

# 701 WEST STATE STREET

KENNETT SQUARE, PA • 19348

**SITE**

**NEW 166 UNIT  
APARTMENT BUILDING**



±2,000 VPD

±6,000 VPD

±6,000 VPD

**0.42 ACRES AVAILABLE  
FOR SALE**



FRANCESCO CONIGLIARO | ABE KHAN | BRAD ROHRBAUGH | CHAD STINE

For Sale Information: 717.843.5555 | Learn more online at [www.bennettwilliams.com](http://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



**482.7K VISITS  
IN THE LAST YEAR**



**487.9K VISITS  
IN THE LAST YEAR**



**170.8K VISITS  
IN THE LAST YEAR**



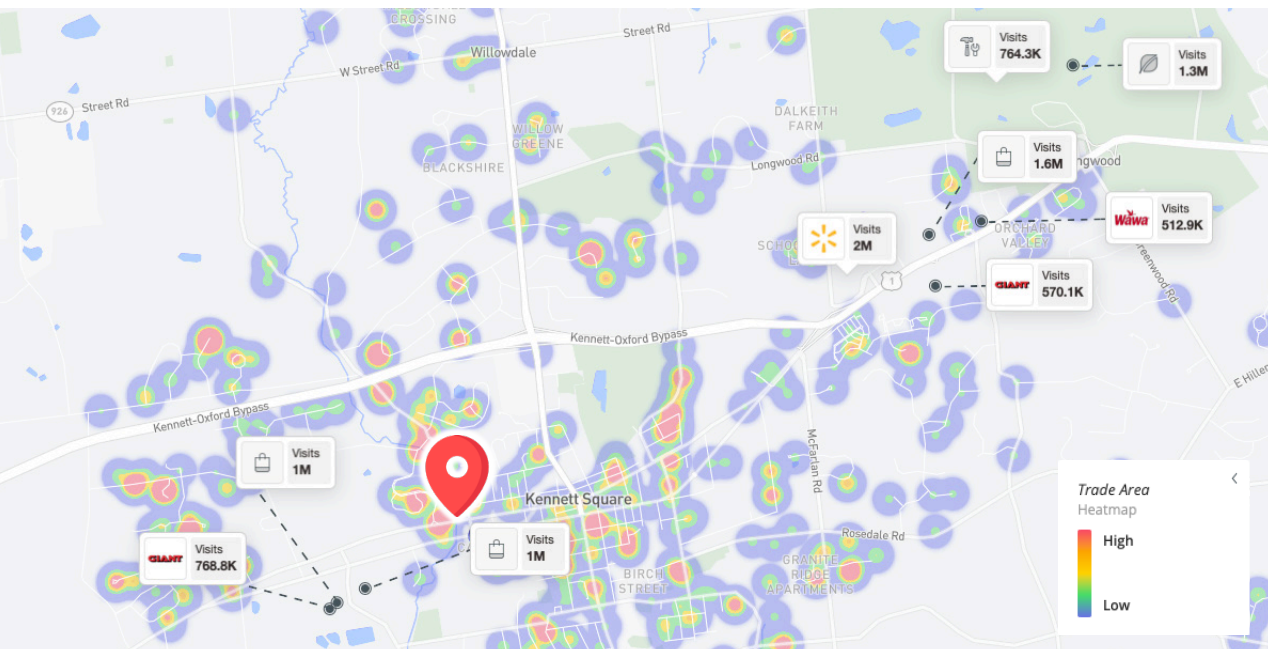
**329K VISITS  
IN THE LAST YEAR**



**106.3K 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



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

**WELLS FARGO**

**AutoZone**

**TRUIST**

**SITE**

**NAPA**

**VICTORY**

**Wawa**

**DOLLAR TREE**  
**ACE Hardware**  
**holiday hair**  
**GIANT**

**NEW GARDEN TOWN SQUARE**  
**DOLLAR GENERAL**  
**metro**  
**planet fitness**  
**BIG LOTS!**  
**McDonald's**  
**Ollie's**  
**Citizens Bank**

**KENNETT HIGH SCHOOL**



# 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

### STATE COLLEGE OFFICE:

330 Innovation Blvd, Suite 205  
State College, PA 16803

### 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

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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.

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.

