

1036

WILMINGTON PIKE

WEST CHESTER, PA | 19382

±1.54 TOTAL AC
WITH 6,000+ SF COMMERCIAL BUILDINGS
AVAILABLE FOR SALE



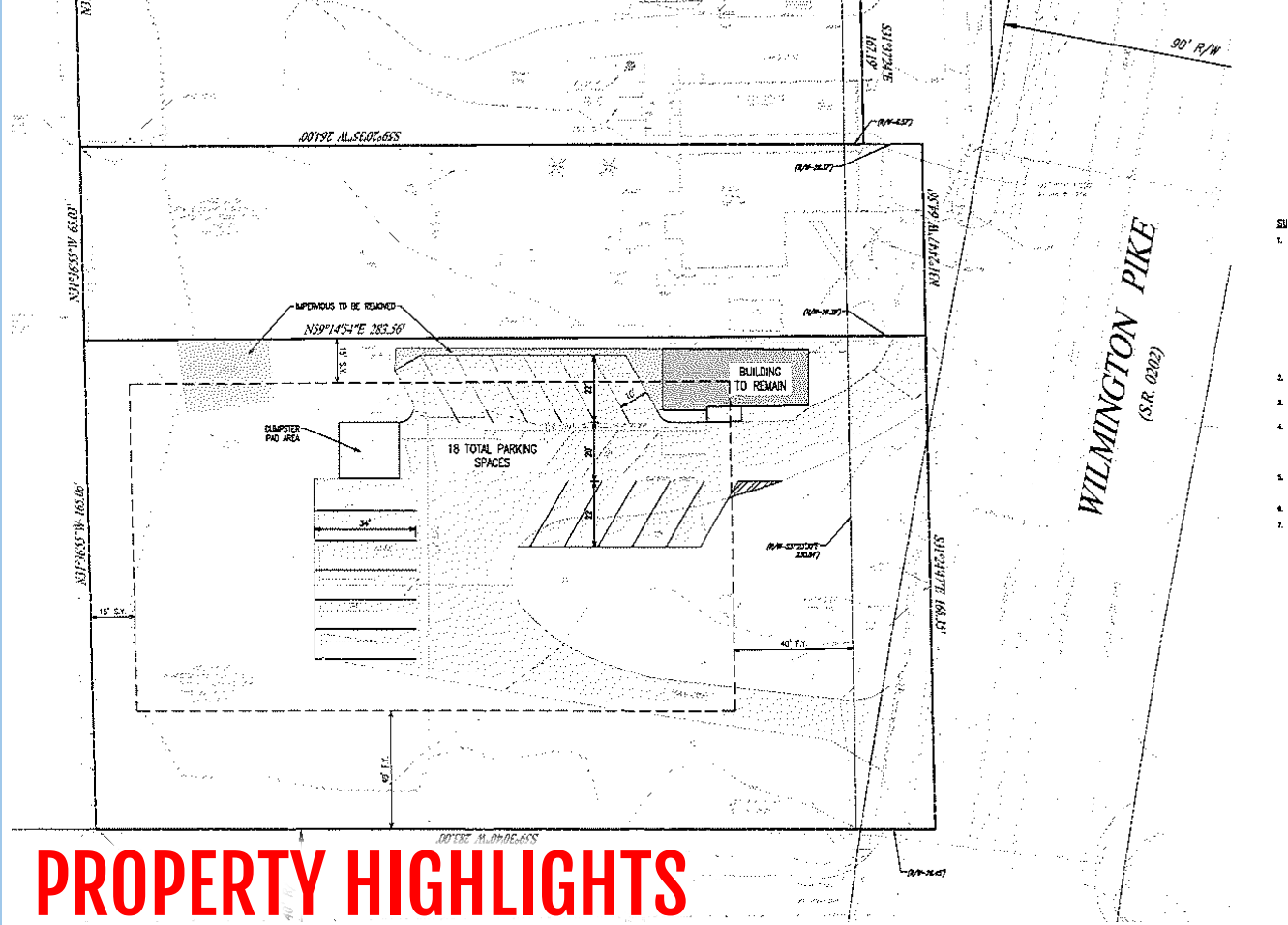
TOMMY CICCARONE | BILL HESS | BRADY CARROLL | ROB GAMBONE
For Leasing Information: 610.999.5800 | Learn more online at www.bennettwilliams.com



COMMERCIAL BROKERAGE. *Redefined.*

EXECUTIVE SUMMARY

Tremendous opportunity to redevelop this commercial property with excellent potential for a wide range of uses. The 1.54-acre parcel features 233 feet of frontage along highly trafficked Route 202 at the corner of Cheney Road, offering prime visibility with over 54,000 vehicles per day. The property includes two established entrances (road cuts) from Route 202 and the potential for a side road cut onto Cheney Road. With flexible C-2 Highway Commercial zoning, this site is ideal for a variety of commercial uses, including redevelopment for retail, medical, or office, or as a strategic location for contractors, service providers, or owner-users seeking land and building presence in a high-demand corridor.



PROPERTY HIGHLIGHTS

- 1.54 Total Acres with 6,000+ SF Commercial Buildings
- Commercial Highway C-2 Zoning allows for many commercial uses
- Great Exposure On Route 202
- High Traffic Counts 54,000+ Vehicles Per Day
- Concept Plan For New Buildings Plus Parking
- Currently Cash Flowing - \$30,000 annual income from short-term rentals to offset holding cost while going through development
- Rare Commercial Lot: Unique to find in a high-demand market.

DEMOGRAPHICS

1 MILE 3 MILE 5 MILE

	POPULATION	6,336	58,323	108,103
	TOTAL EMPLOYEES	2,882	28,187	51,581
	AVERAGE HHI	\$143,631	\$168,333	\$181,454
	TOTAL HOUSEHOLDS	2,127	20,784	39,516



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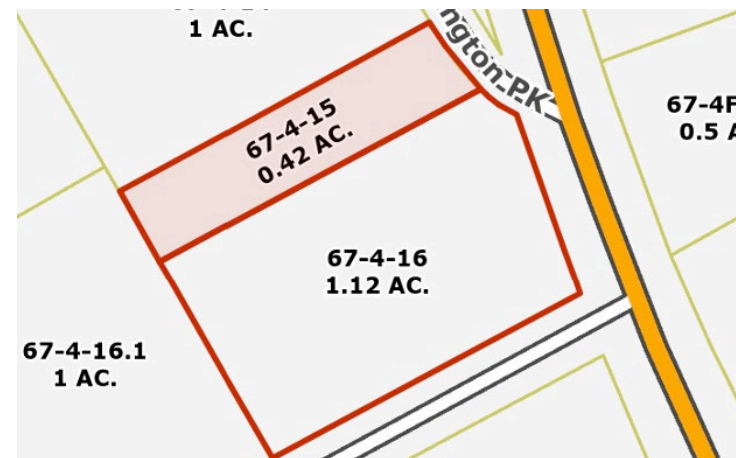


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PROPERTY BREAKDOWN

- Township: Westtown Township
- Zoning: C2 Highway Commercial
- Acre(s): 1.54
 - Parcel: 1.12
 - Parcel: .42
- Land SF:
 - Parcel: 48,787
 - Parcel: 18,112
- Motel: 4 units
 - Rented
- House & Real Apartment
 - Rented
- Office – Retail
 - Vacant



ZONING: C2 HIGHWAY COMMERCIAL DISTRICT

Uses by right. A building may be erected, altered, or used, and a lot or premises may be used or occupied, by right, for any of the following purposes and no other:

- (1) Retail sales.
- (2) Personal service shops.
- (3) Restaurant, retail bakery, or other places preparing, selling, and/or serving food or beverages.
- (4) General business, professional, governmental, and administrative offices.
- (5) Banks and similar financial institutions.
- (6) Medical services.[Amended 4-4-2022 by Ord. No. 2022-03]
- (7) Motel.
- (8) Storage or distribution facilities.
- (9) Customary accessory uses associated with any commercial use permitted by this section.
- (10) Religious use.
- (11) Veterinary clinic for the treatment of domestic animals.[Added 4-4-2022 by Ord. No. 2022-03]

B. Uses by special exception. The following uses shall be permitted when approved as a special exception by the Zoning Hearing Board in accordance with the terms of this article and § 170-2108 of this chapter:

- (1) Restaurant, retail bakery, or other places preparing, selling, and/or serving food or beverages which require drive-through-window takeout service.
- (2) Automobile service station, provided that all gasoline pumps and service facilities are set back at least 30 feet from the street line and provided further that no service station shall be located within 500 feet of another service station on the same side of the street.



MARKET AERIAL

WEST GOSHEN SC
 Staples PET SUPPLIES PLUS
 RITE AID ACME
 LAI FITNESS FINE WINE & GOOD SPIRITS

WEST COSHEN TC
 Panera BREAD QDOBA MEXICAN EATS AT&T
 Applebee's GRILL & BAR GameStop Great Clips ShopRite

Wawa
 WYLLPEN FARMS

CVS pharmacy
DUNKIN'
 Wendy's

WCU WEST CHESTER UNIVERSITY

BRADFORD PLAZA
 GIANT FINE WINE & GOOD SPIRITS petco
 Walgreens DOLLAR TREE

PARKWAY SC
 The UPS Store McDonald's








MARKETPLACE WESTTOWN
 BURGER KING DOLLAR TREE FINE WINE & GOOD SPIRITS
 ANYTIME FITNESS GIANT DQ

verizon
RITE AID
PNC BANK

SITE

REGIONAL AERIAL

FROM SITE

-  4.6 MILES
-  1.5 MILES
-  0 MILES
-  7.2 MILES
-  20.3 MILES
-  19.6 MILES
-  13.6 MILES



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ACTIVE MEMBER OF:
RETAIL BROKERS
 NETWORK

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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



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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.

