

# 32 N CHURCH STREET

WEST CHESTER, PA | 19382

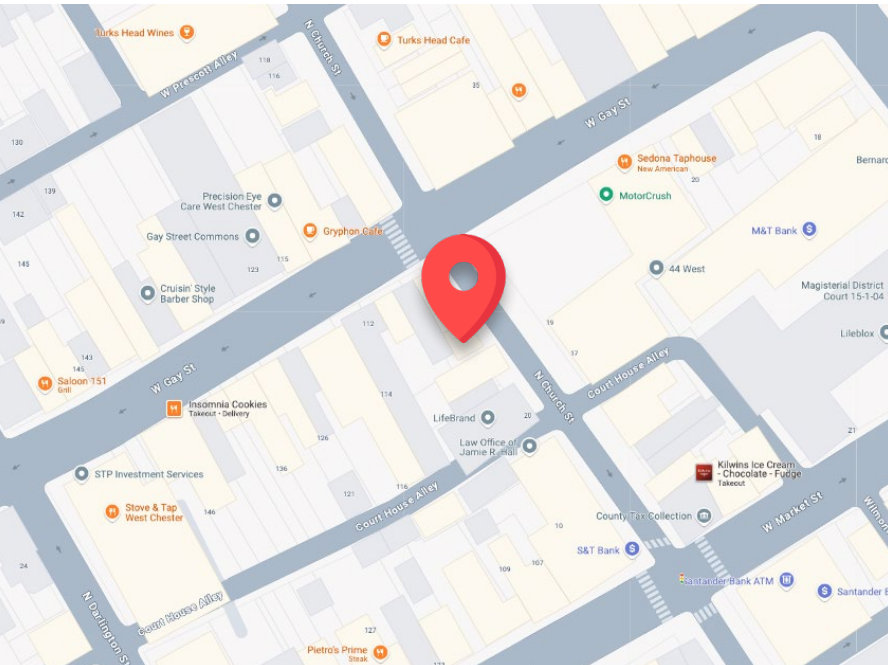


±1,380 SF

**FOR SALE**

# ABOUT THE PROPERTY...

- SF: 1,380 estimate
- Acres: .0152
- Land SF: 664
- Township: Borough of West Chester
- Zoning: Town Center
- Utilities: Public
- Taxes: \$2,282
- First floor: Retail (vacant)
- Second floor: 1 bedroom apartment (vacant)
- Price: \$550,000



DEMOGRAPHICS	5 MILE	7 MILE	10 MILE
POPULATION	113,889	192,380	328,326
EMPLOYEES	54,391	92,900	178,335
AVERAGE HHI	\$173,993	\$180,844	\$189,520
HOUSEHOLDS	43,167	73,178	125,426



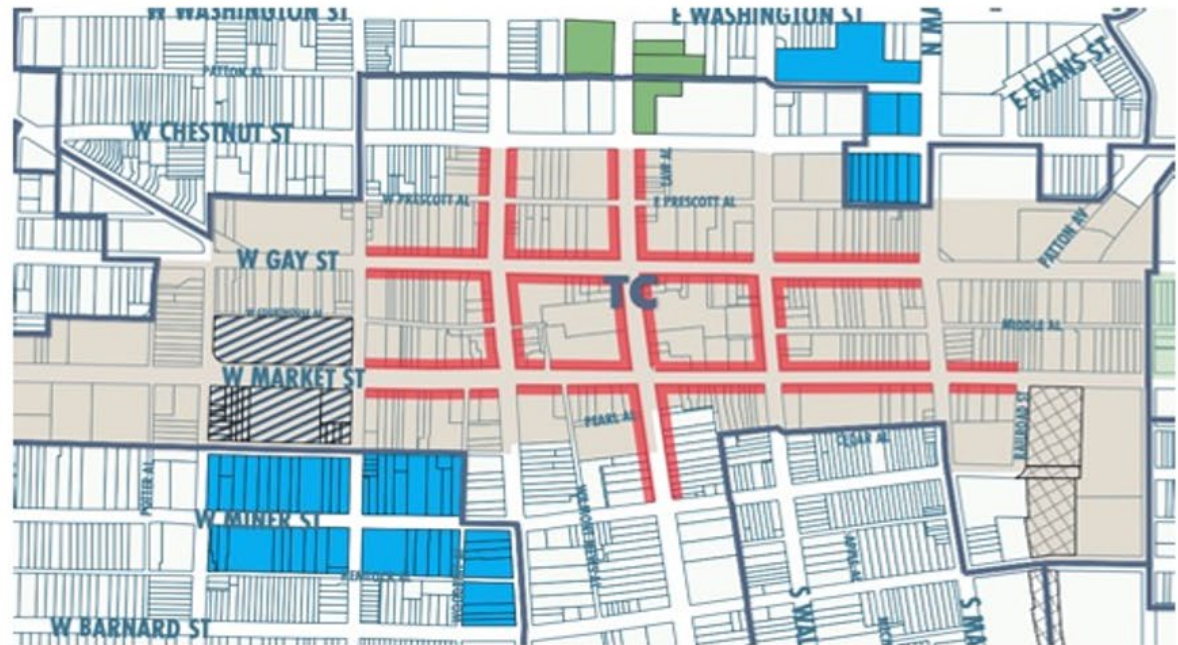
# ZONING: TC, TOWN CENTER DISTRICT

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.

## PERMITTED USES:

- Banks
- Community Facilities
- Multi-Family
- Municipal uses
- Offices
- Personal service shops
- Restaurants
- Retail Store
- Single or two-family dwelling (attached, detached, semi-detached)

### LEGEND



# ABOUT WEST CHESTER, PA

**525 BUSINESSES IN  
DOWNTOWN WEST CHESTER**

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

**10,400 DOWNTOWN EMPLOYEES**

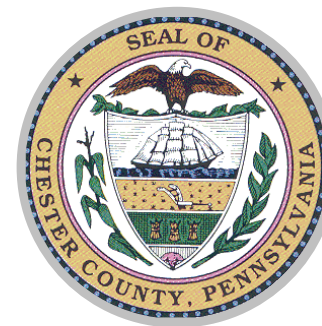
*While West Chester may not attract large, blue-collar distribution centers favored by companies like Amazon, it thrives as a hub for Philadelphia's high-earning innovators in healthcare research and their families. The presence of prestigious institutions like West Chester University and companies such 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.





# MARKET OVERVIEW





# 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

## LISTING AGENTS:



**Tommy Ciccarone Jr.**

tommy@bennettwilliams.com

### CONTACT US

484.947.5334 | [www.bennettwilliams.com](http://www.bennettwilliams.com)

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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.

