

11 WILSON AVE

West Chester, PA • 19382

For Lease

±6,600 SF





Demographics

POPULATION

3 MILE- 67,816
5 MILE- 119,243
7 MILE- 192,863

EMPLOYEES

3 MILE- 37,777
5 MILE- 58,349
7 MILE- 99,320

AVERAGE HHI

3 MILE-\$152,625
5 MILE- \$172,789
7 MILE- \$178,939

HOUSEHOLDS

3 MILE- 25,722
5 MILE- 45,407
7 MILE- 73,900



PROPERTY HIGHLIGHTS

- **Rentable Area:** 6,600 SF (2 Floors)
- **1st Floor:** 3,300 SF Garage/Warehouse
- **2nd Floor:** 3,300 SF Office
- Three Drive-In Garage Doors (12' x 10')
- Garage Ceiling Heights = 12' Clear
- **Office:** Conference Room, Private Offices, Bullpen Area, Kitchenette, Two Bathrooms
- Entire Building Equipped w/ Heat & Central Air
- Building Includes Generator
- **Township:** West Goshen Twp
- **Generator:** Yes
- **Sprinkler:** Yes
- **3 Phase Electric:** Yes
- **Utilities:** Public
- **Site Size:** 0.45 Acres
- **Parking:** 16 Spaces
- Outdoor Storage Area
- **Rental Rate:** \$16.00 / SF
- **Lease:** NNN

ZONING:

C-5 GENERAL HIGHWAY COMMERCIAL DISTRICT

PERMITTED USES:

- Retail Sales
- Personal Service Establishment
- Office Building
- Athletic Club
- Medical Clinic
- Automobile and/or truck leasing agency involving no sales activity on site
- Restaurant, Microbrewery, Fast-Food

CONDITIONAL USES:

- Whole Sales, Storage or Distribution
- Car Wash
- Monument Sales
- Vehicular Sales and Service Agency limited to the sale and/or leasing of new and/or used automobiles
- Medical Marijuana Dispensary



MARKET AERIAL



West Goshen SC

- ACME
- Target
- Chick-fil-A
- Staples
- PET SUPPLIES PLUS
- FINE WINE & GOOD SPIRITS

West Coshen TC

- Panera BREAD
- QDOBA MEXICAN EATS
- ShopRite
- GameStop
- AT&T
- Applebee's GRILL + BAR
- Great Clips
- H&R BLOCK

Turner Square

- CHIPOTLE MEXICAN GRILL
- tropical CAFE SMOOTHIE
- SUN TAN CITY

Cambridge Sqare

- Rita's
- Jersey Mike's SUBS
- metro by T-Mobile
- cricket wireless
- RANCHERITA Mexican Sagueros

McDonald's

- DQ
- Wendy's
- PAPA JOHN'S Better Ingredients. Better Pizza.

ACCESS ROADS

SITE

KFC

TACO BELL

Wawa

DUNKIN'

AutoZone

THE SALVATION ARMY

TRUIST

M&T Bank

WELLS FARGO

Fulton Bank

Santander

KIA

CHEVROLET

GMC

DUNKIN'

Starbucks

SMOOTHIE KING

meineke car care center

CVS pharmacy

Wawa

ABOUT THE AREA



Employment

Borough of West Chester
Tenants (Publicly Traded)
BB&T Bank
Meridian Bank
Wells Fargo Bank
Univest Bank
Santander Bank
Janney Montgomery Scott
Verrica Pharmaceuticals
ALL PLAN
Starbuck
Northwestern Mutual
Chase Bank

**525 BUSINESSES IN
DOWNTOWN WEST CHESTER**

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

**10,400 DOWNTOWN
EMPLOYEES**

Borough of West Chester Privately Held Company Headquarters

STP Financial
Brandywine Balley YMCA
Align5
Bernardon
MacElree Harvey, Ltd.
Lamb McErlane, PC



Total enrollment: 17,306 (2017)
Established: 1871
Endowment: \$23 million as of 2015
President: Christopher Fiorentino
Provost: R. Lorraine Bemotsky
Academic Staff: 685 full-time/277 part-time

Beds: 248 licensed **Births:** 2,799
Adult & Pediatric Admissions: 13,876
Outpatient Tests & Procedures: 434,381
Emergency Department Visits: 44,551
Employees: 2,561 **Physicians:** 687

West Chester is the official County Seat of Chester County, PA. As of the 2010 census, the population of Chester County was 498,886, increasing by 4.1% to a census-estimated 519,293 residents as of 2017.121

Developments Coming Soon

HOTEL INDEGO (E. GAY ST): ZUKIN REALTY

108 Room Hotel with a Full 1st Floor Restaurant

250 E MARKET STREET: E KAHN DEVELOPMENT

219 Market Rate Apartments

410 N HIGH STREET: CORE DEVELOPMENT

125 Market Rate Apartments over 9,200 SF of Retail

322 W MARKET STREET: E KAHN DEVELOPMENT

181 Market Rate Apartments over Retail

611 E NEILDS STREET: E KAHN DEVELOPMENT

523,653 Industrial Space

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

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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.

