

503 E GAY STREET

WEST CHESTER, PA | 17078



±1,465 SF RETAIL
FOR LEASE



TOMMY CICCARONE JR | ROB GAMBONE

For Lease Information: 610.321.1111 | Learn more online at www.bennettwilliams.com



COMMERCIAL BROKERAGE. *Redefined.*

PROPERTY HIGHLIGHTS

- **SF:** 1,465 +/-
- **Township:** Borough of West Chester
- **Sewer:** Public
- **Water:** Public
- **Zoning:** Commercial Service (CS)
- **Rent:** \$3,000.00 (includes NNN's)
- **Lease:** Plus Utilities



Asking Price: \$3,000.00

Expected Landing: ±90%



DEMOGRAPHICS	3 MILE	5 MILE	7 MILE
POPULATION	66,338	120,477	198,558
EMPLOYEES	37,515	59,815	99,426
AVERAGE HHI	\$158,879	\$175,514	\$180,756
HOUSEHOLDS	24,184	45,099	74,829
TRAFFIC COUNTS: E Gay Street (±13,500 VPD)			



TOMMY CICCARONE JR | ROB GAMBONE
For Lease Information: 610.321.1111 | Learn more online at www.bennettwilliams.com



COMMERCIAL BROKERAGE. *Redefined.*

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.



TOMMY CICCARONE JR | ROB GAMBONE

For Lease Information: 610.321.1111 | Learn more online at www.bennettwilliams.com



COMMERCIAL BROKERAGE. *Redefined.*

MARKET AERIAL

WEST GOSHEN SC

ACME

Staples

PET SUPPLIES PLUS

LAIFITNESS

RITE AID

hair cuttery

FINE WINE & GOOD SPIRITS

WEST COSHEN TC

Panera BREAD

QDOBA MEXICAN EATS

ShopRite

Applebee's GRILL + BAR

GameStop Great Clips

AT&T H&R BLOCK

TURNER SQUARE

CHIPOTLE MEXICAN GRILL

tropical CAFE SMOOTHIE

SUN TAN CITY

HENDERSON HIGH SCHOOL

CAMBRIDGE SQAURE

Rita's

Jersey Mike's SUBS

metro by T-Mobile cricket wireless

RANCHERITA Mexican Sagueros

PAPA JOHN'S Better Ingredients. Better PIZZA.

McDonald's

Wendy's

WEST CHESTER BOROUGH

Wells Fargo

BOSTON MARKET

Citizens Bank

CHESTNUT SQUARE APARTMENTS

SITE

RITE AID

M&T Bank

Fulton Bank LISTENING IS JUST THE BEGINNING.

Santander

TRUIST

Wells Fargo

THE SALVATION ARMY

KFC

TACO BELL

Wawa

DUNKIN'

AutoZone

KIA

CHEVROLET

GMC

DUNKIN'

Starbucks

SHERWIN WILLIAMS

SMOOTHIE KING

West Chester Music Academy

meineke car care center

CVS pharmacy

Wawa

BW

TOMMY CICCARONE JR | ROB GAMBONE

For Lease Information: 610.321.1111 | Learn more online at www.bennettwilliams.com

ACTIVE MEMBER OF:
RETAIL BROKERS NETWORK

COMMERCIAL BROKERAGE. *Redefined.*

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



ROB GAMBONE

RGambone@bennettwilliams.com

CONTACT US

610.321.1111 | www.bennettwilliams.com

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.

