11 WILSON AVE

For Lease ±6,600 SF

West Chester, PA · 19382







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

5 MILE- \$172,789

3 MILE-\$152,625 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 Dispencery











ABOUT THE AREA



Employment

Borough of West Chester
Tenants (Publicly Traded)
BB&T Bank
Merdian 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 DOWTOWN EMPLOYEES

Borough of West Chester Privately Held Company Headquarters

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





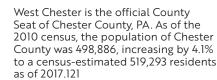


Total enrollment: 17,306 (2017) Established: 1871

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



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









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:



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awerner@bennettwilliams.com

LANDLORD REPRESENTATION

TENANT REPRESENTATION

INVESTMENT SALES

PROPERTY MANAGEMENT



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.



