

112 E. GAY STREET

# RESTAURANT SPACE AVAILABLE

WEST CHESTER, PA







## Property Highlights

- 3,400 SF (38x89.5)
- Ceiling: 9-10 FT
- Seating: 70+ Inside/20+ Outside
  - Private Party Area
- Liquor License: Full R License
- Parking: Rear
- Delivery: Rear
- Signage: Back Lit Marquee

## Delivery

- Spring 2020
- Warm Vanilla Shell
- ADA restroom(s) to code
- HV/AC system(s) trunc
- Electrical to the box
- Finished walls
- Stubbed plumbing (where existing)

## DEMOGRAPHICS

	1 Mile	3 Miles	5 Mile
 Est. Population	22,283	57,175	108,678
 Average Age	29.4	35.5	38.9
 Est. Avg HH Income	\$92,229	\$123,827	\$139,185
 Est. Total Employees	13,306	32,697	59,398

SitesUSA, Inc



## CONTACT

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**SHAUN LYONS**  
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# SITE AERIAL

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# AREA HIGHLIGHTS

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**Total enrollment:** 17,306 (2017)  
**Established:** 1871  
**Endowment:** \$23 million as of 2015  
**President:** Christopher Fiorentino  
**Provost:** R. Lorraine Bernotsky  
**Academic Staff:** 685 full-time / 277 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 2010 census, the population of Chester County was 498,886, increasing by 4.1% to a census-estimated 519,293 residents as of 2017.[2]

**525 BUSINESSES IN  
DOWNTOWN WEST CHESTER**

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

**10,400 DOWNTOWN  
EMPLOYEES**

## EMPLOYMENT

Borough of West Chester  
Tenants (*Publicly Traded*)

BB&T Bank  
Meridian Bank  
Wells Fargo Bank  
Univest Bank  
Santander Bank

Janney Montgomery Scott  
Verrica Pharmaceuticals

ALL PLAN  
Starbucks  
Northwestern Mutual  
Testo  
Chase Bank

## BOROUGH OF WEST CHESTER PRIVATELY HELD COMPANY HEADQUARTERS

STP Financial  
Brandywine Valley YMCA  
Align5  
Bernardon

MacElree Harvey, Ltd.  
Lamb McErlane, PC  
Gawthrop Greenwood, PC  
SciOR

## TOP ANNUAL EVENTS



# AREA DEVELOPMENTS

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## ■ LODGING

- Approved 100+ Room Hotel

## ■ MIXED USE

- 44W Gay Street
- 45,000 SF
- Four Story Development
- Under Construction

## ■ SINGLE FAMILY & TOWNHOMES

- RYAN/NVR Homes building 600+ Homes
- TOLL Brothers building 200+ Homes

## ■ MULTI FAMILY

- Coming soon: E.Kahn Development building
- 120+ Apartments



### APPROVED 100+ ROOM HOTEL

Corner of Gay Street & Walnut Street  
Over One Hundred Rooms  
"Hotel Indigo Boutique"



### CHESTNUT SQUARE APARTMENTS

201 E Gay Street  
Luxury Apartment Complex  
Courtyard Lounge & Swimming Pool



### 45,000 SF FOUR STORY DEVELOPMENT

44 W Gay Street  
15,000 SF of Retail & 3 Floors of Office Space  
Designated Outdoor Seating Areas



### RYAN/NVR HOMES

600 + New Homes Coming to West Chester

# PARKING MAP

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## LIQUOR LICENSE PURCHASE INFO

<b>Total Amount for Liquor License</b>	\$500,000
<b>25% Down</b>	\$125,000
<b>75% Financed</b> (interest only loan)	\$375,000
<b>Loan Amount</b>	\$375,000
<b>Annual Interest Rate</b>	8%
<b>Annual Interest</b>	\$30,000
<b>Monthly Interest Payment</b>	\$2,500

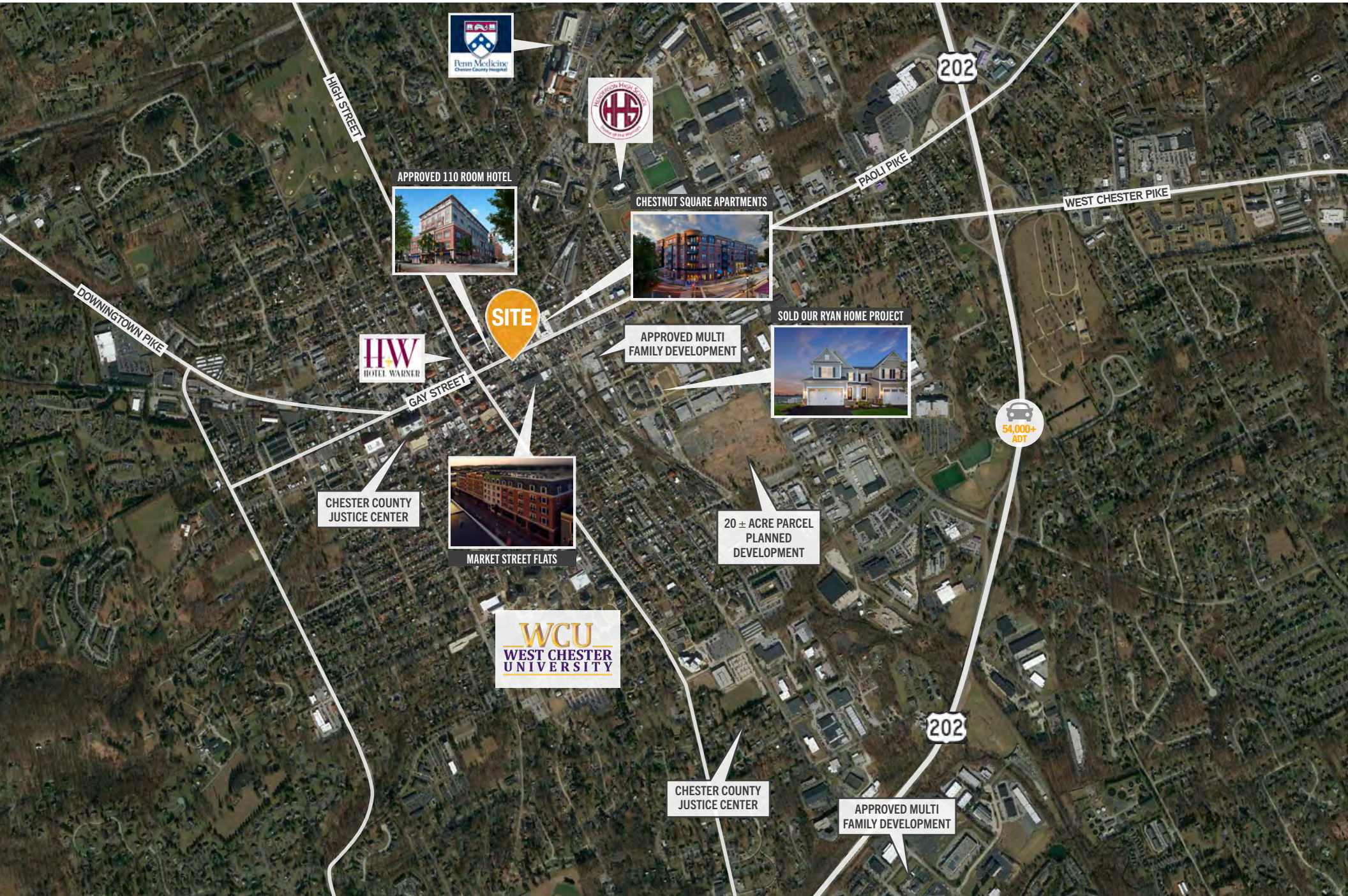
## RENT

<b>Base Rent</b>	\$25 P/SF
<b>Annual Increase</b>	\$.50 P/SF
<b>NNN</b>	Tenants Share

# LOCATION AERIAL

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APPROVED 110 ROOM HOTEL



CHESTNUT SQUARE APARTMENTS



APPROVED MULTI FAMILY DEVELOPMENT

SOLD OUR RYAN HOME PROJECT



CHESTER COUNTY JUSTICE CENTER



MARKET STREET FLATS

20 ± ACRE PARCEL PLANNED DEVELOPMENT



CHESTER COUNTY JUSTICE CENTER

APPROVED MULTI FAMILY DEVELOPMENT

