

1037 PHOENIXVILLE PIKE

WEST CHESTER, PA | 19380



±10,000 VPD

1.4 AC
OF GROUND
AVAILABLE
FOR SALE



TOMMY CICCARONE | JANE MCGILL

For Sale Information: 484.947.5800 | Learn more online at www.bennettwilliams.com



ACTIVE MEMBER OF:
RETAIL BROKERS
NETWORK

COMMERCIAL BROKERAGE. *Redefined.*

DEMOGRAPHICS

1 MILE 3 MILE 5 MILE



POPULATION

3,929

68,389

129,953



TOTAL EMPLOYEES

7,907

40,169

69,746



AVERAGE HHI

\$196,691

\$157,764

\$171,706



TOTAL HOUSEHOLDS

1,593

26,434

49,966

PROPERTY HIGHLIGHTS

Township: West Goshen

Zoning: I-2 Light Industrial

Acre(s): 1.40

Land SF: 60,984

Taxes: \$1,242.00

Asmt Value: \$42,870.00 (2024)

Price: \$910,000.00



GENERAL NOTES

- EXISTING BOUNDARY, TOPOGRAPHY, AND ENVIRONMENTAL FEATURES ARE FROM COMPILED MAPPING; THE EXISTING SITE CONDITIONS ARE SUBJECT TO VERIFICATION AND INTERPRETATION.
- THE SITE LAYOUT SHOWN IS FOR CONCEPTUAL PURPOSES ONLY AND IS SUBJECT TO CHANGE PENDING FINAL SITE ENGINEERING. CONCEPTUAL PLAN SHALL NOT BE USED FOR PERMITTING OR CONSTRUCTION.

ZONING INFORMATION

LOCATION: WEST GOSHEN TOWNSHIP, CHESTER COUNTY

ZONE: I-2 (LIGHT INDUSTRIAL)

USE: INDUSTRIAL USE (PERMITTED USE)

ITEM #	ITEM	REQUIREMENTS	PROPOSED	VARIANCE
1	MINIMUM LOT AREA	2 AC.	1.4 AC. ¹	YES
2	MINIMUM LOT WIDTH	200 FEET (AT SETBACK LINE) 50 FEET (AT STREET LINE)	± 375 FEET (AT SETBACK) ± 400 FEET (AT STREET LINE)	NO
3	MINIMUM BUILDING SETBACK (FRONT YARD)	50 FEET	± 55 FEET	NO
4	MINIMUM SIDE YARD	30 FEET	± 35 FEET ²	NO
5	MINIMUM REAR YARD	35 FEET	N/A	NO
6	MAXIMUM BUILDING HEIGHT	40 FEET	< 40 FEET	NO
7	MAXIMUM LOT COVERAGE	50 PERCENT	< 50 PERCENT	NO
8	MINIMUM GREEN AREA (LANDSCAPED)	30 PERCENT	± 45 PERCENT	NO
9	MAXIMUM PAVED SURFACE AREA	60 PERCENT	± 55 PERCENT	NO

- EXISTING NON-CONFORMITY
- PER THE DEFINITION OF "CORNER LOT" ALL ADJACENT STREET LINES ARE CONSIDERED FRONT LOT LINES AND ALL OTHER YARDS ARE CONSIDERED SIDE YARDS. INTERPRETATION TO BE CONFORMED BY TOWNSHIP. SIDE YARD SETBACKS SHOWN AT 35 FEET AS REQUIRED OF REAR YARDS TO BE CONSERVATIVE.

PARKING INFORMATION

ITEM #	ITEM	REQUIREMENTS	PROPOSED	VARIANCE
1	PARKING REQUIRED	PERSONAL STORAGE OR MINIWAREHOUSE: MINIMUM 2 SPACES AND MAX OF 5 SPACES PER DEVELOPMENT TRACT	12 SPACES	NO
2	MINIMUM HANDICAPPED PARKING SPACES REQUIRED	(0 TO 25 SPACES) 1 ACCESSIBLE SPACE	1 ACCESSIBLE SPACE	NO
3	MINIMUM PARKING DIMENSIONS	9 FEET X 18 FEET	9 FEET X 18 FEET	NO
4	MINIMUM AISLE WIDTH	30 FEET - 2-WAY ¹ 18 FEET - 1-WAY	30 FEET - 2-WAY	NO
5	MINIMUM FRONT PARKING SETBACK	20 FEET	± 24 FEET	NO
6	MINIMUM SIDE OR REAR PARKING SETBACK	10 FEET	± 52 FEET	NO
7	PERIMETER LANDSCAPING REQUIREMENTS	MINIMUM 5 FEET WIDE	5 FEET	NO
8	LOADING SPACE REQUIREMENTS	1 SMALL LOADING BERTHS (12 FEET X 30 FEET)	1 SMALL LOADING BERTH	NO

- MINIWAREHOUSES SHALL BE SEPARATED ON ALL SIDES BY A PAVED DRIVEWAY ACCESS HAVING A MINIMUM WIDTH OF 30 FEET.

PROPOSED PERSONAL STORAGE/MINIWAREHOUSE
 1037 PHOENIXVILLE PIKE
 WEST GOSHEN TOWNSHIP, CHESTER COUNTY, PA

No. Title Desc.

Designed
 Drawn
 Reviewed

J.E.L.
 S.J.S.
 J.E.L.



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ZONING: I-2 LIGHT INDUSTRIAL DISTRICT

District purpose and use regulations. The purpose of this district is to provide areas for a wide variety of industrial and selected business uses seeking attractive settings where lot sizes and industrial and business uses would tend to be smaller than those in the I-1 District. A building may be erected, altered or used and a lot or premises may be used for any of the following purposes and for no other:

PERMITTED USES

- (1) Research engineering or test laboratory.
- (2) Any production, processing, cleaning, testing, repair, storage and distribution of materials, goods, foodstuffs and products, not including a retail activity on the lot and not including a junkyard or the slaughtering of animals.
 - (2.1) Miniwarehouse or self-storage facility. [Added 7-24-1990 by Ord. No. 5-1990; amended 10-24-2007 by Ord. No. 11-2007]
Wholesale sales, storage or distribution. [Added 7-8-2015 by Ord. No. 4-2015]
 - (3.1) Microbrewery and brewery pub. [Added 4-12-2017 by Ord. No. 1-2017]
- (4) Office building, medical office building or clinic, including outpatient medical services. [Amended 5-13-2015 by Ord. No. 4-2015(A)]
- (5) Commercial airport. [Amended 5-26-1981 by Ord. No. 7-1981]
- (6) Public place of amusement or recreation; athletic club. [Amended 1-23-1993 by Ord. No. 1-1993; 10-24-2007 by Ord. No. 11-2007]
- (7) Financial establishment.
- (8) Agricultural use, as prescribed by the farm regulations in § 84-50 of this chapter.
- (9) Radio and television studio, including the erection of microwave antennas for satellite communication and related equipment used for purposes of transmitting and receiving radio or electromagnetic waves from overhead satellites. The design standards of § 84-57.01D of this chapter shall apply.
[Added 7-25-1995 by Ord. No. 3-1995]
- (10) Kennels. [Added 8-26-1998 by Ord. No. 11-1998]
- (11) Forestry, subject to the standards in § 84-57.8. [Added 5-9-2001 by Ord. No. 6-2001]

ABOUT WEST CHESTER, PA

**525 BUSINESSES IN
DOWNTOWN WEST CHESTER**

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

10,400 DOWNTOWN EMPLOYEES

While West Chester may not attract large, blue-collar distribution centers favored by companies like Amazon, it thrives as a hub for Philadelphia's high-earning innovators in healthcare research and their families. The presence of prestigious institutions like West Chester University and companies such as Siemens Medical, DSM Biomedical, and various pharmaceutical headquarters drives demand for flex, manufacturing, and distribution space supporting research and development activities.



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.



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MARKET AERIAL



GREYSTONE ESTATE HOMES

SITE

QVC STUDIO

CTDI GLOBAL HEADQUARTERS

FERN HILL MEDICAL CAMPUS

WEST CHESTER AREA YMCA

FUGETT MIDDLE SCHOOL

WEST GOSHEN SC

PET SUPPLIES PLUS		
ACME		WELLS FARGO
FINE WINE & GOOD SPIRITS	T Mobile	

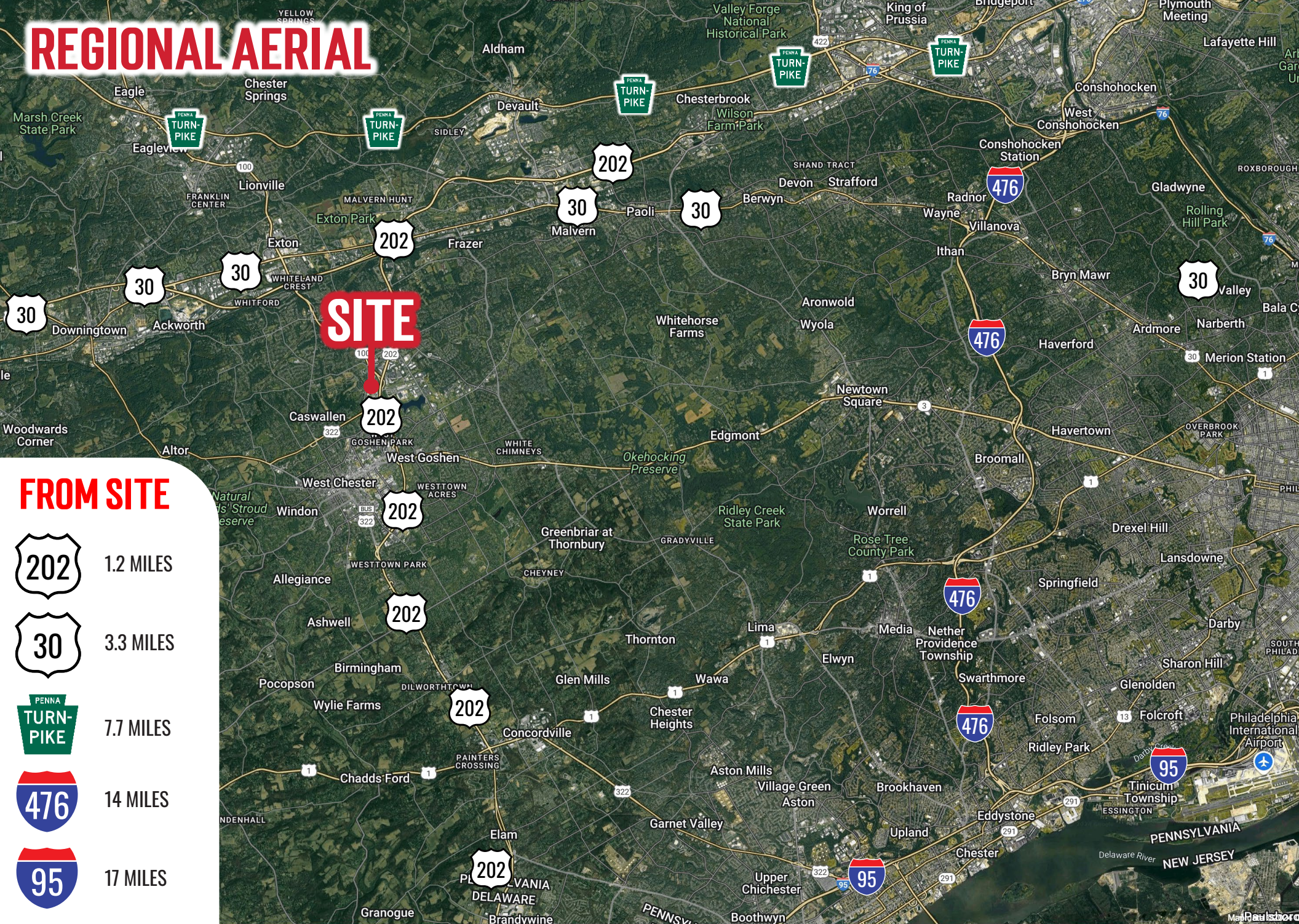
EAST HIGH SCHOOL






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REGIONAL AERIAL



FROM SITE

-  1.2 MILES
-  3.3 MILES
-  7.7 MILES
-  14 MILES
-  17 MILES

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

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JANE MCGILL

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CONTACT US

484.947.5334 | www.bennettwilliams.com



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.

