

# 104 E GAY ST

WEST CHESTER, PA | 19380



±1,400 SF

**FOR LEASE**

# PROPERTY DETAILS

- SF: 1,400 estimate
- Township: Borough of West Chester
- Zoning: Town Center
- Utilities: Public

DEMOGRAPHICS	3 MILE	5 MILE	7 MILE
POPULATION	62,941	118,955	196,248
EMPLOYEES	35,764	57,110	93,361
AVERAGE HHI	\$161,599	\$175,886	\$181,901
HOUSEHOLDS	22,643	44,013	73,434

**TRAFFIC COUNTS: E Gay Street ±11,000 VPD**



## 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

- Retail Stores
- Religious Uses
- Banks
- Community Facilities
- Office
- Personal Service Shops
- Restaurant

# LOCATION

- Downtown West Chester – 96 walking score
- Across from Post Office
- Near Hotel Indigo / West Chester Seafood Kitchen
- Other complimentary restaurants and shops



# MARKET AERIAL

DUNKIN'

Chestnut Square Apartments

**SITE**

Hotel Warner

Hotel Indigo

Lorenzo's Steaks  
on the east side

WELLS FARGO

POKE BROS.  
FRESH FROM THE MARKET

Bonchon

RIZE  
ELEVATION OF PIZZA

New Apartment Plan  
250 Units

Chester County  
Justice Center

Kilwins

Apartments

CHASE

Santander

PIZZA & BOWLS

7  
ELEVEN

Retail &  
125 Apartment Units

New Apartment  
181 Units

NUDY'S  
cafe

# 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 Blvd, 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 Jr

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## CONTACT US

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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.

