

RETAIL / OFFICE / MEDICAL OFFICE SPACE AVAILABLE



PROPERTY HIGHLIGHTS

• Square Footage (Available)

• Retail/Office: 4,725 SF (can be demised)

• 2nd Floor Office (220): 3,107 SF

• ADA: YES

• Sprinklered: YES

Flevator: YFS

• Parking: 3.71 / 1000

Basement: YES

• Township: Borough of Downingtown

• Zoning: C1 General Commercial

• Retail Sales – Personal Service – Religious – Educational – Place of Amusement

• Power: 3 Phase

• Gas: Yes

• Sewer: Public

Water: Public

Lease: NNN









1ST FLOOR RETAIL - OFFICE

• SF: 4,725 SF

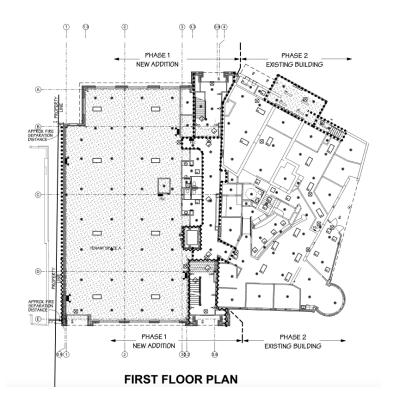
• Basement 4,725 SF

Lease structure: Plus utilities

• Can be demised

• ADA: Yes

• Parking: Yes (shared)





2ND FLOOR - OFFICE

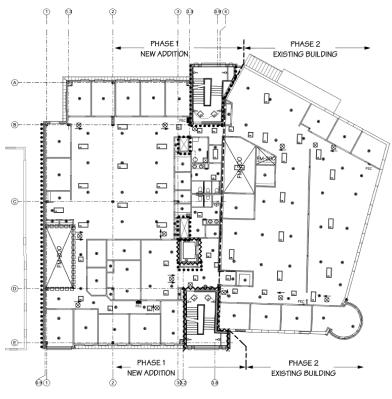
• SF: 3,107

• Lease structure: Plus utilities

· ADA: Yes

• Elevator: Yes

• Parking: Yes (shared)



SECOND FLOOR PLAN











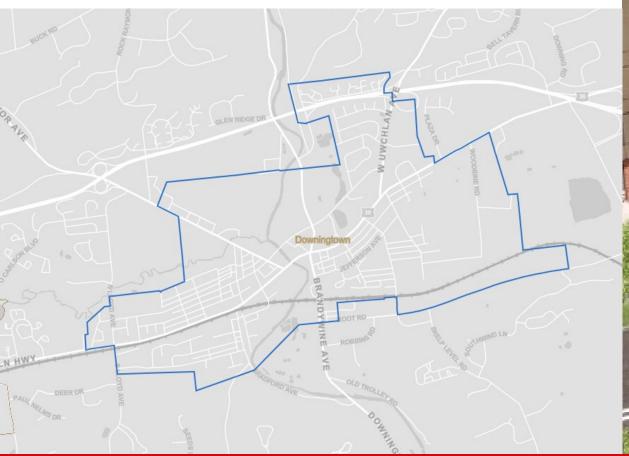






ABOUT THE AREA

Downingtown is a Borough in Chester County, Pennsylvania, 33 miles west of Philadelphia. Originally one of the last mills on the edge of the unsettled western frontier, Downingtown is rich in historical significance. The East Lancaster Historic District was placed on the national Register of Historic Places in 1979 and there are 20 historic structures cited within the district. Today the Borough of Downingtown is one of the most desirable places to live with a dense suburban feel and highly rated public schools.











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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LANDLORD REPRESENTATION

TENANT REPRESENTATION

INVESTMENT SALES

PROPERTY MANAGEMENT



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.



