

PARKWAY PLAZA

327 E GAY ST | WEST CHESTER, PA | 19380



**±675-8,658 SF
FOR LEASE**



TOMMY CICCARONE, JR | BILL HESS

For Lease Information: 484.947.5334 | Learn more online at www.bennettwilliams.com



COMMERCIAL BROKERAGE. *Redefined.*

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

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 **Game 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 Sabor**

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**

WELLS FARGO **TRUIST**

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

THE SALVATION ARMY

KIA **CHEVROLET** **GMC**

CVS pharmacy **Wawa**

Current Tenant Size(s)

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

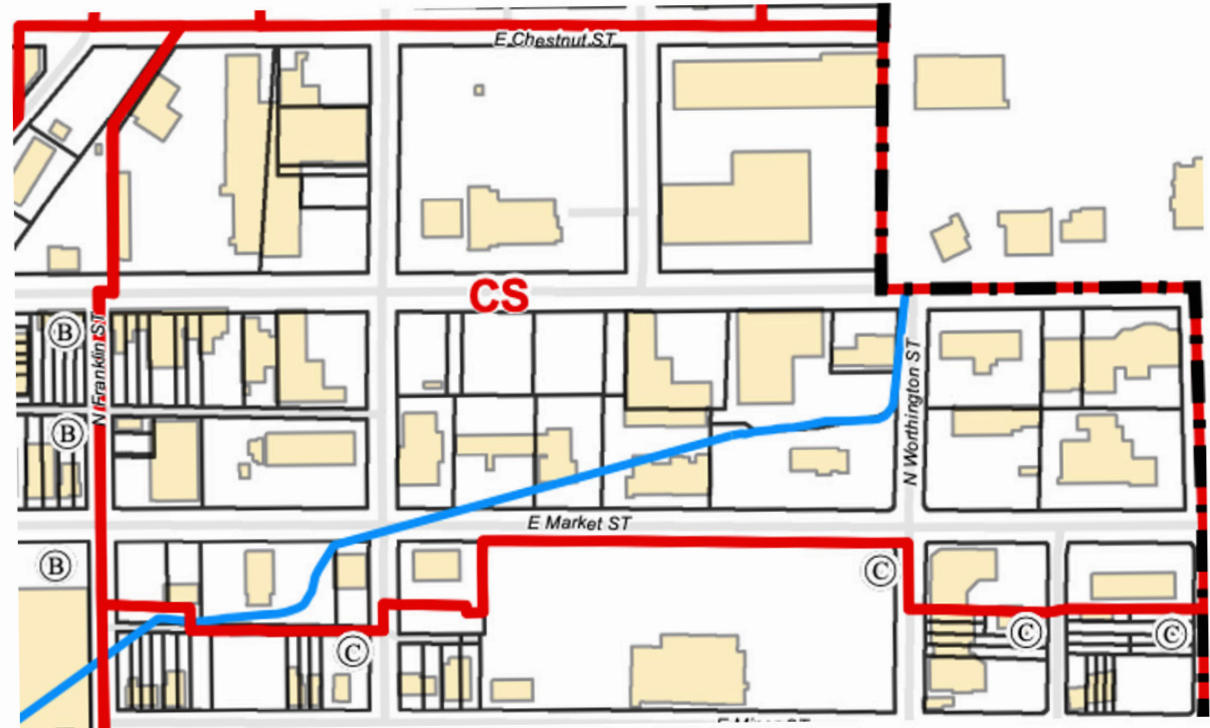
2: 1,518 SF

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

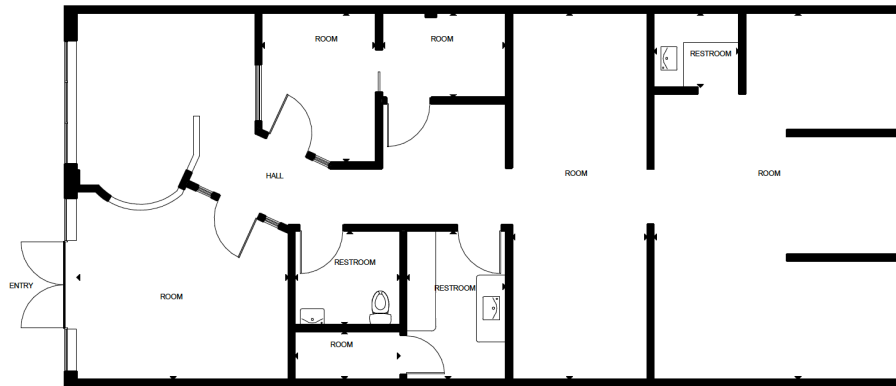
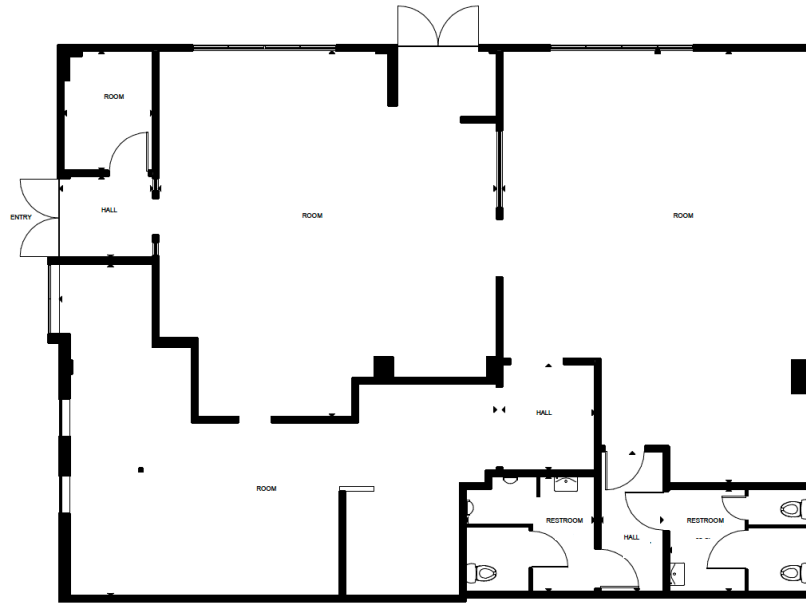
1: 8,658 SF

- Township borough West Chester
- Zoning: Commercial Service District
- Parking onsite
- 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

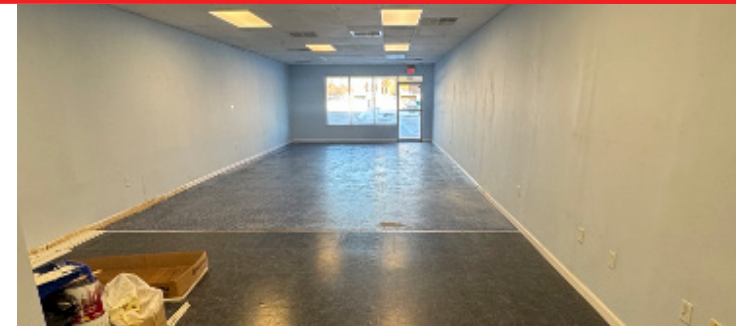
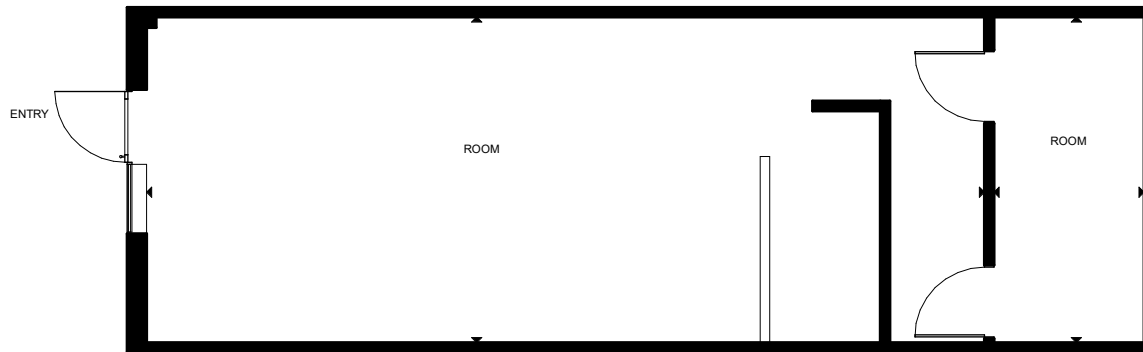
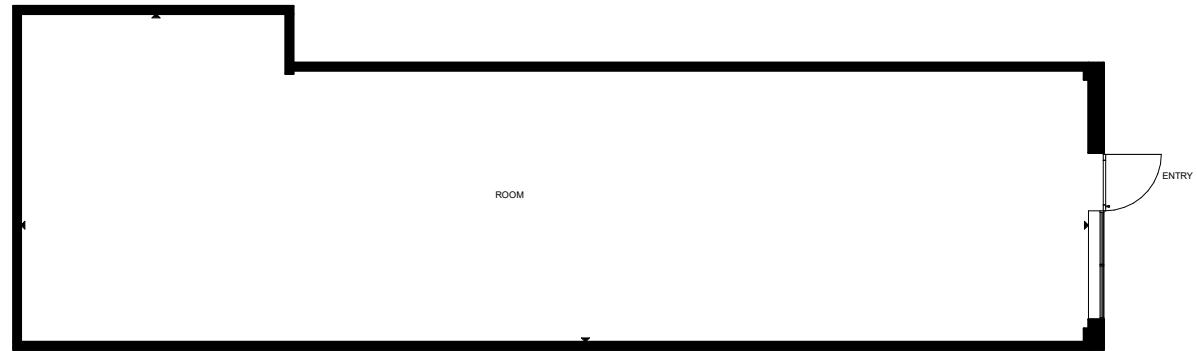


327-2 (Former Dental Space)

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

327-3

• 1,242 SF

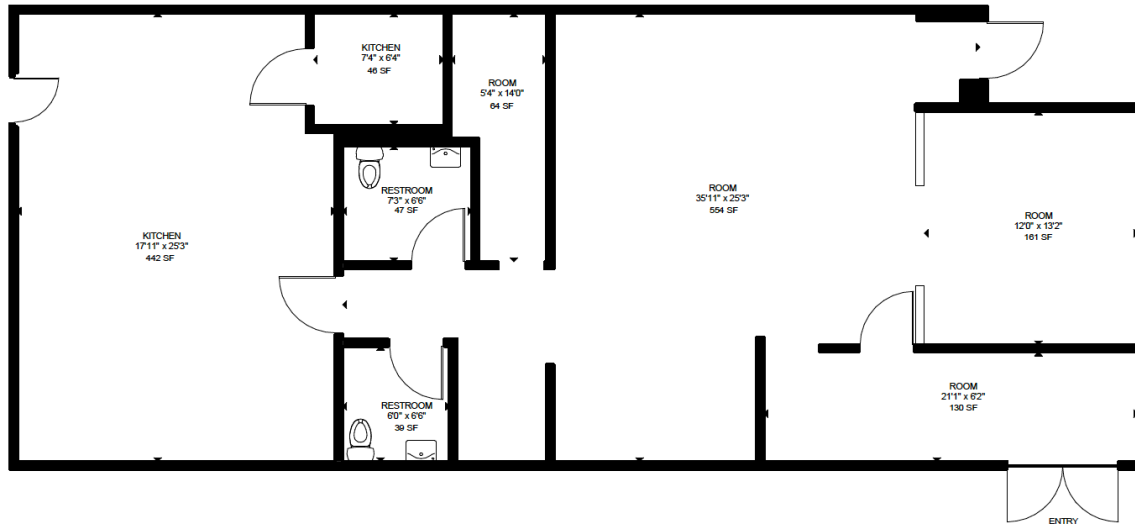
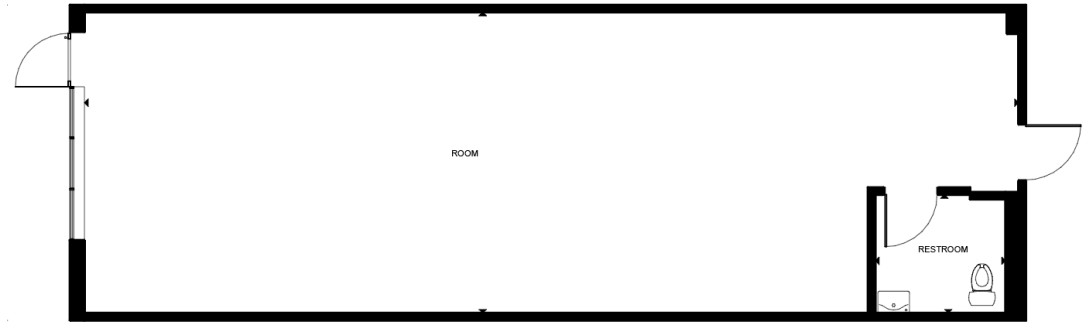


327-4

- 675 SF
- Stubbed ADA restroom(s)

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



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 Lan-
caster, 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:



TOMMY CICCARONE, JR

tommy@bennettwilliams.com



BILL HESS

bhess@bennettwilliams.com

CONTACT US

484.947.5334 | www.bennettwilliams.com

LANDLORD
REPRESENTATION

TENANT
REPRESENTATION

INVESTMENT
SALES

PROPERTY
MANAGEMENT



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.

