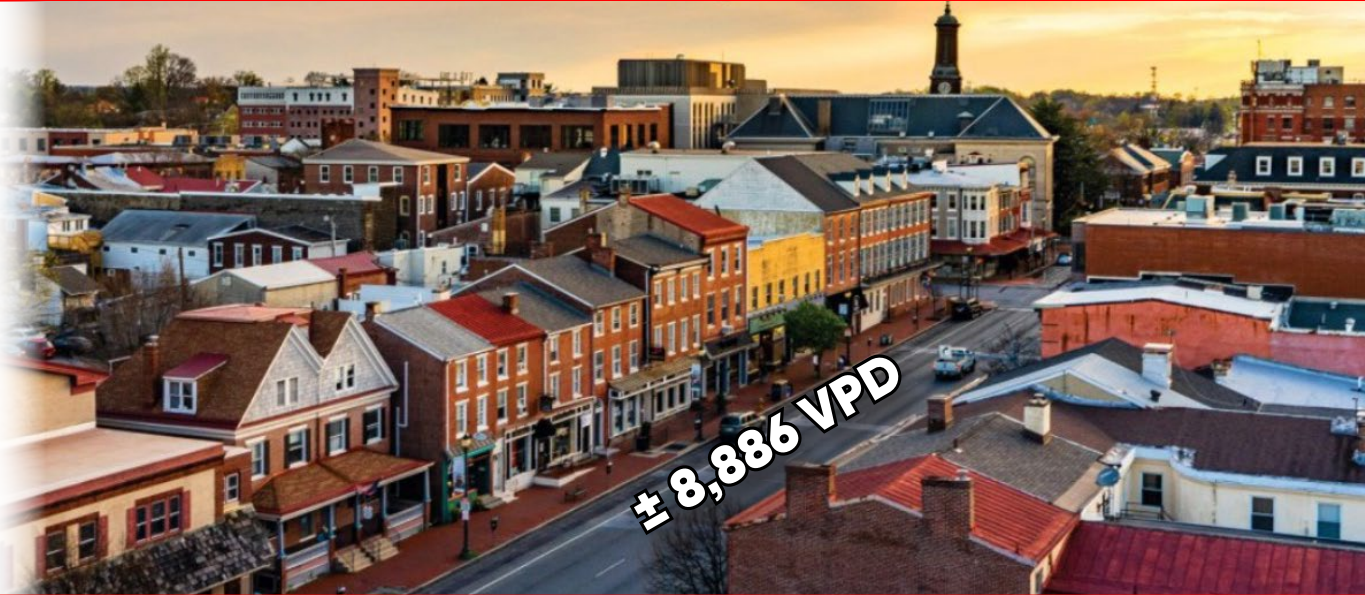
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NEARBY LOCATIONS

- Carlino's Market
- Pietro's Prime
- Chester County Justice Center
- Chester County Court House
- St. Agnes School & Church
- Kilwin's Chocolate
- Fulton Bank
- New Development
- Nudy's Cafe



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.

EMPLOYMENT

525 BUSINESSES IN DOWNTOWN WEST CHESTER
13,000 BUSINESSES WITHIN A 10 MILE RADIUS
10,400 DOWNTOWN EMPLOYEES

- Borough of West Chester Tenants
- BB&T Bank
- Meridian 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 Harvery, Ltd.
- Lamb McErlane, PC
- Gawthrop Greenwood, PC
- SCiOR

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LOCAL MARKET

BRADFORD PLAZA



St. Agnes School

Chester County
Justice Center



Parking Garage



Chester County
Human Resources



SITE



Tommy Ciccarone Jr. | Alec Werner
For Lease Information: 610.321.1111 | Learn more online at www.bennettwilliams.com



COMMERCIAL BROKERAGE. *Redefined.*

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MARKET AERIAL



WEST GOSHEN SC

ACME Staples PET SUPPLIES PLUS
LAIFITNESS RITE AID hair cutlery
FINE WINE & GOOD SPIRITS

WEST GOSHEN TC

Panera BREAD QDOBA MEXICAN EATS
GameStop AT&T ShopRite
Applebee's Grill + Bar Great Clips H&R BLOCK

TURNER SQUARE

CHIPOTLE tropicalCAFE SUNTAN CITY

CAMBRIDGE SQAURE

Jockey Mikes metro Rita's
cricket wireless RANCHERIA

SITE

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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CONTACT US

610.321.1111 | www.bennettwilliams.com

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.

