

835 LINCOLN AVENUE

WEST CHESTER, PA • 19380



±4,050 SF AVAILABLE

FOR LEASE



PROPERTY HIGHLIGHTS

Rentable Area: 4,050 SF (2 Floors)

- 1st Floor: 1,350 SF
- 2nd Floor: 1,350 SF
- Warehouse: 1,350 SF

Office

- ADA Restroom(s)
- Conference Room
- Private office(s)
- Kitchenette(s)

Warehouse

- Warehouse Ceiling Heights = 20' Clear
- Two 8' x 9' Loading Docks
- Warehouse Equipped with Heating System

Township: West Goshen Twp

Zoning: I-3

Parking: 6 Dedicated + General Parking

Water: Public

Sewer: Public

Power: 3 Phase

Generator: Yes

Sprinkler: Yes

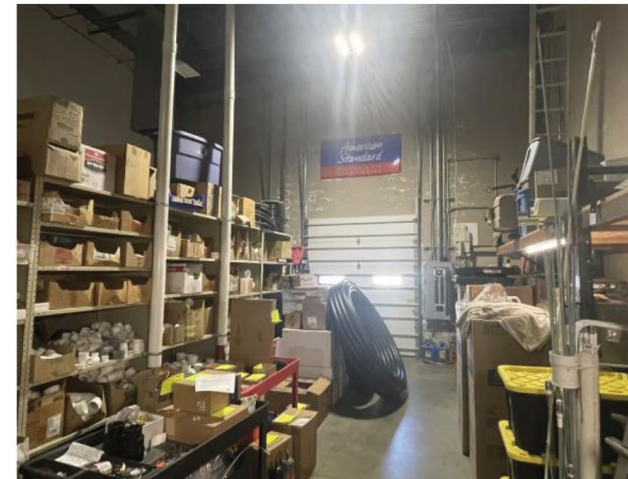
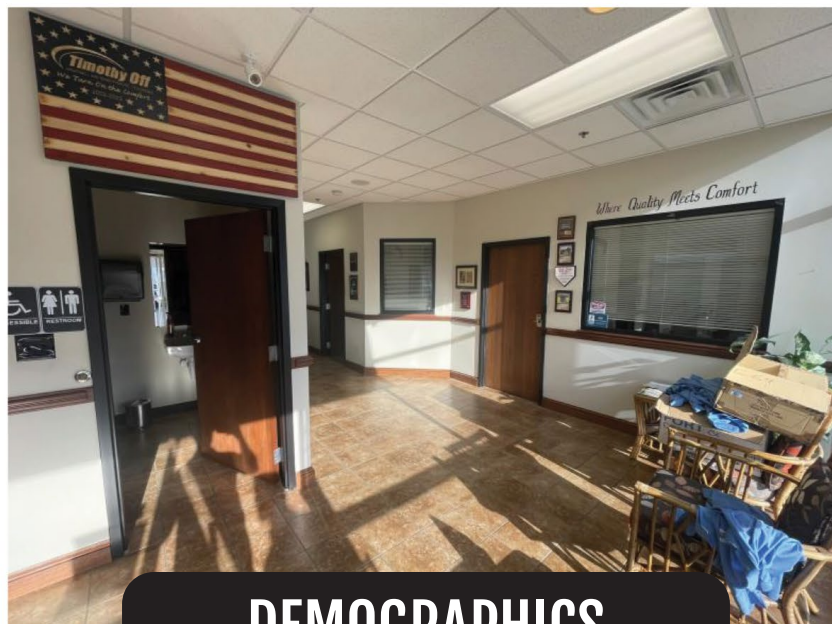


TOMMY CICCARONE JR. | ALEC WERNER

FOR LEASE INFORMATION: 484.947.5334 | LEARN MORE ONLINE AT WWW.BENNETTWILLIAMS.COM



COMMERCIAL BROKERAGE. *Redefined.*



DEMOGRAPHICS



POPULATION
 3 MILE- 71,001
 5 MILE- 123,900
 7 MILE- 196,417



EMPLOYEES
 3 MILE- 37,347
 5 MILE- 64,160
 7 MILE- 114,228



AVERAGE HHI
 3 MILE- \$153,414
 5 MILE- \$171,062
 7 MILE- \$180,126



HOUSEHOLDS
 3 MILE- 27,130
 5 MILE- 47,706
 7 MILE- 74,727

ZONING – I-3 GENERAL INDUSTRIAL DISTRICT

Permitted Uses (include but not limited to):

- Research, engineering or test laboratory
- Production, storage or distribution of materials, goods, not involving a retail activity on the lot
- Self-Storage
- Wholesale sales, storage or distribution
- Contractor's establishment
- Office building
- Financial establishment
- Automobile body repair and paint shop
- Medical Marijuana grower/processor
- Truck freight terminal
- Athletic Club
- Commercial greenhouse

SUMMARY

ASKING PRICE	\$16.00/SF NNN
NNN	\$2.10 P/SF (2025 EST)



TRAFFIC COUNTS:

ROUTE 202 ±80,000 VPD

PAOLI PIKE ±16,000 VPD

WEST CHESTER PIKE ±74,000 VPD



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ACTIVE MEMBER OF:
RETAIL BROKERS NETWORK

COMMERCIAL BROKERAGE. *Redefined.*

ABOUT WEST CHESTER, PA

**525 BUSINESSES IN
DOWNTOWN WEST CHESTER**

**13,000 BUSINESSES WITHIN A
10 MILE RADIUS**

10,400 DOWNTOWN EMPLOYEES

EMPLOYMENT

Borough of West Chester
Tenants (Publicly Traded)

BB&T
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

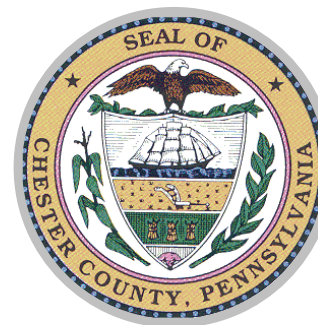
MacElree Harvey, Ltd.
Lamb McErlane, PC
Gawthrop Greenwood, PC
SCIOR



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.

MARKET OVERVIEW



WEST GOSHEN SHOPPING CENTER

- ACME Fresh Market
- HAIR CUTTERY
- Staples
- WELLS FARGO
- FINE WINE & GOOD SPIRITS
- T-Mobile
- Hallmark
- PET SUPPLIES PLUS
- LA FITNESS

BEDFORD PLAZA

- GIANT
- DOLLAR TREE
- Starbucks
- AT&T
- petco
- OrangeTheory Fitness
- FINE WINE & GOOD SPIRITS
- Walgreens

WEST GOSHEN TOWN CENTER

- PET SMART
- GameStop
- ShopRite
- Panera BREAD
- AT&T
- WAYBACK BURGERS
- QDOBA MEXICAN EATS
- Great Clips

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 1
West Chester, PA 19380

NEW JERSEY OFFICE:

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

LISTING AGENTS:



Tommy Ciccarone, Jr.

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Alec Werner

awerner@bennettwilliams.com

CONTACT US

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LANDLORD
REPRESENTATION

TENANT
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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.

