

±10,766 SF (CAN BE DEMISED) **FOR LEASE**

# 13 E GAY STREET

WEST CHESTER, PA • 19380

**LOCATION!  
LOCATION!  
LOCATION!**

**HISTORIC ROOTS. ENDLESS POTENTIAL.**



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

FOR PROPERTY INFORMATION: 484.947.5334 | LEARN MORE ONLINE AT [WWW.BENNETTWILLIAMS.COM](http://WWW.BENNETTWILLIAMS.COM)



COMMERCIAL BROKERAGE. *Redefined.*



# THE STORIED PAST OF THE GREEN TREE CORNER

Long before it became a bustling Rite Aid, this corner of West Chester stood as a pivotal waypoint in the fabric of local life. In the early 19th century, what is now Gay and High Streets served as a stagecoach terminus for travelers from Philadelphia. These weary passengers made their first stop at the Green Tree—a tavern-inn established as a critical crossroads that helped transform the town into a hub of commerce and connection.

The Green Tree was more than just a place to rest—it was a gathering spot, a social hub, and an anchor for the community. According to tavern records and local history, “Green Tree” appears repeatedly in early 19th-century documents, confirming its longstanding role in Chester County’s hospitality and transportation networks.

Adding to its historical gravitas is its association with Henry Ruhl Guss, a locally revered figure who served as proprietor of the Green Tree Inn before rising to prominence as the founder and commanding officer of the National Guards of West Chester in the mid-1800s. His leadership during the Civil War era ties this corner not only to daily life, but also to the larger narrative of civic pride and military service in West Chester’s history.

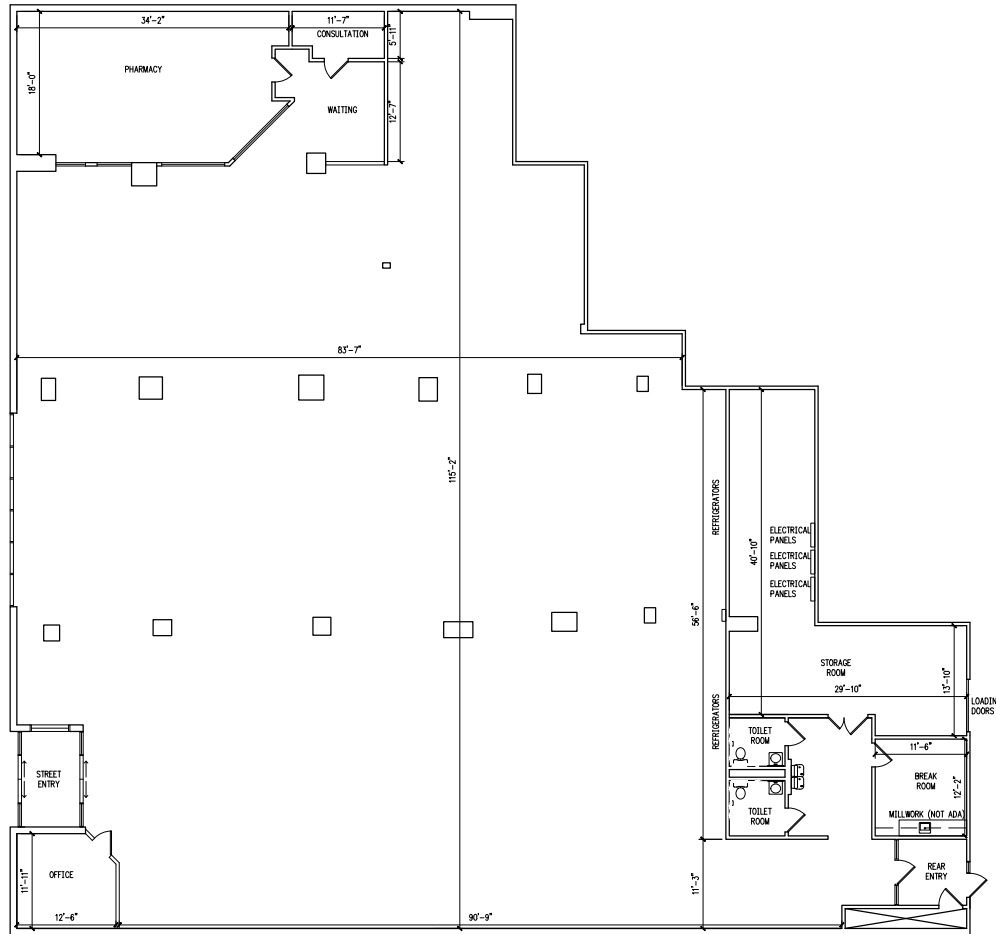
Today, the building occupies a place within the West Chester Downtown Historic District—a collection of more than 3,100 distinguished buildings dating from the late 18th to the early 20th century. Its continued visibility at the intersection of Gay and High Streets maintains its deep-rooted presence in the town’s collective memory.



## WHY THIS HISTORY MATTERS FOR YOUR COMMERCIAL LISTING

This corner is not just a location—it’s a legacy. Any business that sets foot here inherits layers of story, connectivity, and community recognition. Generations of travelers once paused here. Now, your business can claim that same spotlight, carrying forward the Green Tree’s centuries-old tradition of meeting, gathering, and standing at the heart of West Chester.

# FLOOR PLAN

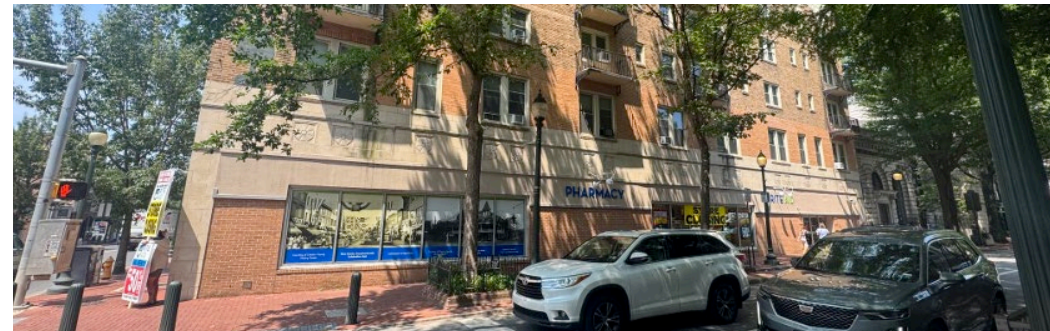


- Open-concept layout ideal for flexible retail or restaurant use
- Generous ceiling height for spacious feel and design flexibility
- Wide storefront windows for natural light and display visibility
- Expansive Open Layout, large uninterrupted floor area ideal for flexible retail, restaurant, or showroom use
- Multiple Access Points improve layout flow and functional adaptability

# PROPERTY HIGHLIGHTS

- SF: 10,766 SF
- Utilities: Public
- Frontage: Gay Street & High Street
- Connected to 64 Market Rate Apartments
- Excellent Signage Opportunity
- High foot traffic day and night
- Loading dock
- Walk Score of 97 - Walker's Paradise

Prime corner retail in the heart of West Chester, 10,766 SF beneath 64 luxury apartments at Gay & High.



| DEMOGRAPHICS     | 3 MILE    | 5 MILE    | 7 MILE    |
|------------------|-----------|-----------|-----------|
| POPULATION       | 63,111    | 117,606   | 197,042   |
| TOTAL EMPLOYEES  | 35,716    | 56,925    | 94,153    |
| AVERAGE HHI      | \$160,548 | \$174,405 | \$180,574 |
| TOTAL HOUSEHOLDS | 22,826    | 43,835    | 74,069    |



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# ZONING: TC, TOWN CENTER

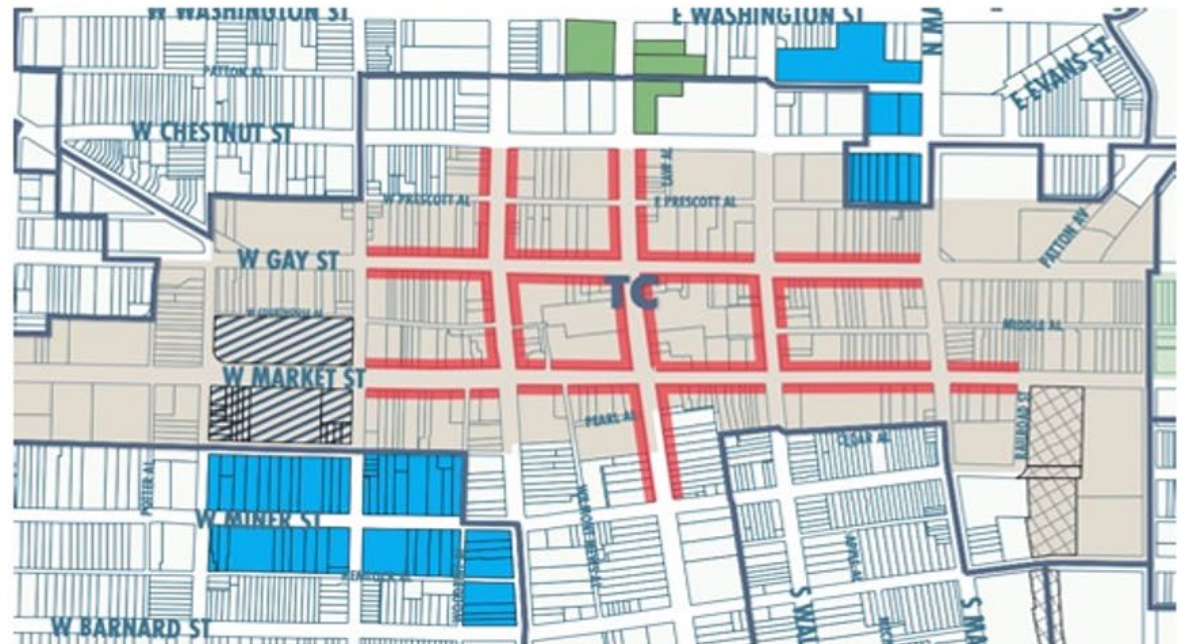
The Town Center District is designed to accommodate uses appropriate to the Central Business District, especially within the Retail Overlay District, and to provide regulations to ensure that the scale and character of the historic and retail commercial environment is maintained. The district is also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

|   |                         |
|---|-------------------------|
|    | BASE ZONING DISTRICTS   |
|    | 60 FT HEIGHT            |
|  | 75 FT HEIGHT            |
|  | CULTURAL USE            |
|  | PROFESSIONAL OFFICE     |
|  | RETAIL                  |
|  | GOVERNMENT USE          |
|  | INSTITUTIONAL USE       |
|  | TRANSPORTATION CORRIDOR |





# 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: Laurie Bernotsky  
Provost: Jeffery L. Osgood, Jr  
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.







# 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:



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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.

