

833 WEST CHESTER PIKE

WEST CHESTER, PA | 19382



**1,620 SF
FOR LEASE**

BW TOMMY CICCARONE | ALEC WERNER

For Lease Information: 610.999.5800 | Learn more online at www.bennettwilliams.com

ACTIVE MEMBER OF:
RETAIL BROKERS
NETWORK

COMMERCIAL BROKERAGE. *Redefined.*

PROPERTY HIGHLIGHTS

- SF: 1,620 +/-
- Township: West Goshen Township
- Sewer: Public
- Water: Public
- Parking: Ample on site parking
- Marquee Sign
- Zoning: C-2
- Rent: \$3,500.00/Month (plus NNN's)



DEMOS	1 MILE	3 MILE	5 MILE
 POPULATION	9,603	68,074	122,947
 EMPLOYEES	2,024	37,942	58,395
 AVERAGE HHI	\$133,304	\$146,774	\$177,561
 HOUSEHOLDS	3,961	27,174	46,858

TRAFFIC COUNTS: WEST CHESTER PIKE ±36,000 VPD | WEST CHESTER BYP ±67,000 VPD

ABOUT THE PROPERTY: C2 COMMERCIAL SHOPPING CENTER DISTRICT

By Right Uses

- A. Retail sales.
- B. Personal service establishment.
- C. Office building, bank, radio studio, municipal, county, state and federal use.
- D. Standard restaurant, fast-food restaurant, drive-through restaurant, microbrewery, brewery pub and limited distillery.
- E. Greenhouse, nursery.
- F. Public place of amusement or recreation.
- G. Athletic club; private club, provided that it does not offer entertainment that would constitute a sexually oriented business.
- H. Shopping center.
- I. Accessory uses to the aforementioned permitted uses, including outdoor dining as an accessory use to a restaurant subject to the conditions in § 84-57.11 and a home-related business as an accessory use to an existing lawful nonconforming single-family detached dwelling.

J. Hotel/motel.

K. Forestry, subject to the standards in § 84-57.8.

L. Women's temporary residential care center.

M. Learning center.

Conditional Use(s)

(1) Pharmacy/drug store and medical marijuana dispensary

Bennett Williams

COMMERCIAL REAL ESTATE

OUR LOCATIONS:

YORK OFFICE:

3528 Concord Rd.
York, PA 17402

LANCASTER OFFICE:

150 Farmington Lane, Suite 201
Lancaster, PA 17601

EXTON OFFICE:

1 E. Uwchlan Ave.
Suite 409, Exton, PA 19341

STATE COLLEGE OFFICE:

330 Innovation Park, Suite 205
State College, PA 16803

WEST CHESTER OFFICE:

107 E Chestnut St, Suite 1
West Chester, PA 19380

NEW JERSEY OFFICE:

236 E. Route 38, Suite 130
Moorestown, NJ 08057

LISTING AGENTS:



TOMMY CICCARONE

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ALEC WERNER

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CONTACT US

610.999.5800 | www.bennettwilliams.com

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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.

