



FOR SALE BEST CORNER IN WEST CHESTER, PA



27 N. HIGH STREET | WEST CHESTER, PA 19380

PROPERTY HIGHLIGHTS

- Turnkey Restaurant on Iconic Corner
- Center of Town—Main and Main
- Fully Fit Out and Operational
- Strong Loyal Following
- 3,570 SF on Two Floors
- Just Blocks From WCU Campus
- Fully Renovated 2016
- Highest Profile Signage in Borough

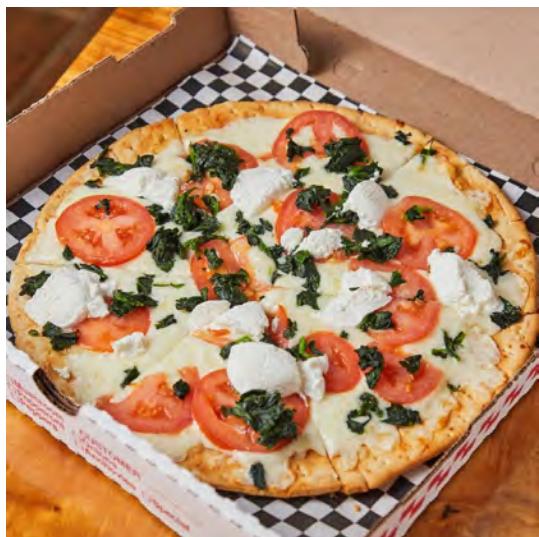
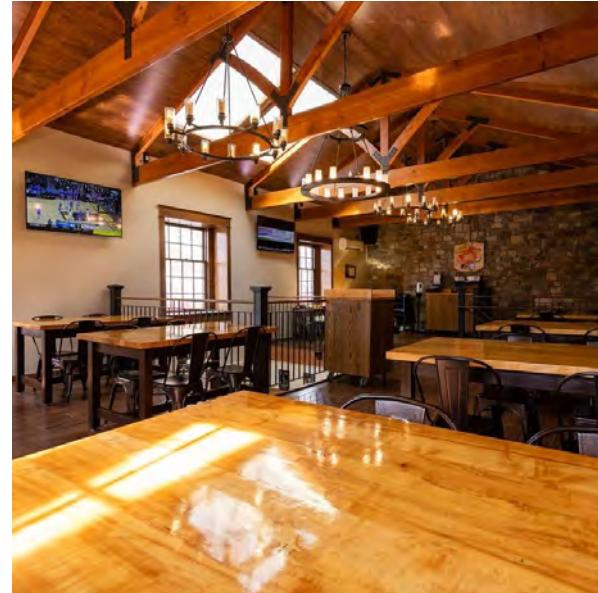


SALE PRICE: \$2,989,000

PROPERTY OVERHEAD



PROPERTY PHOTOS



DOWNTOWN WEST CHESTER



PARKING GUIDE



DEMOGRAPHICS



POPULATION:

2 MILE

5 MILES

10 MILES

2020 Population	34,066	104,916	310,659
2024 Population	37,237	111,098	324,834
2029 Population Projection	39,257	116,365	337,474

INCOME:

2 MILE

5 MILES

10 MILES

Average Household Income	\$115,736	\$141,899	\$151,399
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TRAFFIC:

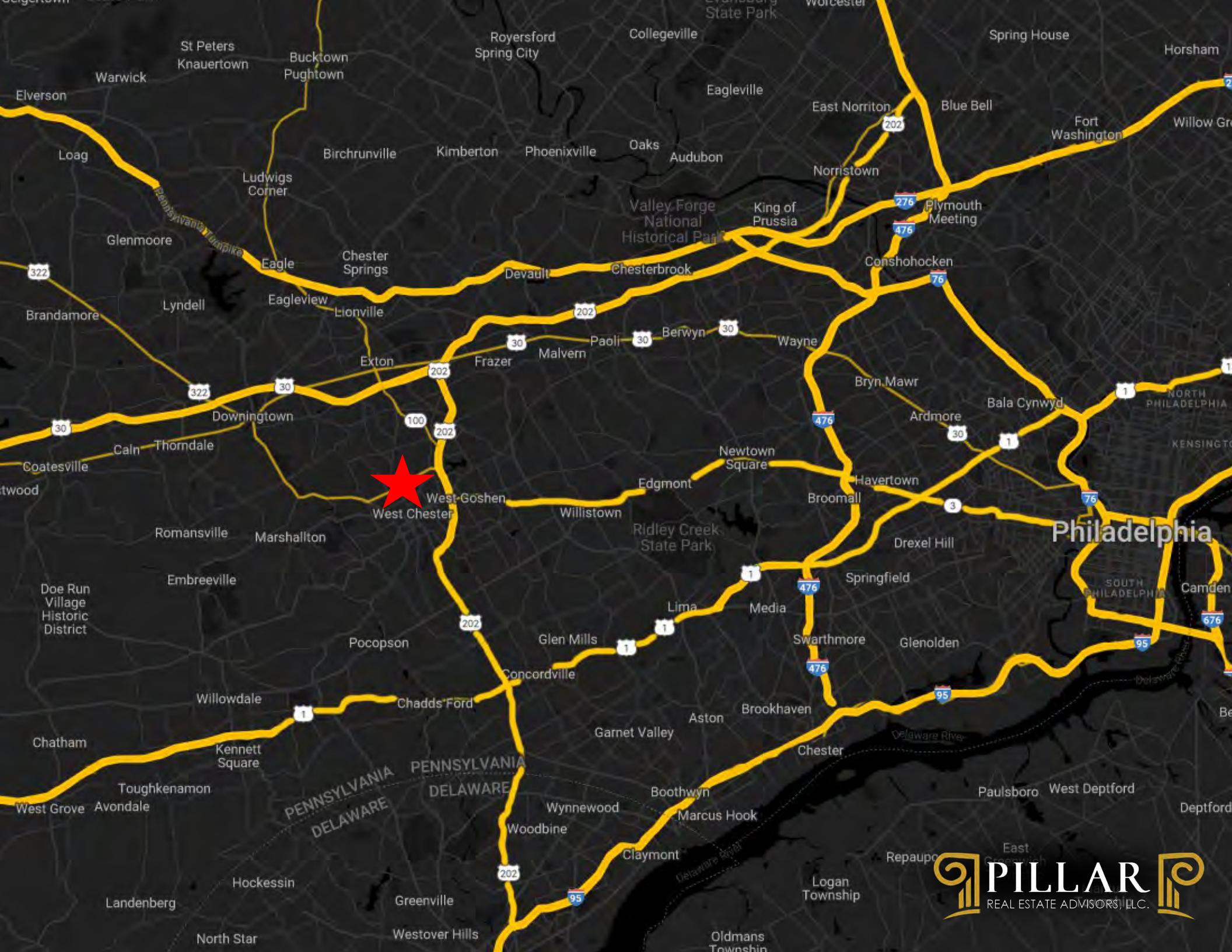
COLLECTION STREET

CROSS STREET

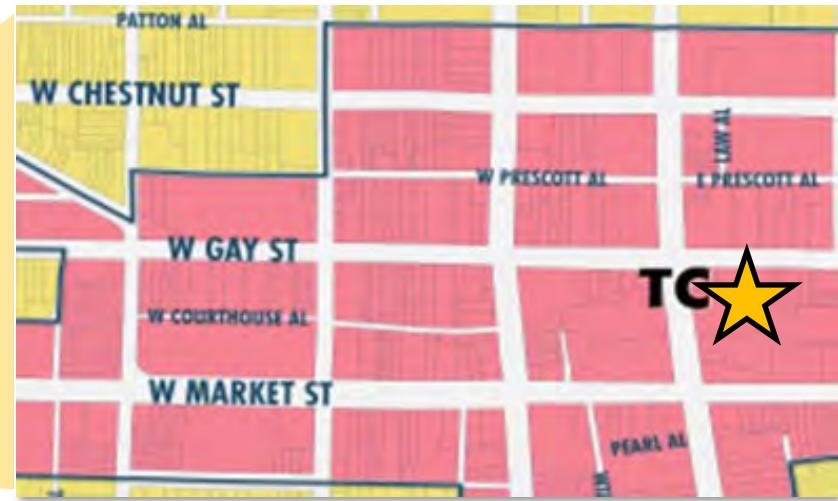
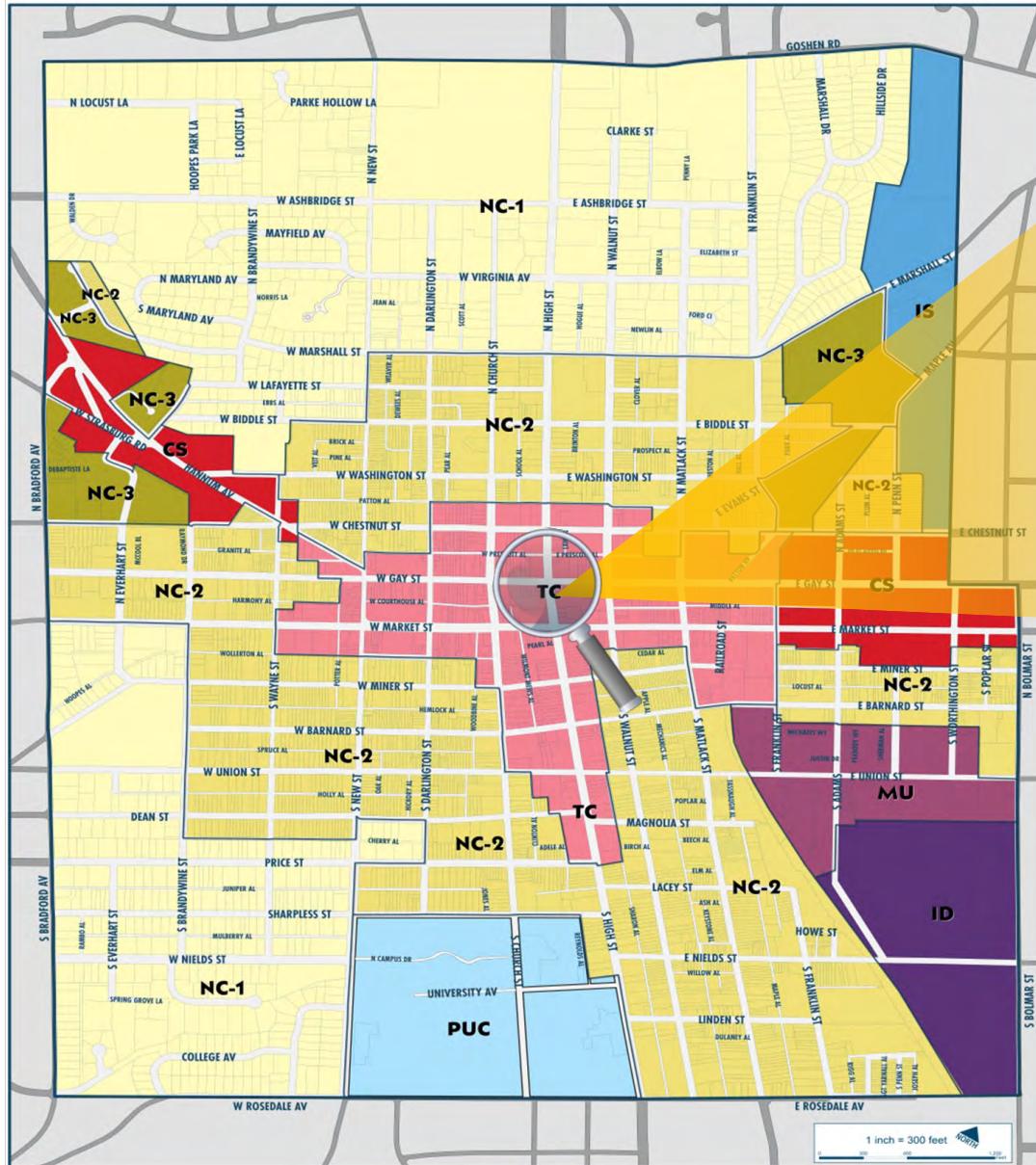
TRAFFIC VOLUME

COUNT YEAR

S High St	N High St NW	15,143	2025
E Gay St	N Walnut St SW	17,071	2025



ZONING MAP



**ZONING: TC
(TOWN CENTER)**

** All zoning information should be independently verified with governing municipality.

ZONING CODE



§ 112-309. TC Town Center District.

The Town Center District is designed to accommodate uses appropriate to the Central Business District, especially within the Retail Overlay District, and to provide regulations to ensure that the scale and character of the historic and retail commercial environment is maintained. The district is also designed to include regulations to encourage the provision of pedestrian amenities and protect the character of adjoining residential zoning districts. The district is not intended to accommodate commercial uses which are more appropriate for the Commercial Service District and entail high-volume traffic turnover, large parking areas and/or outdoor storage and display areas.

TC TOWN CENTER DISTRICT—PERMITTED USES

BY-RIGHT USES:

Banks	Restaurants, café, limited to Café I, Café II Dist.
Community facilities	Restaurants, pub [2]
Multifamily	Retail stores, shops
Municipal uses	Single-family attached
Offices	Single-family detached
Personal service shops	Single-family semidetached
Religious uses	Two-family attached
Restaurants, licensed	Two-family detached
Restaurants, unlicensed	Two-family semidetached

**All zoning information should be independently verified with governing municipality.



PILLAR
REAL ESTATE ADVISORS, LLC.

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