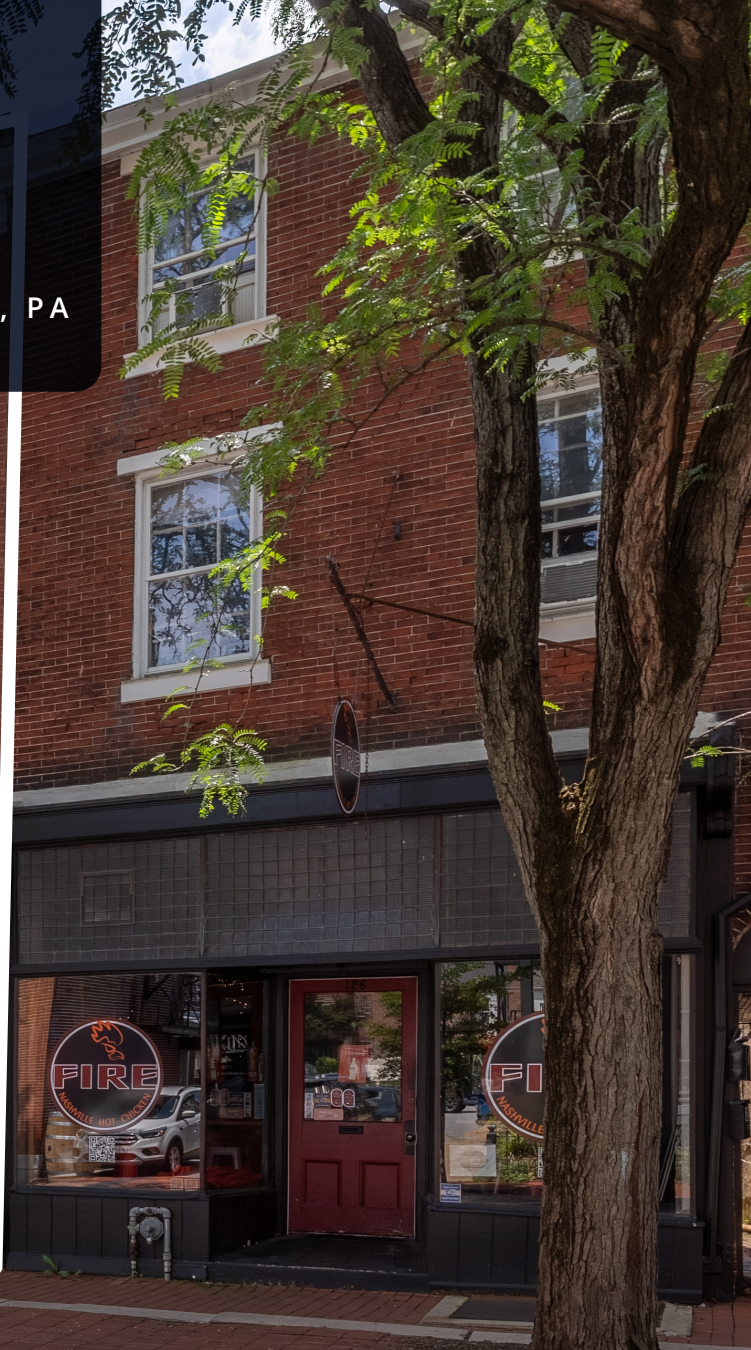


FOR SALE

128 E. GAY
STREET
WEST CHESTER, PA



**3,672 SF
AVAILABLE**

**MIXED-USE
INVESTMENT OPPORTUNITY**

**ON-SITE
PARKING**

**AVISON
YOUNG**

Property overview

MIXED-USE OPPORTUNITY IN DOWNTOWN WEST CHESTER

128 E Gay Street offers a unique mixed-use investment opportunity in the heart of the Borough of West Chester. The property features 3,672 square feet of retail space complemented by three residential apartment units, providing both commercial visibility and residential income potential. Located within the Town Center – Retail Overlay District, the property benefits from a highly walkable downtown setting, on-site parking, and convenient access to the area's shops, restaurants, and amenities.

Address	128 E. Gay Street West Chester, PA
Available SF	3,672 SF
Property Type	Mixed-Use retail property
Residential Units	Three apartment units
Parking	On-site parking
Zoning	Town Center - Retail Overlay
Location	Borough of West Chester, PA



Local access

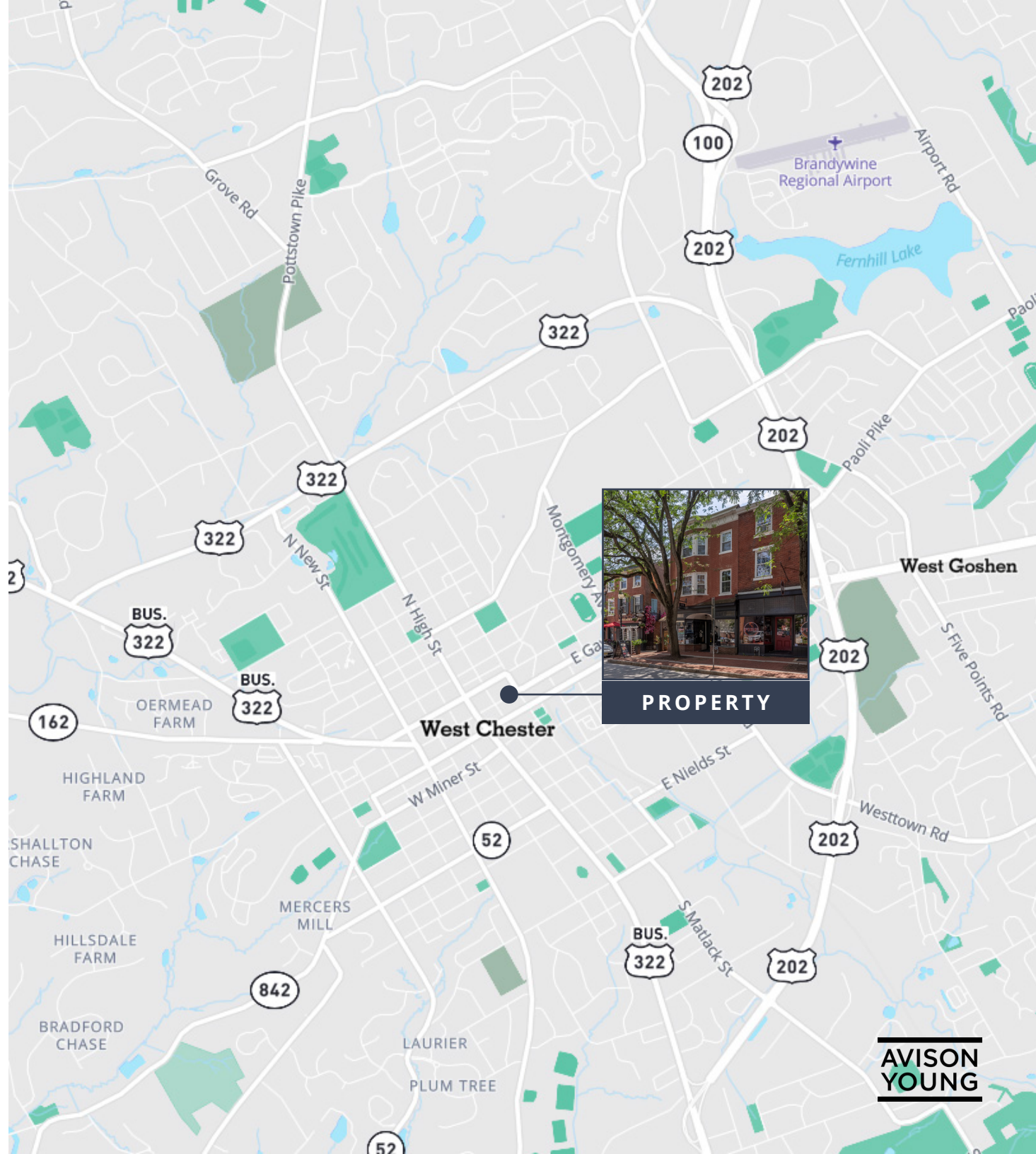
Positioned along East Gay Street in the heart of West Chester Borough, 128 E Gay Street benefits from exceptional connectivity to the region's major transportation corridors, business centers, and residential communities. The property is just minutes from U.S. Route 202, providing convenient access to King of Prussia, Wilmington, and the greater Philadelphia metropolitan area. Its downtown location places tenants and residents within walking distance of West Chester's vibrant mix of dining, retail, entertainment, and community amenities.

**WALKABLE TO
DOWNTOWN**

**MINUTES TO
ROUTE 202**

**HIGH-TRAFFIC
RETAIL CORRIDOR**

**ONE MILE TO
ROUTE 322**



Projected income & expenses

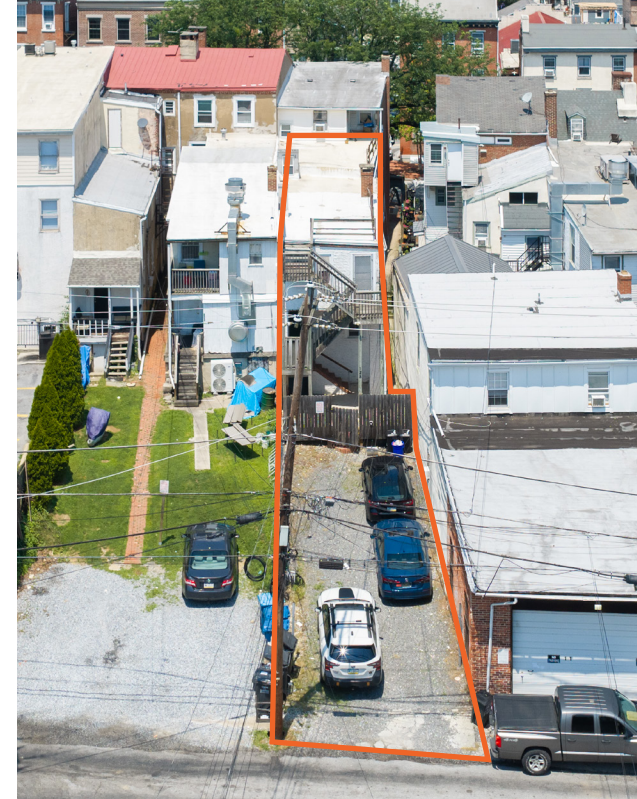
128 E. GAY STREET, WEST CHESTER, PA

INCOME

Overview			
Square Footage	3,672 SF		
Breakdown			
	Current	Next Year	Following Year
Retail Space	\$1,850	\$2,250	\$2,500
3 Bedroom Apt.	\$2,650	\$2,700	\$2,750
1 Bedroom Apt.	\$1,500	\$1,750	\$1,800
1 Bedroom Apt.	\$1,500	\$1,725	\$1,775
Income Summary			
Total Monthly Income	\$7,500	\$8,425	\$8,825
Annual Income	\$90,000	\$101,100	\$105,900
Less Vacancy (5.0%)	\$(4,500)	\$(5,055)	\$(5,295)
Tenant Reimbursement(s)	\$-	\$5,110.86	\$5,264.19
Gross Annual Income	\$85,500.00	\$101,155.86	\$105,869.19

EXPENSES

Annual Operating Expenses			
County Taxes (2026)	\$811.00	\$835.33	\$860.39
Local Taxes (2026)	\$1,271.00	\$1,309.13	\$1,348.40
School (2026)	\$3,676.00	\$3,786.28	\$3,899.87
Storm Water Mgmt.	\$217.00	\$223.51	\$230.22
BID Fee	\$89.00	\$91.67	\$94.42
Rental Permit Fee	\$132.00	\$135.96	\$140.04
Water & Sewer	\$2,808.00	\$2,892.24	\$2,979.01
Property Insurance	\$5,700.00	\$5,871.00	\$6,047.13
Alarm Monitoring	\$486.00	\$500.58	\$515.60
PECO: Hot Water for all units	\$708.00	\$729.24	\$751.12
PECO: Gas for units 2&3	\$1,446.00	\$1,489.38	\$1,534.06
Management Fee	\$3,420.00	\$4,046.23	\$4,234.77
Reserves	\$2,565.00	\$3,034.68	\$3,176.08
Repairs & Maintenance	\$2,565.00	\$3,034.68	\$3,176.08
Total Expenses	\$25,8894.00	\$27,979.91	\$28,987.17
Net Operating Income	\$59,606.00	\$73,176.00	\$76,882.00



AVISON
YOUNG



West Chester, PA

West Chester is a major employment center, supporting more than 3,500 businesses and over 50,000 employees. The area is home to the headquarters or significant operations of nationally recognized companies including **CTDI (Communications Test Design, Inc.)**, **QVC**, **VWR International**, **Moody's Analytics**, and **Synthes**, along with numerous Fortune 500 companies that contribute to its thriving corporate, healthcare, and life sciences sectors.

West Chester also offers a vibrant calendar of community events that attract visitors throughout the year, including:

- **Turks Head Music Festival**
- **Christmas Parade**
- **Chester County Restaurant & Food Truck Festival**
- **West Chester Halloween Parade**
- **Seasonal farmers markets, outdoor concerts, and holiday celebrations**

These events, combined with the borough's thriving dining scene and pedestrian-friendly downtown, reinforce West Chester's reputation as one of Greater Philadelphia's premier live-work-play destinations.



939,134
POPULATION



968,001
DAY TIME POPULATION



\$172,103
AVG. HH INCOME



43,649
TOTAL BUSINESSES



367,861
BACHELOR'S/
GRADUATE DEGREES



492,470
LABOR FORCE
POPULATION



**WEST CHESTER IS THE OFFICIAL
COUNTY SEAT OF CHESTER
COUNTY, PA.**



ESTABLISHED: 1871
TOTAL ENROLLMENT: APPROXIMATELY
17,400 STUDENTS
PRESIDENT: DR. R. LORRAINE BERNOTSKY
**EXECUTIVE VICE PRESIDENT & INTERIM
PROVOST:** JEFFERY L. OSGOOD, JR.
FACULTY: 669 FULL-TIME | 287 PART-TIME
ENDOWMENT: APPROXIMATELY \$68 MILLION



LICENSED BEDS: 361
ADULT ADMISSIONS: 17,736
OUTPATIENT VISITS: 1.2+ MILLION
ANNUALLY
EMERGENCY DEPARTMENT VISITS: 63,824
BIRTHS: 3,116
EMPLOYEES: APPROXIMATELY 3,000
PHYSICIANS: MORE THAN 800 AFFILIATED
PHYSICIANS



128 E. GAY
STREET
WEST CHESTER, PA

Tommy Ciccarone

Principal

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YOUNG**