

126 E. GAY STREET

# RETAIL SPACE AVAILABLE

WEST CHESTER, PA



## Property Highlights

- Zoning: Town Center (Retail Overlay)
- Square Feet: 1,218 ± SF (14.7 FT Wide x 82 FT Long)
- Ceiling Height: 10 FT
- Large Window Frontage
- Parking in Rear
- Outdoor Seating





## Utilities

- Heat: Natural Gas
- Sewer: Public
- Water: Public
- Electric: PECO

## Financials

- \$18.00 P/SF
- 3% Annual Increases
- NNN: Tenant's Share

## 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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# BUILDING INTERIOR

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# SITE AERIAL

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CHESTER COUNTRY HISTORICAL SOCIETY

CHESTNUT SQUARE APARTMENTS

APPROVED 110 ROOM HOTEL

CHESTNUT STREET

GAY STREET

MARKET STREET

DARLINGTON STREET

CHURCH STREET

HIGH STREET

WALNUT STREET



CHESTER COUNTRY JUSTICE CENTER



CARLINO'S



Market Street Grill



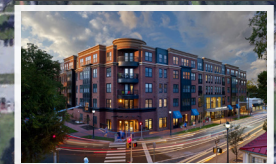
Limonecello



Lorenzo's STEAKS & HOAGIES

APPROVED MULTI FAMILY PLAN

THE SPECTRAL



# 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 McLane, 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

TOMMY CICCARONE, JR.  
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# LOCATION AERIAL

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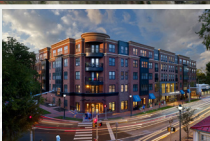
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APPROVED 110 ROOM HOTEL



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



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