

**1,200 SF FOR LEASE**

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**LISTING AGENTS**



**TOMMY CICCARONE**



**ALEC WERNER**

**1159 WEST CHESTER PIKE**

**WEST CHESTER, PA | 19382**



# PROPERTY HIGHLIGHTS

- Building: 1,200 SF
- Location on West Chester Pike – Great visibility and signage with 36,883 Vehicles Per Day
- 0.8 Miles from Route 202
- 2.0 Miles from downtown West Chester
- West Goshen Township
- Zoning: MPD, Multipurpose District
- Lease Rate: \$1,750/Month – Tenant responsible for Utilities



## ZONING — MPD, MULTIPURPOSE DISTRICT

### • Permitted Uses

- Automobile Repair Shop
- Wholesale sales, storage or distribution
- Contractor's Establishment
- Banks & Financial Institution
- Office Building
- Rental Business

### • Special Exception

- Dog Day Care Facility

### • Conditional Use

- Vehicular Sales & Service



**1159  
WEST CHESTER PIKE**

**WEST CHESTER BYP ±67,000 VPD**

**WEST CHESTER PIKE ±36,000 VPD**



DEMOS	1 MILE	3 MILE	5 MILE
POPULATION	9,603	68,074	122,947
EMPLOYEES	2,024	37,942	58,395
AVERAGE HHI	\$133,304	\$146,774	\$177,561
HOUSEHOLDS	3,961	27,174	46,858

**TRAFFIC COUNTS: WEST CHESTER PIKE ±36,000 VPD | WEST CHESTER BYP ±67,000 VPD**

# MARKET AERIAL



# 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 Park, Suite 205  
State College, PA 16803

### NEW JERSEY OFFICE:

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

## LISTING AGENTS:



### TOMMY CICCARONE

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### ALEC WERNER

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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.

