

PARKWAY PLAZA

327 E GAY ST | WEST CHESTER, PA | 19380



**±675-8,658 SF
FOR LEASE**



BILL HESS | ALEC WERNER | JAMIE SCHMIDT

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



COMMERCIAL BROKERAGE. *Redefined.*

Current Tenant Size(s)

1: 2,600 SF (2nd Generation Restaurant Space)

2: 1,518 SF

3: 1,242 SF

4: 675 SF

5: 970 SF

6: 1,653 SF (2nd Generation Restaurant Space)



Two Tenant

1: 5,360 SF

2: 3,298 SF

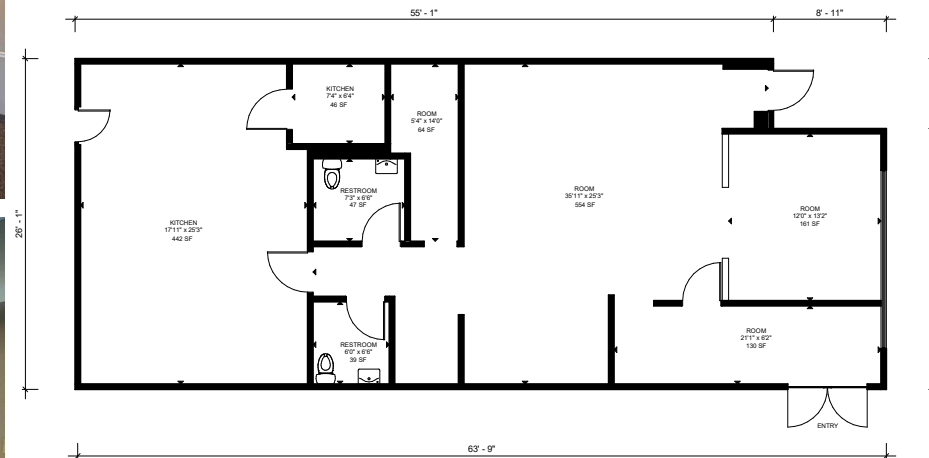
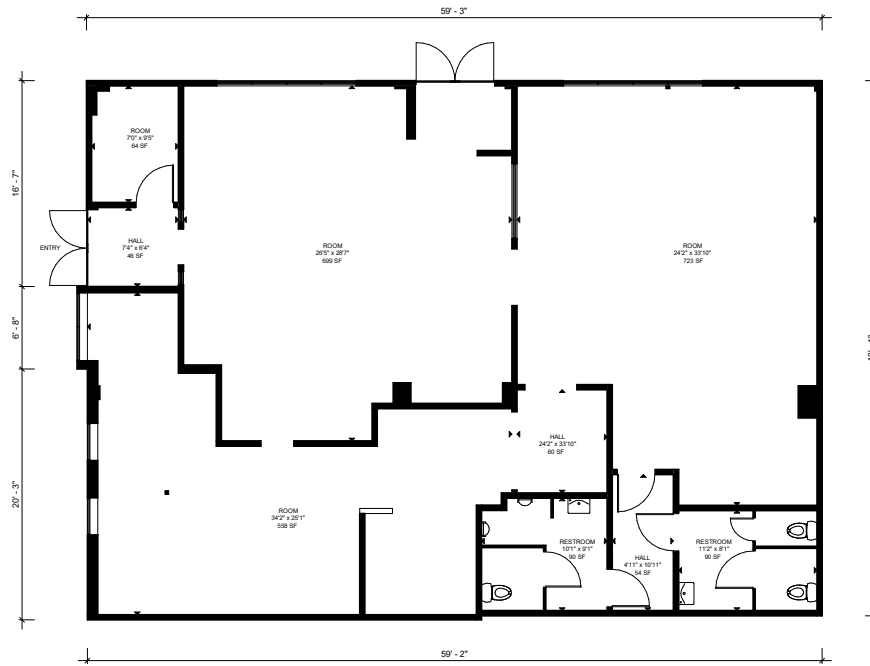
Single Tenant

1: 8,658 SF

- Township: Borough of West Chester
- Zoning: Commercial Service District
- Parking: On-Site
- Utilities: Public Water & Sewer

327-1 (2nd Generation Restaurant Space)

- 2,600 SF
- 2- ADA Restrooms
- 12 Foot Hood & Ansul System
- Stubbed for 3 bay sink
- Grease trap

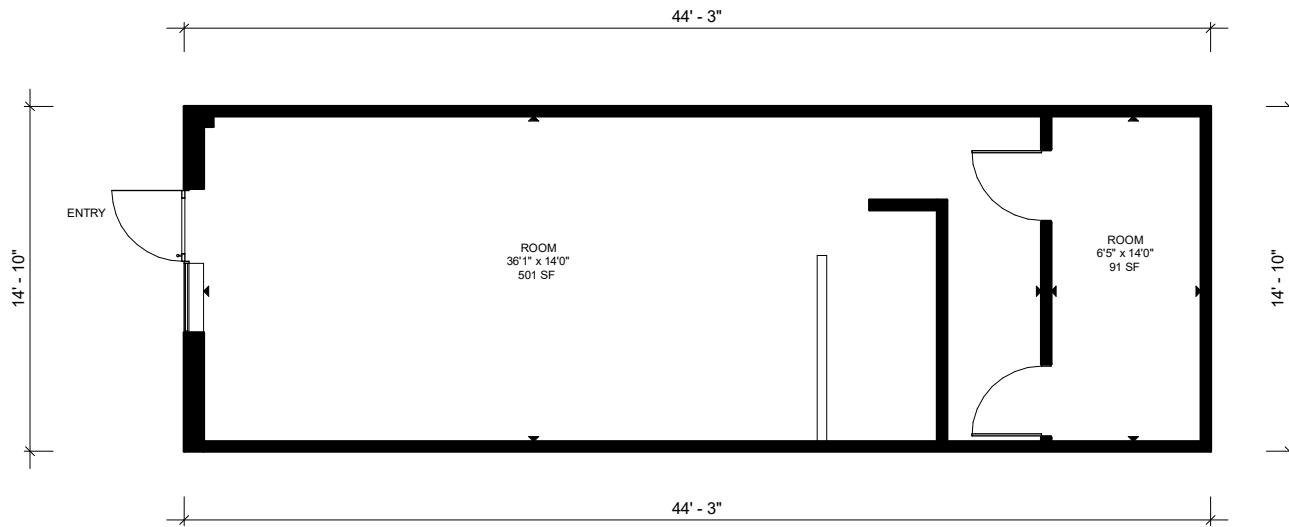
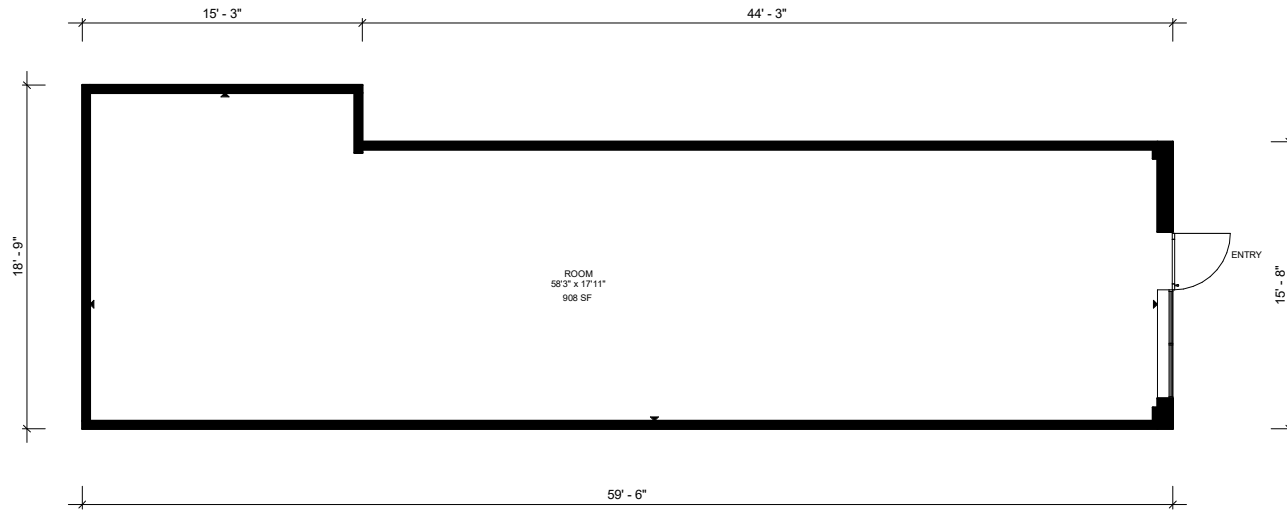


327-2 (Former Dental Office)

- 1,518 SF
- 1 ADA restroom
- 5 Treatment room(s)
- 2 lab or break room(s)

327-3

• 1,242 SF



327-4

- 675 SF
- Stubbed ADA restroom(s)



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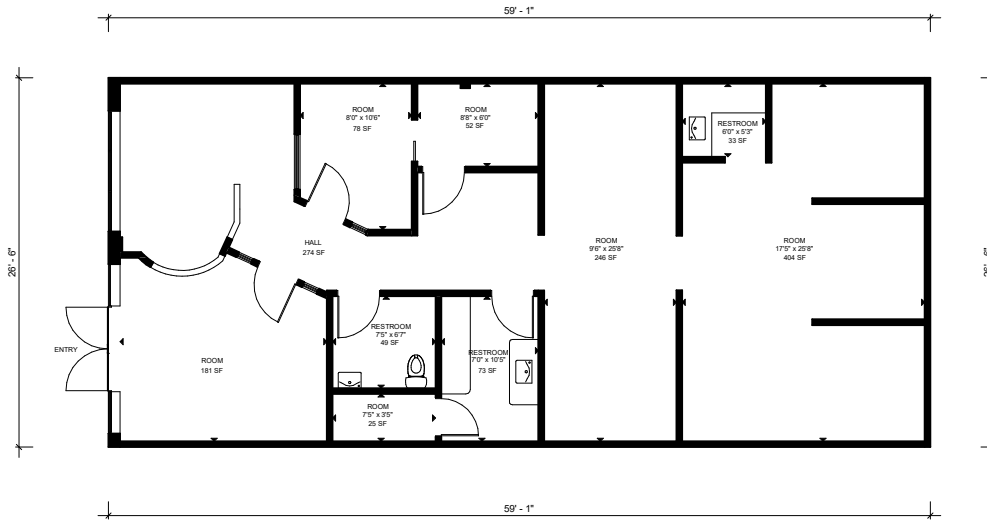
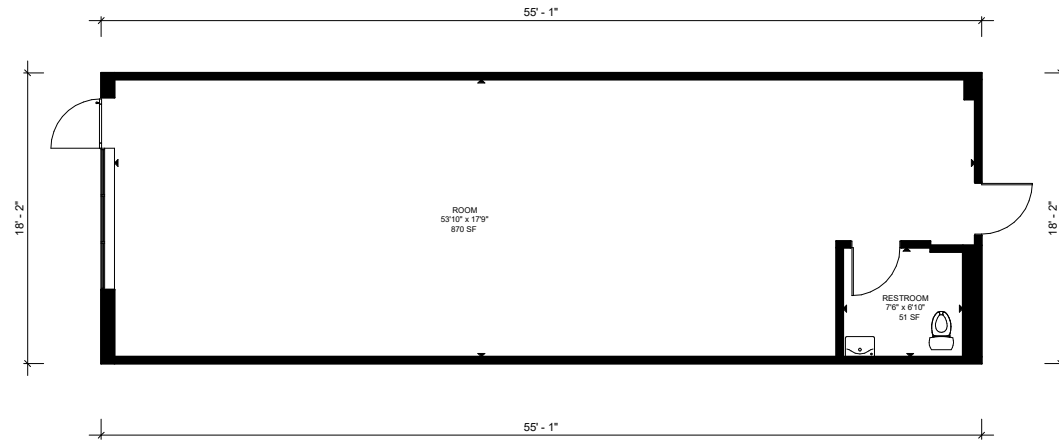


ACTIVE MEMBER OF:

COMMERCIAL BROKERAGE. *Redefined.*

327-5

- 970 SF
- 1 ADA restroom
- Sprinkled



327-6 (2nd Generation Restaurant Space)

- 1,653 SF
- 2 ADA restroom(s)
- 18 Foot Hood & Ansul System
- Walk in box
- 3 bay sink



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 **Stop** **AT&T**

Great Clips **H&R BLOCK**

TURNER SQUARE

CHIPOTLE MEXICAN GRILL

tropical CAFE SMOOTHIE **SUN TAN CITY**

DUNKIN' **Starbucks**

SHERWIN-WILLIAMS **SMOOTHIE KING**

meineke car care center

CAMBRIDGE SQUARE

Jersey Mike's SUBS **metro by T-Mobile** **cricket wireless**

Rita's **RANCHERITA Mexican Salsa**

SITE

McDonald's **PAPA JOHN'S Better Ingredients. Better Pizza.**

DQ **Wendy's**

CHESTNUT SQUARE APARTMENTS

DOMINO'S

RITE AID **M&T Bank**

BOSTON MARKET **Wawa** **DUNKIN'**

KFC **TACO BELL**

Fulton Bank **Santander**

TRUIST **WELLS FARGO**

AutoZone **Wawa** **DUNKIN'**

THE SALVATION ARMY

CHEVROLET **GMC**

ABOUT THE AREA



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.

DEMOGRAPHICS	3 MILE	5 MILE	7 MILE
POPULATION	65,153	119,248	197,965
TOTAL EMPLOYEES	37,355	59,589	98,952
AVERAGE HHI	\$160,091	\$176,220	\$182,129
TOTAL HOUSEHOLDS	23,576	44,459	74,172

**525 BUSINESSES IN
 DOWNTOWN WEST CHESTER**

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

**10,400 DOWNTOWN
 EMPLOYEES**

EVENTS IN DOWNTOWN WEST CHESTER

- Christmas Parade
- Halloween Parade
- Turk's Head Music Festival



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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

NEW JERSEY OFFICE:

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

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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.

