

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](http://www.bennettwilliams.com)

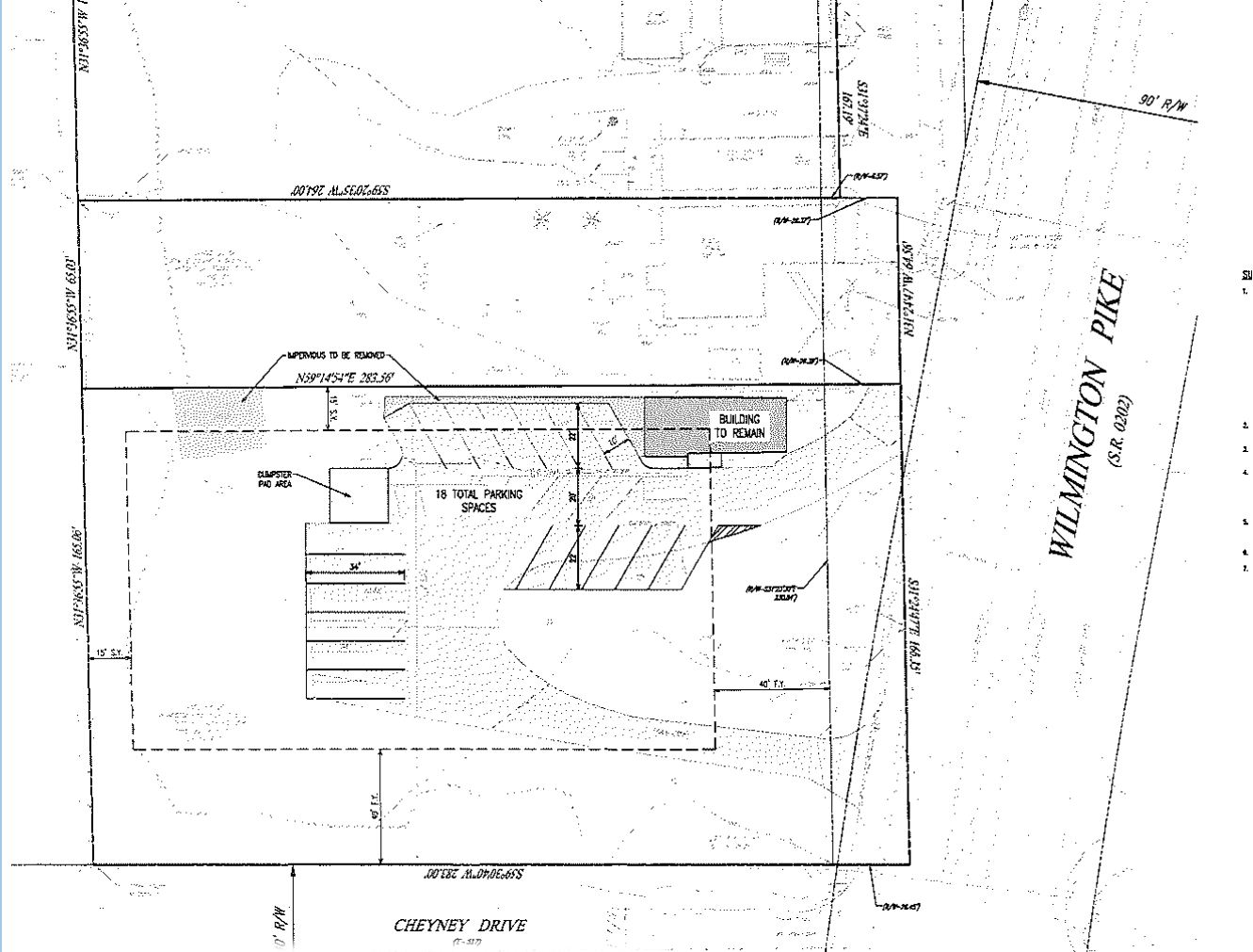


ACTIVE MEMBER OF:  
**RETAIL BROKERS**  
NETWORK

COMMERCIAL BROKERAGE. *Redefined.*

# EXECUTIVE SUMMARY

Tremendous opportunity to develop this commercial property with excellent potential for a wide range of applications. 1.5 acre parcel with a 233' frontage on Rt 202 and the corner of Cheney Road. Current rentals generate over \$5000/mo with the potential up to \$7000. Abbey Green shop in business for 27 years, is not for sale, however, owners are open to both lease back the retail space, as well as other lease to purchase alternatives for the purchase. Excellent visibility with 54,000+ cars per day, the property has two entrances (road cuts) from Rt 202 and the potential for a side road cut onto Cheney Road.



## 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

## 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 - NOI is approx. \$30,000 annually



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# 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:**

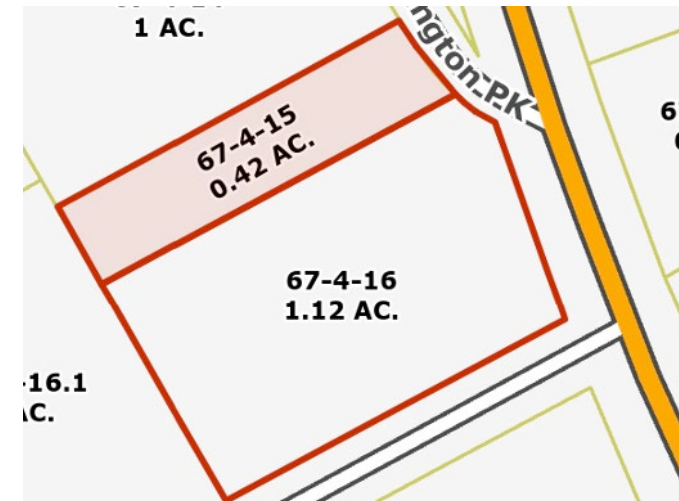
- (1) Retail sales.
- (2) Personal service shops.
- (3) Restaurant, retail bakery, or other places preparing, selling, and/or serving food or beverages.
- (4) General business, professional, governmental, and administrative offices.
- (5) Banks and similar financial institutions.
- (6) Medical services.[Amended 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.

# 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





# MARKET AERIAL



**WEST GOSHEN SC**

Staples PET SUPPLIES PLUS  
GREAT PRICES. NO BEGGING.

LAIFITNESS RITE AID ACME  
FINE WINE & GOOD SPIRITS

**WEST COSHEN TC**

Panera Bread QDOBA MEXICAN EATS AT&T  
Applebee's Grill + Bar GameStop Great Clips ShopRite

CVS pharmacy DUNKIN' Wawa  
Wendy's WCU WEST CHESTER UNIVERSITY

**BRADFORD PLAZA**

GIANT FINE WINE & GOOD SPIRITS petco  
Walgreens DOLLAR TREE

**PARKWAY SC**

The UPS Store UPS McDonald's

Wawa ASHBROGE FARMS  
WHITE CHIMNEYS RITE AID PNC BANK  
verizon

**MARKETPLACE WESTTOWN**








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

**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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# 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**

tommy@bennettwilliams.com



### **BILL HESS**

bhess@bennettwilliams.com



### **BRADY CARROLL**

bcarroll@bennettwilliams.com



### **ROB GAMBONE**

rgambone@bennettwilliams.com

### **CONTACT US**

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REPRESENTATION

TENANT  
REPRESENTATION

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PROPERTY  
MANAGEMENT



## 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.

