



FOR LEASE

201 E State Street

Kennett Square, PA 19348

850 SF

Available Space

\$28.25/SF/YR

Modified Gross

Lower Level

Below Letty's Tavern

FORAKER REALTY CO.

Brian Foraker | Broker/Owner
(302) 420-4616 | brian@forakersales.com

EXTERIOR & STREET PRESENCE



Street-level entrance with large display windows and charming covered entry on E State Street



Corner location at E State Street — Letty's Tavern patio and signage above, lower-level retail space below

ABOUT THE SPACE

Prime 850 SF lower-level retail space at one of the best corners in downtown Kennett Square. Located directly below Letty's Tavern — one of the borough's most popular restaurants — this space benefits from heavy foot traffic and exceptional visibility on State Street. The charming covered entry and large display windows create strong curb appeal for any retail or office concept.

The owner is offering to have the space freshly painted prior to occupancy. Modified gross lease at \$28.25/SF/Year. Available for immediate occupancy.

INTERIOR — MAIN SPACES



Entry vestibule with glass door to State St



Main open area with built-in counter and multiple rooms



Open room with exposed beams and hardwood floors



Spacious layout with natural light from street-facing windows



Large window with views to State Street



Open wall with artistic character and vintage display case

INTERIOR — ADDITIONAL ROOMS & AMENITIES



Built-in wood counter — ideal for reception or retail display



Wide-open layout with multiple connected rooms



Private room — perfect for office, treatment room, or storage



Second private room with track lighting and accent wall



Half bath on-site



Back hallway with reclaimed wood walls and shelving

SPACE DETAILS

Address	201 E State St, Kennett Square, PA	Layout	Mostly open with private rooms
Space	Lower Level	Flooring	Hardwood throughout main areas
Size	850 SF	Restroom	Half bath on-site
Asking Rent	\$28.25/SF/Year	Windows	Large street-facing display windows
Lease Type	Modified Gross	Entry	Covered street-level entrance
Available	Immediately	Condition	Owner painting prior to occupancy

PROPERTY HIGHLIGHTS

- Prime corner location on State Street in the heart of downtown Kennett Square
- Located directly below Letty's Tavern — one of the borough's most popular restaurants
- Large street-facing display windows with excellent visibility and curb appeal
- Charming covered entrance with character entry door
- Mostly open floor plan with multiple connected rooms for flexible layouts
- Private rooms ideal for offices, treatment rooms, or storage
- Hardwood flooring throughout the main spaces
- Exposed beams add historic character throughout
- Half bath on-site
- Built-in wood counter — perfect for reception, retail display, or service counter
- Back hallway with reclaimed wood accent walls and built-in shelving
- Owner will have the space freshly painted prior to tenant occupancy
- Heavy foot traffic from Letty's Tavern, downtown shops, and restaurants
- Kennett Square is one of Chester County's fastest-growing downtowns

IDEAL USES

Boutique Retail • Professional Office • Creative Studio • Wellness / Spa
Wine Bar / Tasting Room • Art Gallery • Pop-Up Concept • Startup HQ

SCHEDULE A SHOWING

Brian Foraker | Broker/Owner | Foraker Realty Co.
(302) 420-4616 | brian@forakersales.com