

236 E GAY ST

WEST CHESTER, PA | 19380



±3,300 SF
FOR SALE

BW ALEC WERNER | TOMMY CICCARONE
For Leasing Information: 484.947.5334 | Learn more online at www.bennettwilliams.com

ACTIVE MEMBER OF:
RETAIL BROKERS NETWORK

COMMERCIAL BROKERAGE. *Redefined.*

PROPERTY DETAILS

- SF: 3,300 (2 Floors)
 - Estimated
- Acres: .15
- Land SF: 6,534
- Price: \$875,000
- Township: Borough of West Chester
- Zoning: Town Center
 - HARB: No
 - Retail Over Lay: No
- Utilities: Public
- Taxes: .99 P/SF
- Parking: Street



DEMOGRAPHICS 3 MILE 5 MILE 7 MILE

	POPULATION	74,786	184,199	248,814
	TOTAL EMPLOYEES	33,165	61,405	84,596
	AVERAGE HHI	\$119,279	\$96,527	\$101,263
	TOTAL HOUSEHOLDS	29,863	69,317	93,934

TRAFFIC COUNTS: W LANCASTER AVE - ±17,000 VPD | REVERE BLVD - ±14,000 VPD

FLOOR(S): LOWER LEVEL



ZONING

§ 112-309 TC Town Center District.

The Town Center District is designed to accommodate uses appropriate to the Central Business District, especially within the Retail Overlay District, and to provide regulations to ensure that the scale and character of the historic and retail commercial environment is maintained. The district is also designed to include regulations to encourage the provision of pedestrian amenities and protect the character of adjoining residential zoning districts. The district is not intended to accommodate commercial uses which are more appropriate for the Commercial Service District and entail high-volume traffic turnover, large parking areas and/or outdoor storage and display areas.

BY RIGHT USES

- Religious Uses
- Banks
- Community Facilities
- Office
- Personal Service Shops
- Restaurant
- Retail Stores
- Multi Family
- Single Family Attached
- Single Family Detached
- Two Family Attached
- Two Family Detached
- Two Family Semi Detached

ABOUT THE AREA



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.

**NEW Development(s)
Hotel Indego NOW OPEN**

**Market Rate Apartment(s)
800+ units coming soon**

MARKET AERIAL



WEST GOSHEN SC

ACME

Staples **PET SUPPLIES PLUS**

LAIFITNESS **RITE AID** **HAIR CUTTERY**

FINE WINE & GOOD SPIRITS

WEST COSHEN TC

Panera BREAD **QDOBA MEXICAN EATS** **ShopRite**

Applebee's **GameStop** **AT&T**

Great Clips **H&R BLOCK**

TURNER SQUARE

CHIPOTLE

tropicalCafe **SUN TAN CITY**

DUNKIN' **Starbucks**

SHERWIN WILLIAMS **SMOOTHIE KING**

CAMBRIDGE SQAURE

Rita's

Jersey Mike's **metro** **cricket** **RANCHERITA**

DQ **Wendy's** **McDonald's**

PAPA JOHN'S **Wawa** **DUNKIN'**

KFC **TACO BELL** **AutoZone**

WELLS FARGO **Citizens Bank**

meineke **CVS pharmacy** **Wawa**

CHESTNUT SQUARE APARTMENTS

SITE

RITE AID **M&T Bank** **WELLS FARGO**

TRUIST **Fulton Bank** **Santander**

KIA **CHEVROLET** **GMC**

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 Park, 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:



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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.

