

# FOR LEASE

11,400 SF  
Whole Building



711 E Gay Street  
West Chester, PA 19380

VESTIAN

Bennett WILLIAMS  
COMMERCIAL REAL ESTATE

# 711 E Gay Street

## Property Overview

Pep Boys holds these properties under long term ground leases. The tire and auto repair operations will continue, the former parts sales areas have already been vacated, sizes fall in the range of 3,200 to 11,500 SF.

Uses sought include medical, such as dialysis or Plasma centers, day care for children, doggie day care, discount retail, furniture, tools, hardware and automotive uses that don't compete with the tire and repair operations, such as collision centers, auto glass or auto parts.

Cash allowances can be negotiated, provided the rent is commensurate with a reasonable return on the additional investment.

- Highly visible from all directions
- Ample parking
- Typically located among nationally recognized retailers
- Size of space can be flexible

## Nearby Retailers



### CONTACT

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## PROPERTY OVERVIEW

Address	711 E Gay Street West Chester, PA 19380
Total Building SF	11,400 SF
Possession	Immediate
Signage	Pylon signage unavailable
Asking Rate	Contact Broker
Comments	<ul style="list-style-type: none"><li>• Dedicated Main Entrance</li><li>• Sprinklered</li><li>• HVAC throughout</li></ul>



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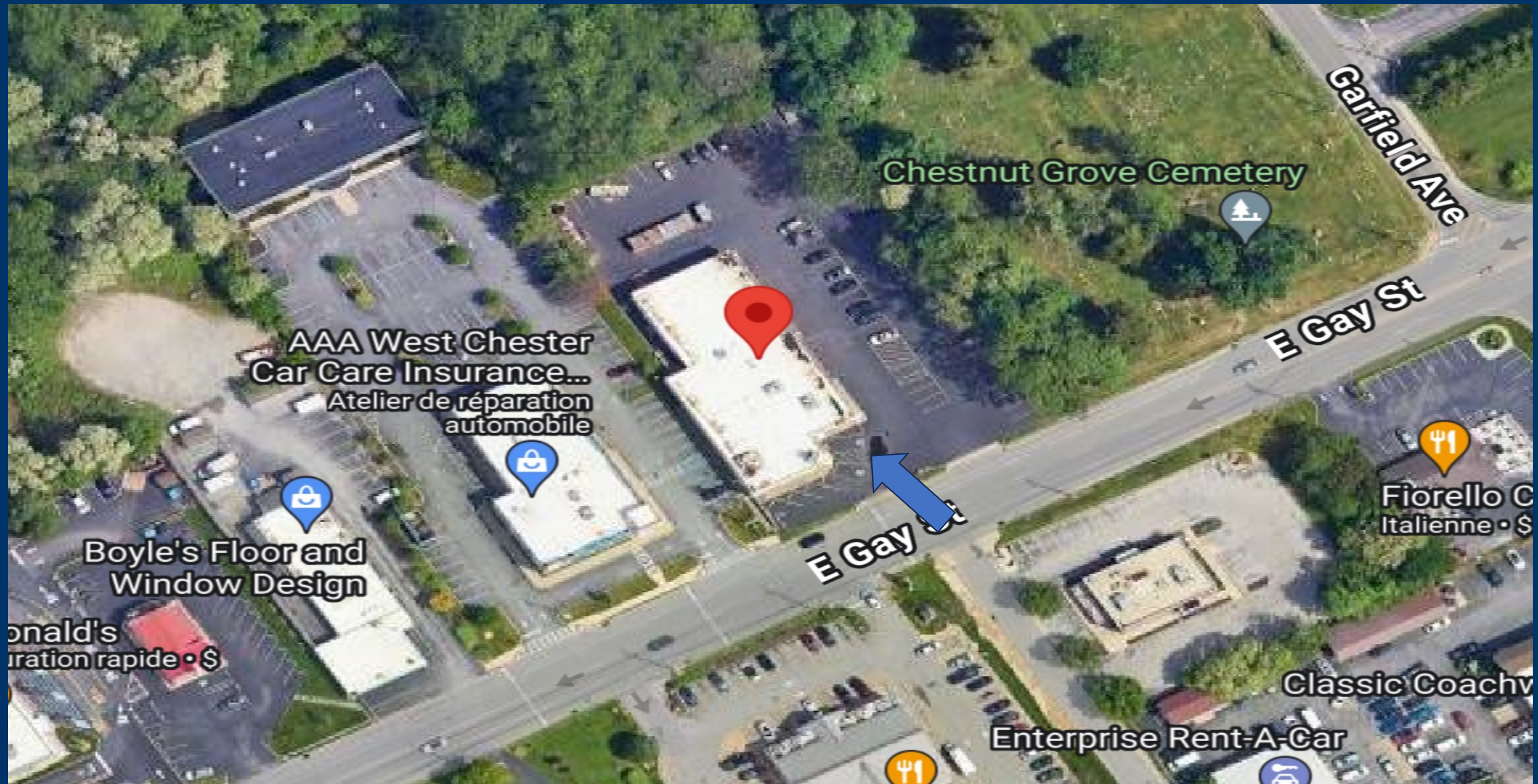
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# Building & Pylon Signage Renderings



*\*Signage renderings provided for illustrative purposes only.  
Actual design and placement may vary based on location and specific property requirements.*

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**FOR LEASING INFORMATION,  
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