

701 WEST STATE STREET

KENNETT SQUARE, PA • 19348

±2,000 VPD

SITE

**NEW 166 UNIT
APARTMENT BUILDING**



±6,000 VPD

±6,000 VPD

PRICE REDUCED

\$425,000

0.42 ACRES AVAILABLE

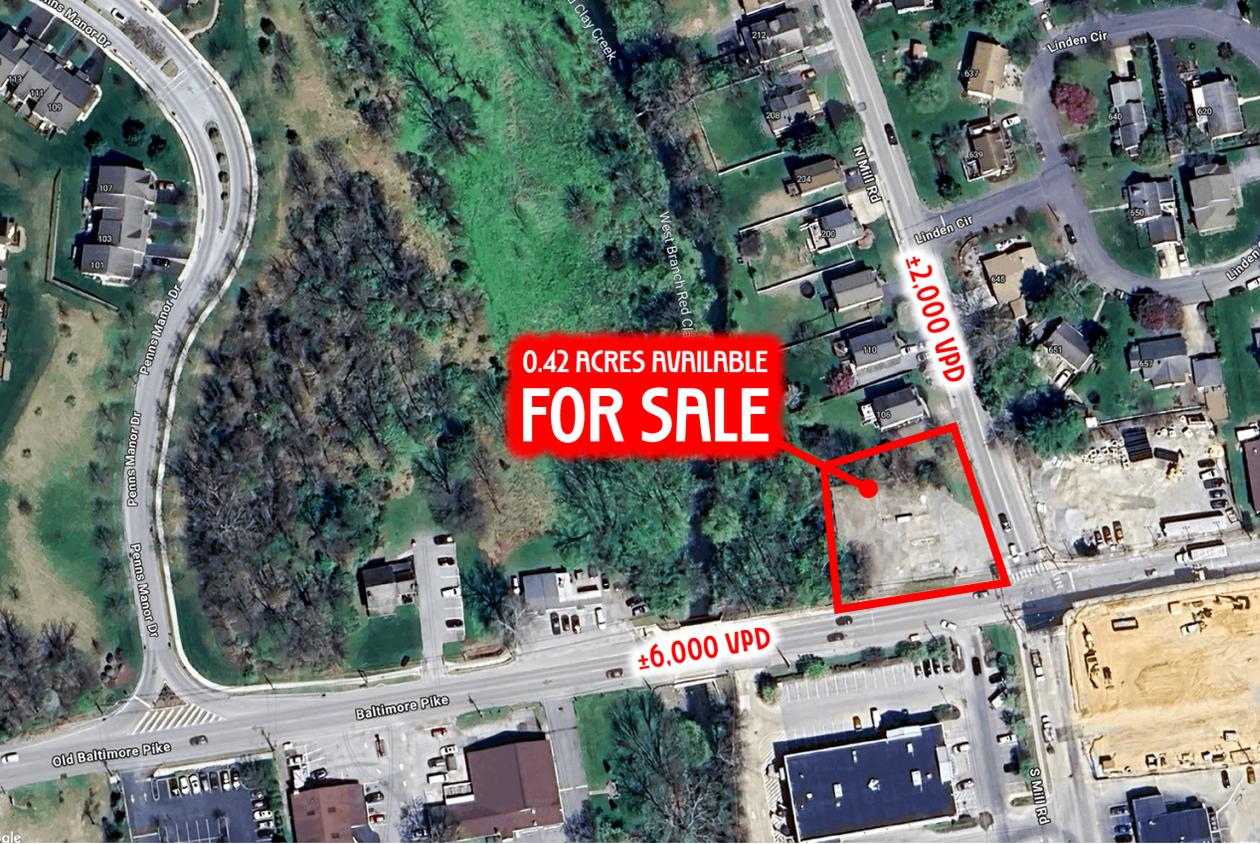
FOR SALE



FRANCESCO CONIGLIARO | BRAD ROHRBAUGH | CHAD STINE

For Sale Information: 717.843.5555 | Learn more online at www.bennettwilliams.com

COMMERCIAL BROKERAGE *Redefined.*



PROPERTY OVERVIEW

Excited to announce this Great Redevelopment opportunity. 701 West State Street, Kennett Square is a 0.42 acre Signalized Corner property. Zoned C-2 Long list of uses permitted. Currently showing with two access points to the property from West State Street and Mill Road. Sits across the street from a Newly built apartment complex of 166 units, two blocks away from Victory Brewing Company.

NEARBY PLACER.AI STATS

Wawa
482.7K VISITS
IN THE LAST YEAR

McDonald's
487.9K VISITS
IN THE LAST YEAR

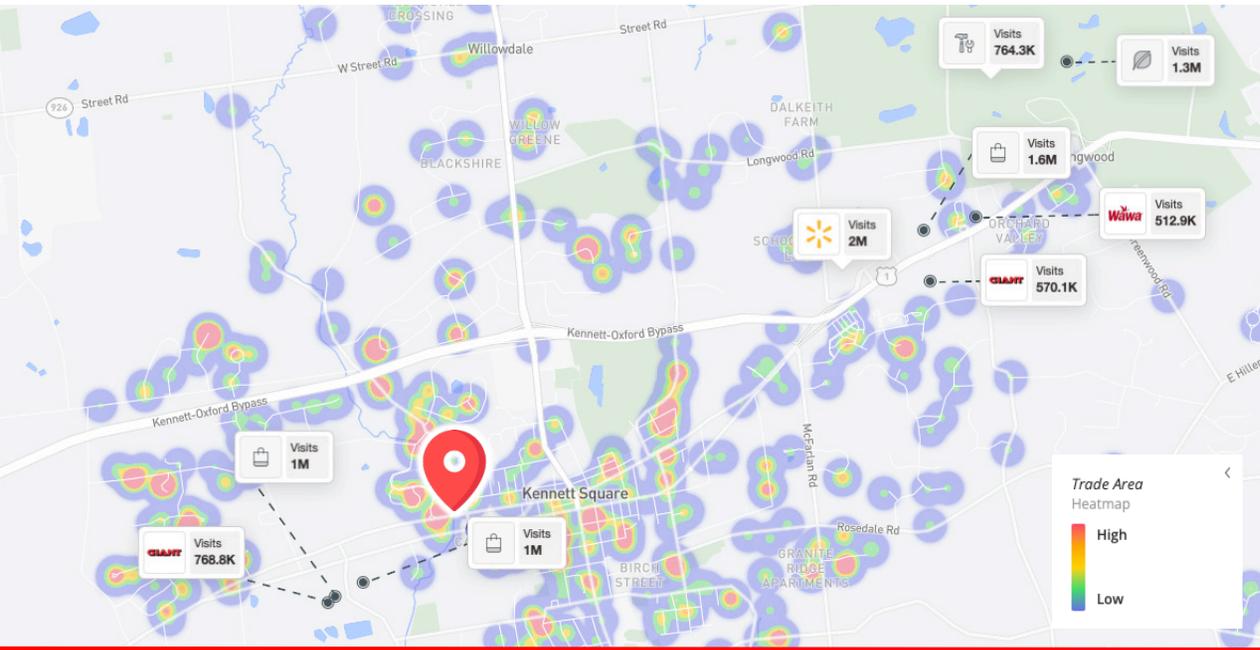
DUNKIN'
170.8K VISITS
IN THE LAST YEAR



**329K VISITS
IN THE LAST YEAR**



**111.6K VISITS
IN THE LAST YEAR**



| DEMOGRAPHICS | 3 MILE | 5 MILE | 7 MILE |
|------------------|-----------|-----------|-----------|
| POPULATION | 23,174 | 49,422 | 90,099 |
| TOTAL EMPLOYEES | 12,905 | 21,310 | 30,434 |
| AVERAGE HHI | \$177,429 | \$201,711 | \$200,666 |
| TOTAL HOUSEHOLDS | 8,387 | 17,970 | 32,589 |

TRAFFIC COUNTS:
W BALTIMORE PIKE: ±6,000 VPD
KENNETT OXFORD BYPASS: ±32,000 VPD

MARKET AERIAL



SITE

DUNKIN'
Advance Auto Parts
KFC
SHERWIN-WILLIAMS
Arby's

NAPA
AUTO PARTS

WELLS FARGO

AutoZone

TRUIST

VICTORY
Wawa

DOLLAR TREE
ACE Hardware
GIANT
holiday hair

NEW GARDEN TOWN SQUARE
McDonald's
Planet Fitness
Metro by T-Mobile
DOLLAR GENERAL
Citizens Bank
OLLIE'S GOOD STUFF

KENNETT HIGH SCHOOL



FRANCESCO CONIGLIARO | BRAD ROHRBAUGH | CHAD STINE
 For Sale Information: 717.843.5555 | Learn more online at www.bennettwilliams.com

COMMERCIAL BROKERAGE *Redefined.*

Bennett Williams

COMMERCIAL REAL ESTATE

OUR LOCATIONS:

YORK OFFICE:

3528 Concord Rd.
York, PA 17402

EXTON OFFICE:

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

WEST CHESTER OFFICE:

107 E Chestnut St, Suite 1
West Chester, PA 19380

LANCASTER OFFICE:

150 Farmington Lane, Suite 201
Lancaster, PA 17601

STATE COLLEGE OFFICE:

330 Innovation Blvd, Suite 205
State College, PA 16803

NEW JERSEY OFFICE:

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

LISTING AGENTS:



FRANCESCO CONIGLIARO

FConigliaro@bennettwilliams.com



BRAD ROHRBAUGH

BRohrbaugh@bennettwilliams.com



CHAD STINE

CStine@bennettwilliams.com

CONTACT US

717.843.5555 | 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.

