

# 109 N HIGH STREET

WEST CHESTER, PA | 19380



**3,800 SF  
AVAILABLE  
FOR LEASE**



**TOMMY CICCARONE, JR. | BILL HESS | ROB GAMBONE**

For Leasing Information: 610.321.1111 | Learn more online at [www.bennettwilliams.com](http://www.bennettwilliams.com)







COMMERCIAL BROKERAGE. *Redefined.*





## PROPERTY HIGHLIGHTS

- SF: 3,800
  - ° 800 SF Retail Level
  - ° 3,000 SF Below grade
- ADA: Yes (elevator)
- Sprinkler: Yes
- Restroom(s): 2 fully ADA
- Asking Rent: \$25.00 NNN

DEMOGRAPHICS		1 MILE	3 MILE	5 MILE
	POPULATION	23,249	61,962	117,462
	TOTAL EMPLOYEES	16,732	35,588	57,081
	AVERAGE HHI	\$128,090	\$163,368	\$174,211
	TOTAL HOUSEHOLDS	8,191	22,162	43,792





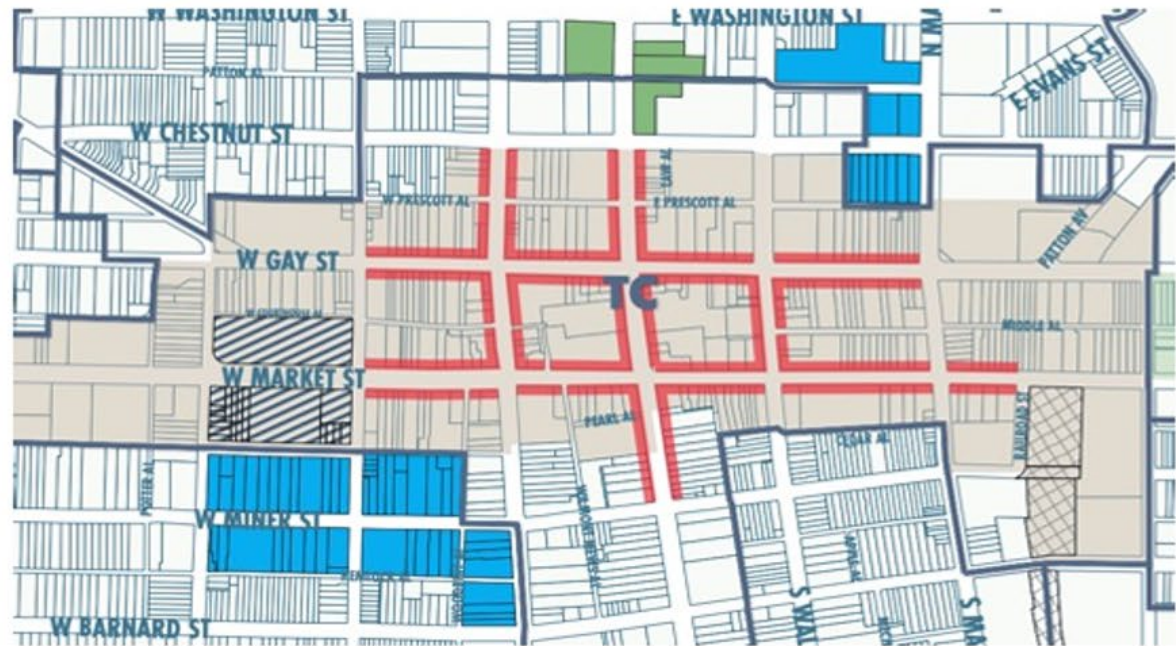
# ZONING: TC, TOWN CENTER DISTRICT

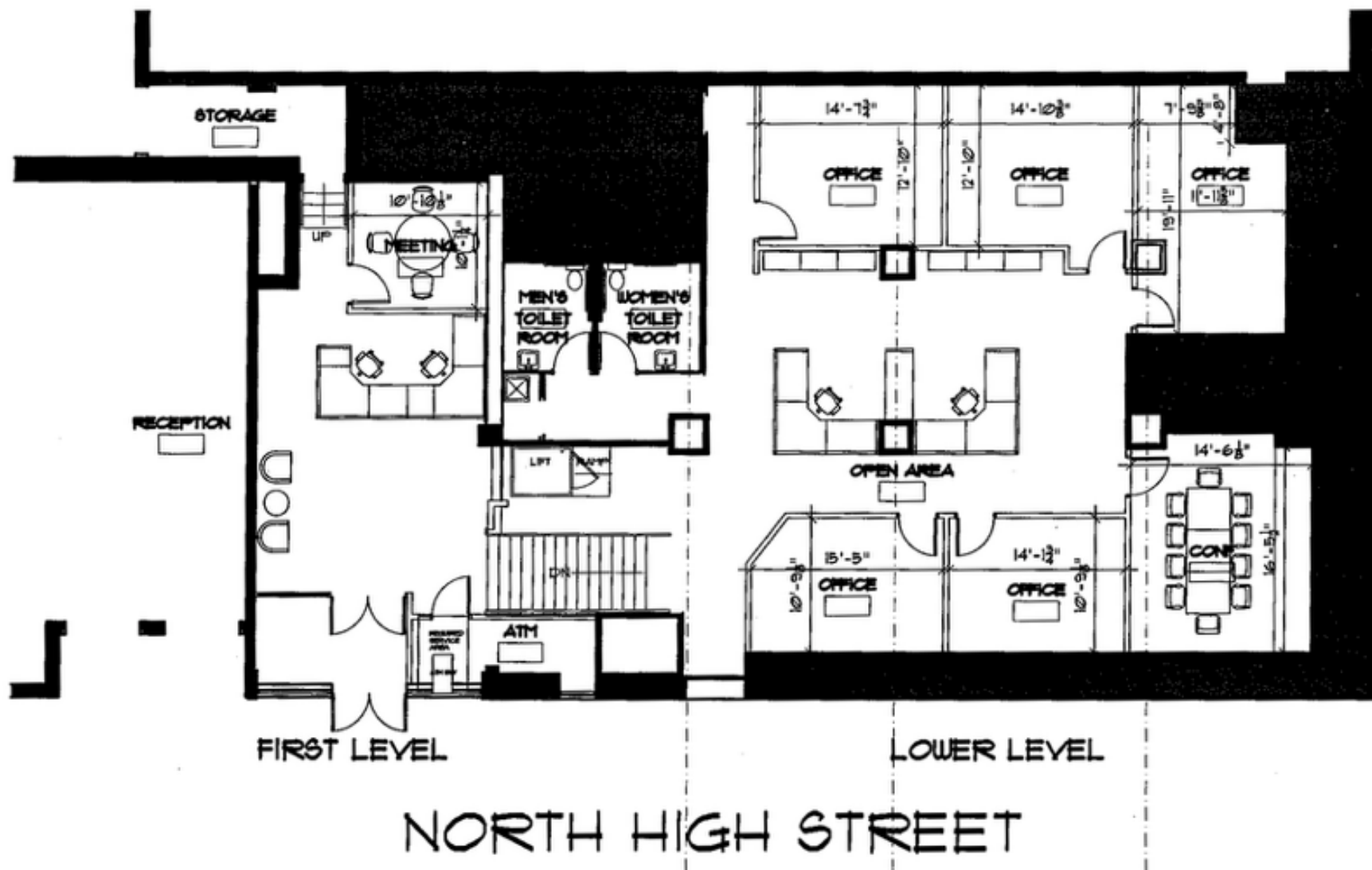
The Town Center District is designed to accommodate uses appropriate to the Central Business District, especially within the Retail Overlay District, and to provide regulations to ensure that the scale and character of the historic and retail commercial environment is maintained. The district is also 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





## FLOOR PLAN



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# ABOUT THE AREA

## EVENTS IN DOWNTOWN WEST CHESTER

- Christmas Parade
- Halloween Parade
- Turk's Head Music Festival

**525 BUSINESSES IN  
DOWNTOWN WEST CHESTER**

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

**10,400 DOWNTOWN  
EMPLOYEES**



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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ACTIVE MEMBER OF:

**RETAIL BROKERS NETWORK**

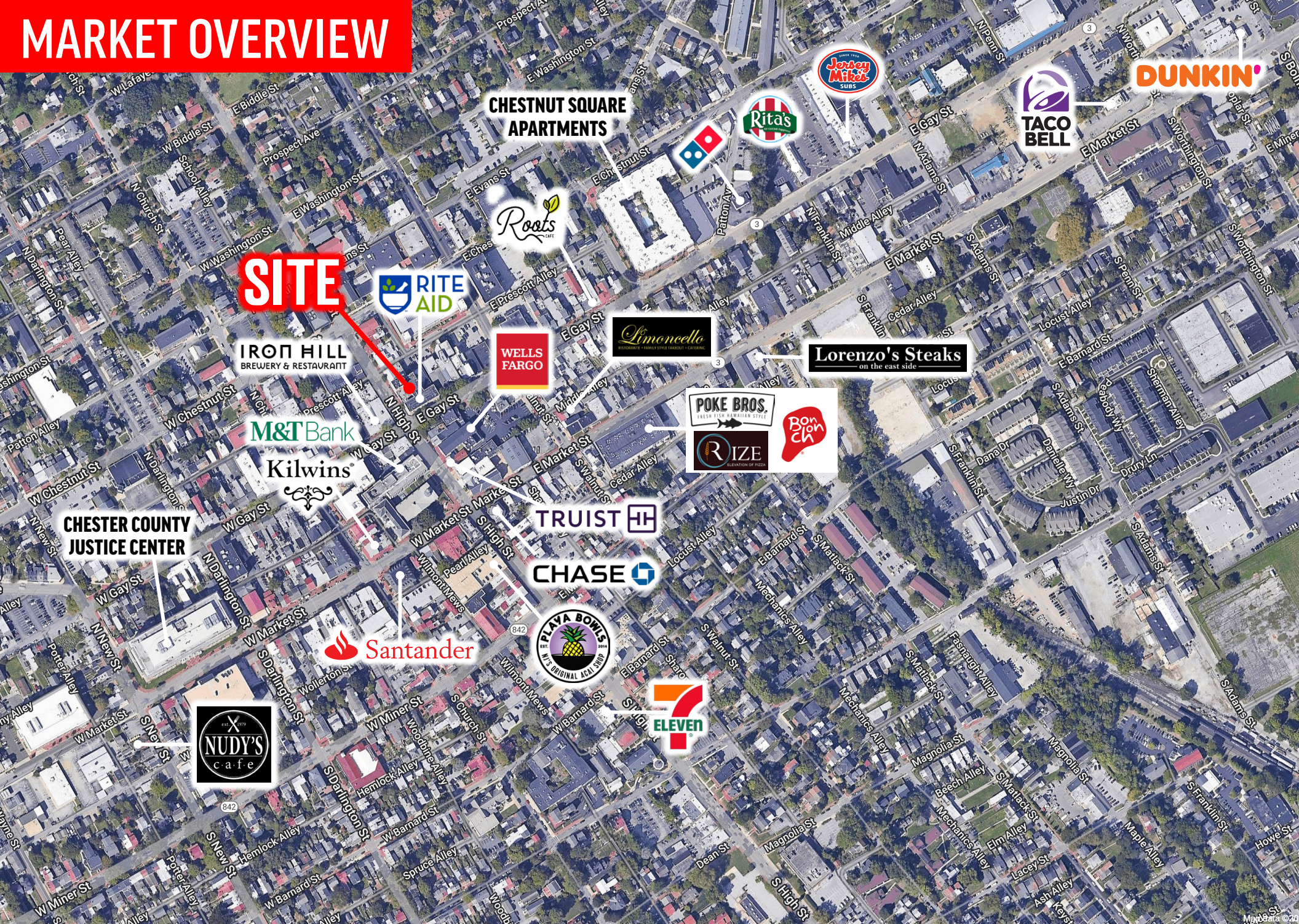
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# MARKET OVERVIEW



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## 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



### **BILL HESS**

bhess@bennettwilliams.com



### **ROB GAMBONE**

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LANDLORD  
REPRESENTATION

TENANT  
REPRESENTATION

INVESTMENT  
SALES

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.

