



TRI STATE COMMERCIAL  
**PRECISION**  
REAL ESTATE EXPERTS

***FOR LEASE***

**OFFICE/  
RETAIL SPACE  
W/ PRIVATE  
PARKING LOT**

**27 S. HIGH STREET  
WEST CHESTER, PA**

**CONTACT**

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215.300.9688



# LISTING DETAILS

27 S. HIGH STREET | WEST CHESTER, PA

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## PROPERTY HIGHLIGHTS

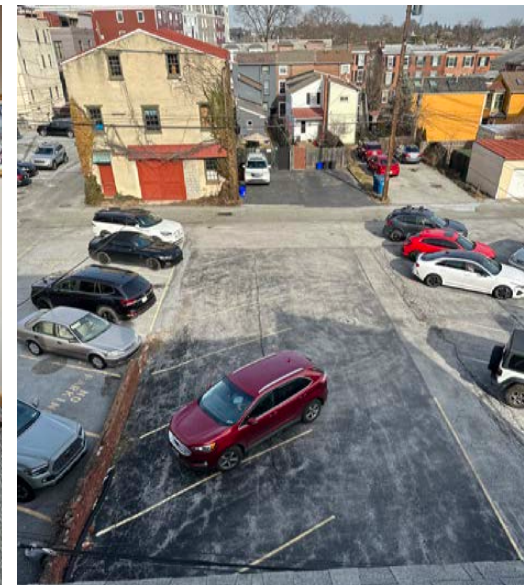
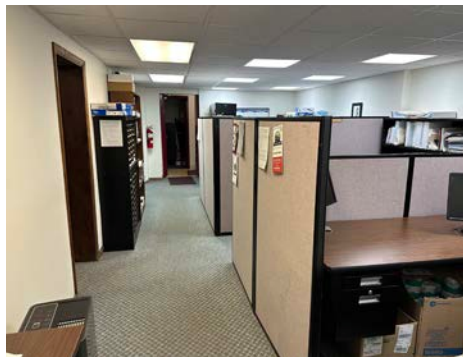
- 4,347SF office/retail space
  - 1st Floor: 1,551 SF
  - 2nd Floor: 1,655 SF
  - 3rd Floor: 688 SF
- Entire building for lease
- Township: Borough of West Chester
- Zoning: Town Center
- Includes 8 private off street parking spaces
- 5 blocks from West Chester University
- High foot traffic
- Private offices
- Conference room



## Demographics

	1 Mile	3 Miles	5 Miles
EST. POPULATION	22,618	59,452	112,493
AVERAGE AGE	28.8	34.8	38.6
EST. AVG HH INCOME	\$109,992	\$137,585	\$152,099
EST. TOTAL EMPLOYEES	17,346	37,713	59,198

(sitesusa.com)

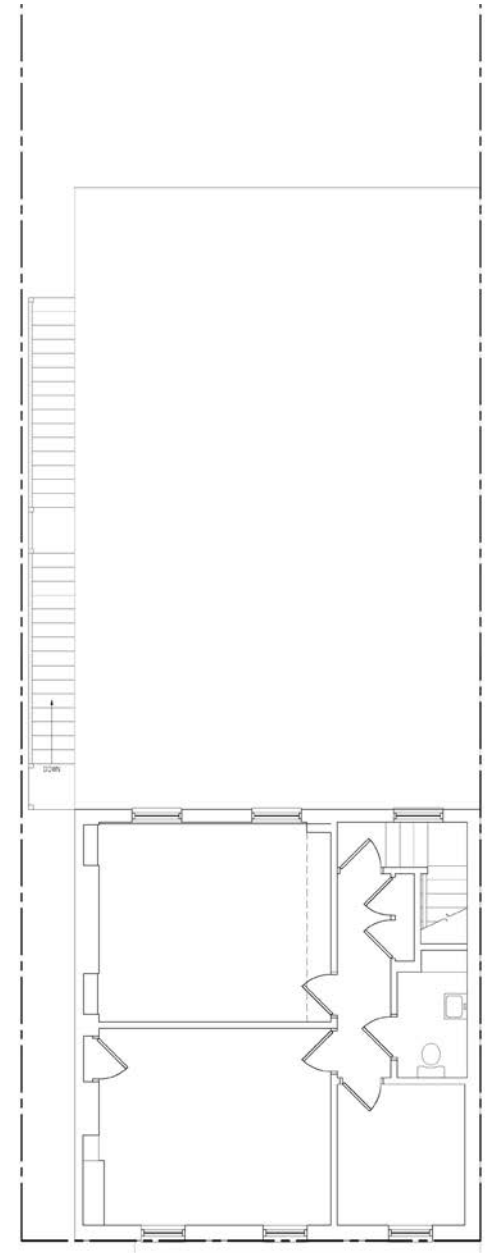
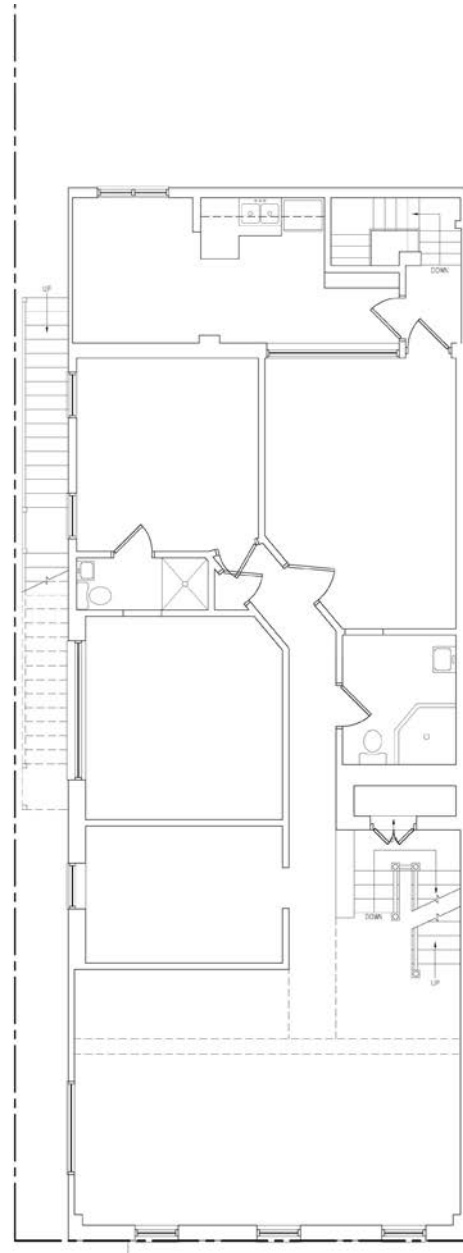
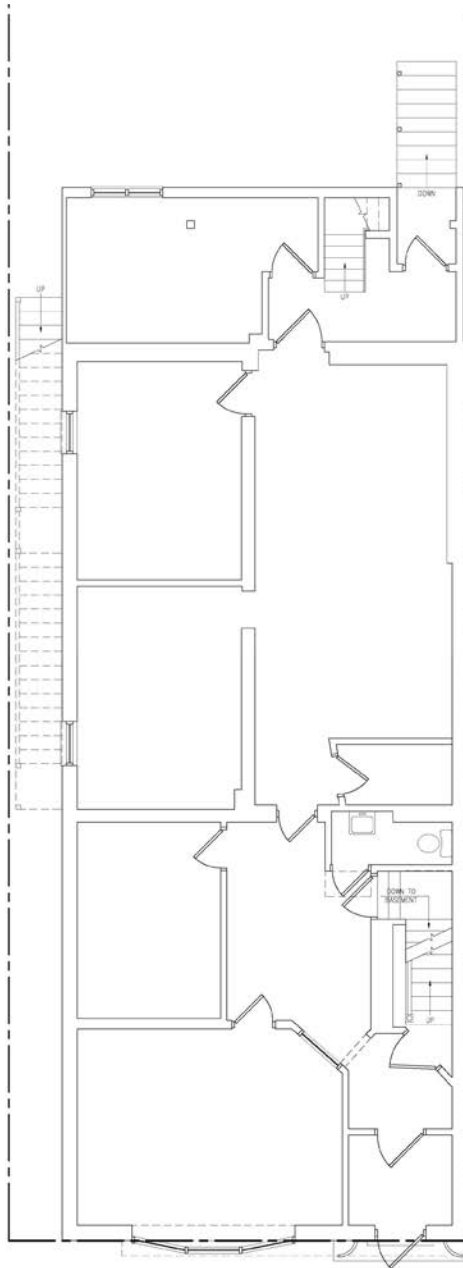
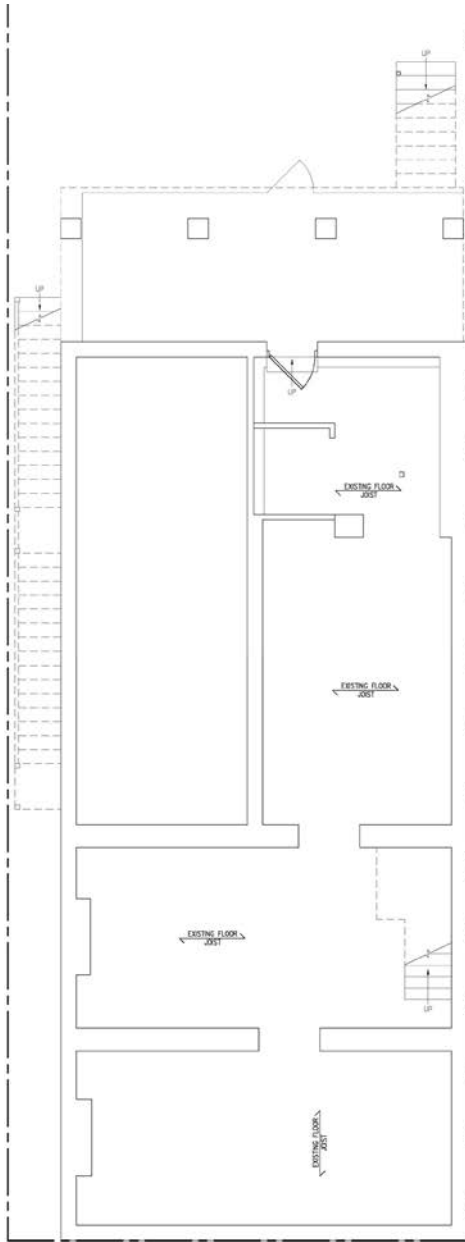


# FLOOR PLANS

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EXISTING BASEMENT FLOOR PLAN  
1/4" = 1'-0"



EXISTING FIRST FLOOR PLAN  
1/4" = 1'-0"



EXISTING SECOND FLOOR PLAN  
1/4" = 1'-0"



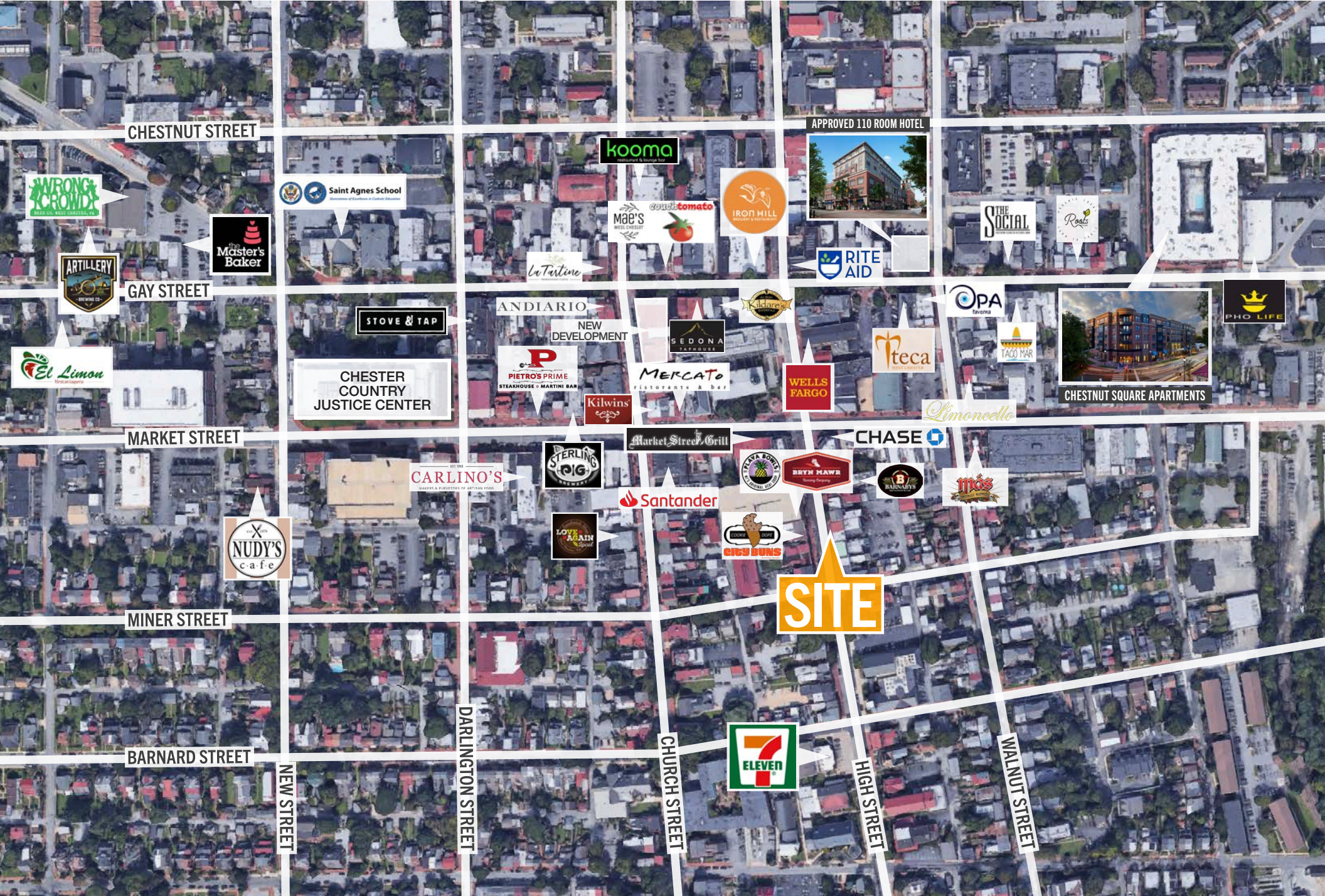
EXISTING THIRD FLOOR PLAN  
1/4" = 1'-0"

# SITE AERIAL

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CHESTNUT STREET

GAY STREET

MARKET STREET

MINER STREET

BARNARD STREET

NEW STREET

DARLINGTON STREET

CHURCH STREET

HIGH STREET

WALNUT STREET

APPROVED 110 ROOM HOTEL

CHESTNUT SQUARE APARTMENTS

**SITE**

**WRONG & CROWD**  
RESTAURANT & CATERING

**ARTILLERY**  
BREWING CO.

**Master's Baker**

**Saint Agnes School**  
Division of Education & Catholic Education

**kooma**  
restaurant & lounge bar

**La Trattoria**

**mae's**  
WEST CHESTER

**colde:tomato**

**IRON HILL**  
ICE CREAMERY

**RITE AID**

**THE SOCIAL**

**Roots**

**El Limon**  
RESTAURANT

**STOVE & TAP**

**CHESTER COUNTRY JUSTICE CENTER**

**ANDIARIO**

**NEW DEVELOPMENT**

**PIETROS PRIME**  
STEAKHOUSE • MARTINI BAR

**Kilwins**

**SEDONA**  
TAPHOUSE

**MERCATO**  
RESTAURANT & BAR

**WELLS FARGO**

**OPA**  
BISTRO

**TACO YAR**

**Limonecello**

**PHO LIFE**

**NUDY'S**  
cafe

**CARLINO'S**  
EST. 1980  
WINE & PIZZERIES OF ARTISAN FOOD

**STERLING'S**  
PIZZERIA

**LOVE AGAIN**  
RESTAURANT

**Market Street Grill**

**Santander**

**LOVE AGAIN**

**CITY BUNS**

**CHASE**

**TRINA BONES**  
RESTAURANT

**BRYN MAWR**  
Brewery Company

**BARNABY'S**

**MOS**

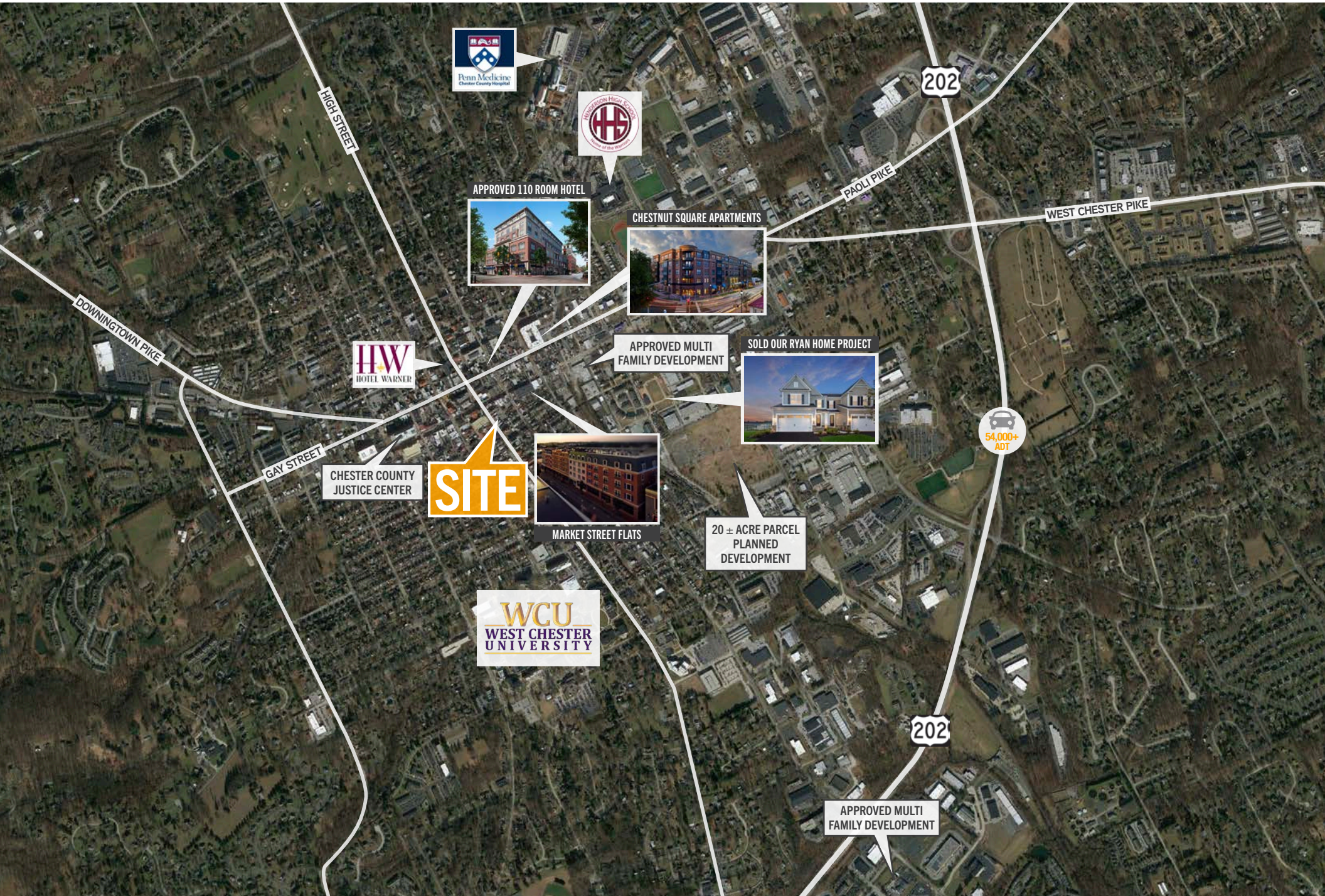
**7-ELEVEN**

# LOCATION AERIAL

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APPROVED 110 ROOM HOTEL



CHESTNUT SQUARE APARTMENTS



APPROVED MULTI FAMILY DEVELOPMENT

SOLD OUR RYAN HOME PROJECT



MARKET STREET FLATS

20 ± ACRE PARCEL PLANNED DEVELOPMENT

APPROVED MULTI FAMILY DEVELOPMENT



CHESTER COUNTY JUSTICE CENTER

**SITE**

**WCU**  
WEST CHESTER UNIVERSITY

54,000+ ADT

# 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



# PARKING MAP

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