

19 S HIGH ST

WEST CHESTER, PA • 19382

±3,478 SF **FOR SALE**



TOMMY CICCARONE | ROB GAMBONE

FOR PROPERTY INFORMATION: 484.947.5334 | LEARN MORE ONLINE AT WWW.BENNETTWILLIAMS.COM



COMMERCIAL BROKERAGE. *Redefined.*

PROPERTY OVERVIEW

19 S High Street in West Chester, PA presents a prime opportunity in the heart of one of Chester County's most vibrant boroughs. The property features 3,478 square feet across three floors, plus a partially finished basement, situated on a 0.08-acre lot (3,578 square feet of land). It is supported by public utilities, includes on-site parking, and falls within the highly desirable Town Center zoning district, which offers a variety of potential uses. With annual taxes of \$6,105.00, this property combines functionality with a strong investment profile. Located directly along South High Street, the site benefits from heavy foot traffic and excellent visibility in downtown West Chester—an area known for its thriving mix of retail shops, restaurants, offices, and cultural attractions. The Borough's walkable charm, historic architecture, and proximity to West Chester University make this location ideal for businesses looking to establish themselves in a bustling and well-connected community.

DEMOGRAPHICS	3 MILE	5 MILE	7 MILE
POPULATION	62,784	116,808	195,555
TOTAL EMPLOYEES	35,474	55,713	94,378
AVERAGE HHI	\$160,659	\$175,161	\$180,600
TOTAL HOUSEHOLDS	22,701	43,486	73,560

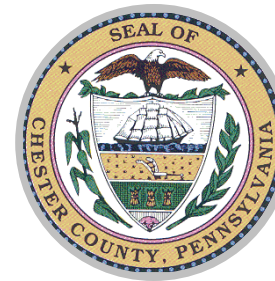
**97 WALK SCORE -
WALKER'S PARADISE**



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.

**525 BUSINESSES IN
DOWNTOWN WEST CHESTER**

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

**10,400 DOWNTOWN
EMPLOYEES**

ZONING

§ 112-309 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.

BY RIGHT USES

- Religious Uses
- Banks
- Community Facilities
- Office
- Personal Service Shops
- Restaurant
- Retail Stores
- Multi Family (not on First Floor)

MARKET AERIAL



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.

