



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

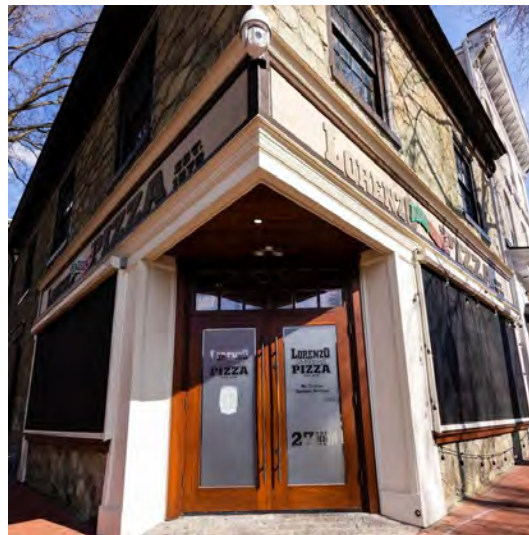


SALE PRICE: \$2,989,000

PROPERTY OVERHEAD



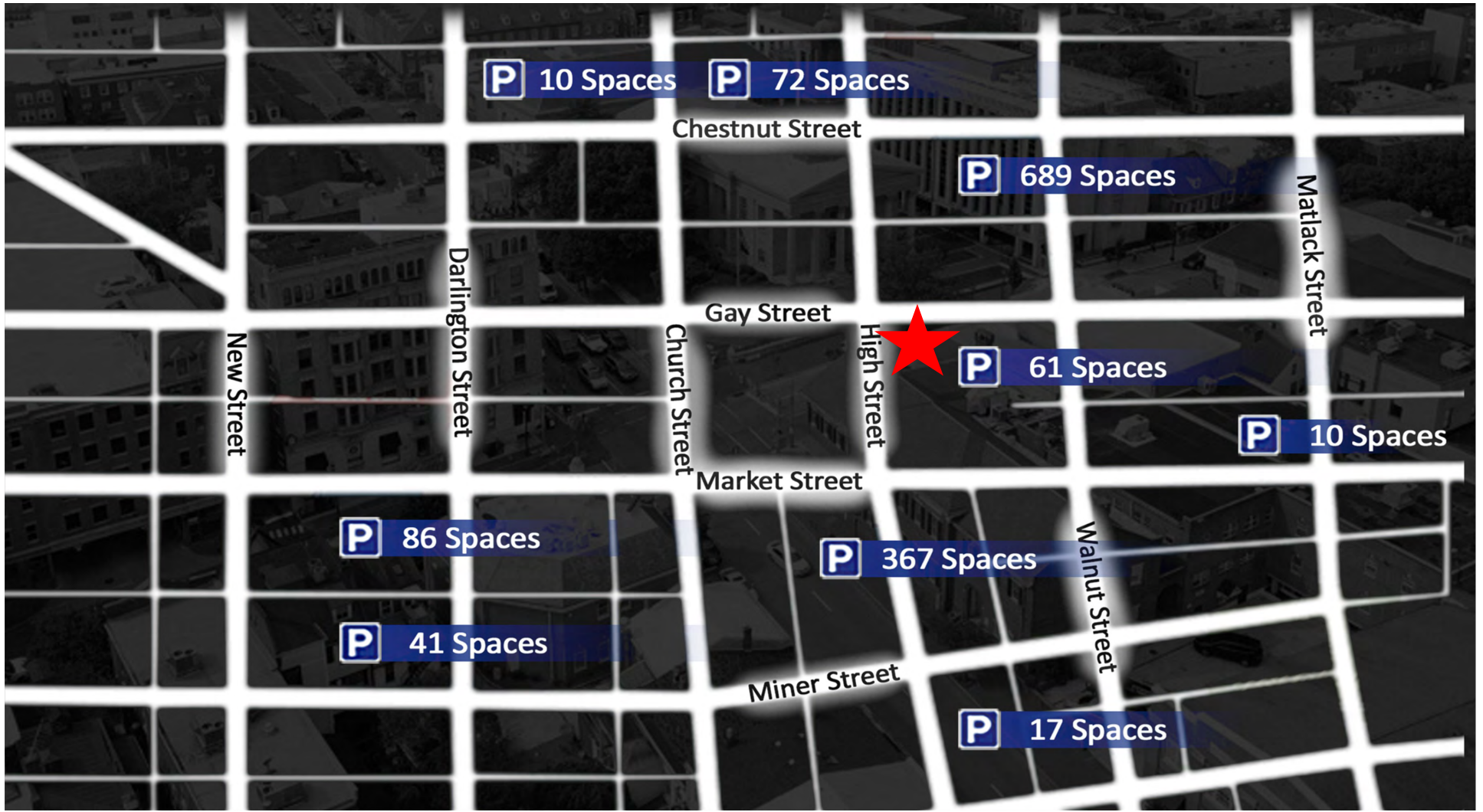
PROPERTY PHOTOS



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

TRAFFIC:

COLLECTION STREET

CROSS STREET

TRAFFIC VOLUME

COUNT YEAR

S High St

N High St NW

15,143

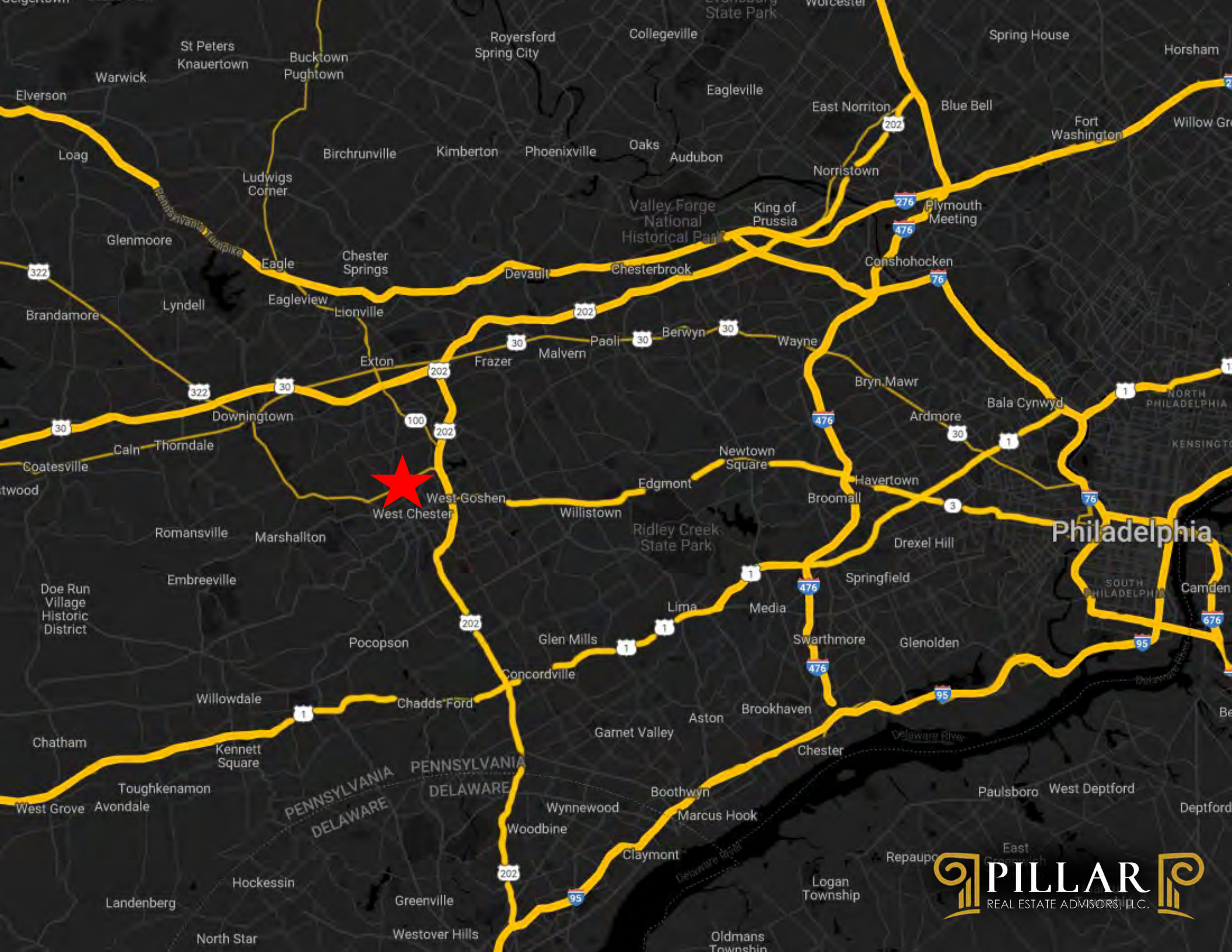
2025

E Gay St

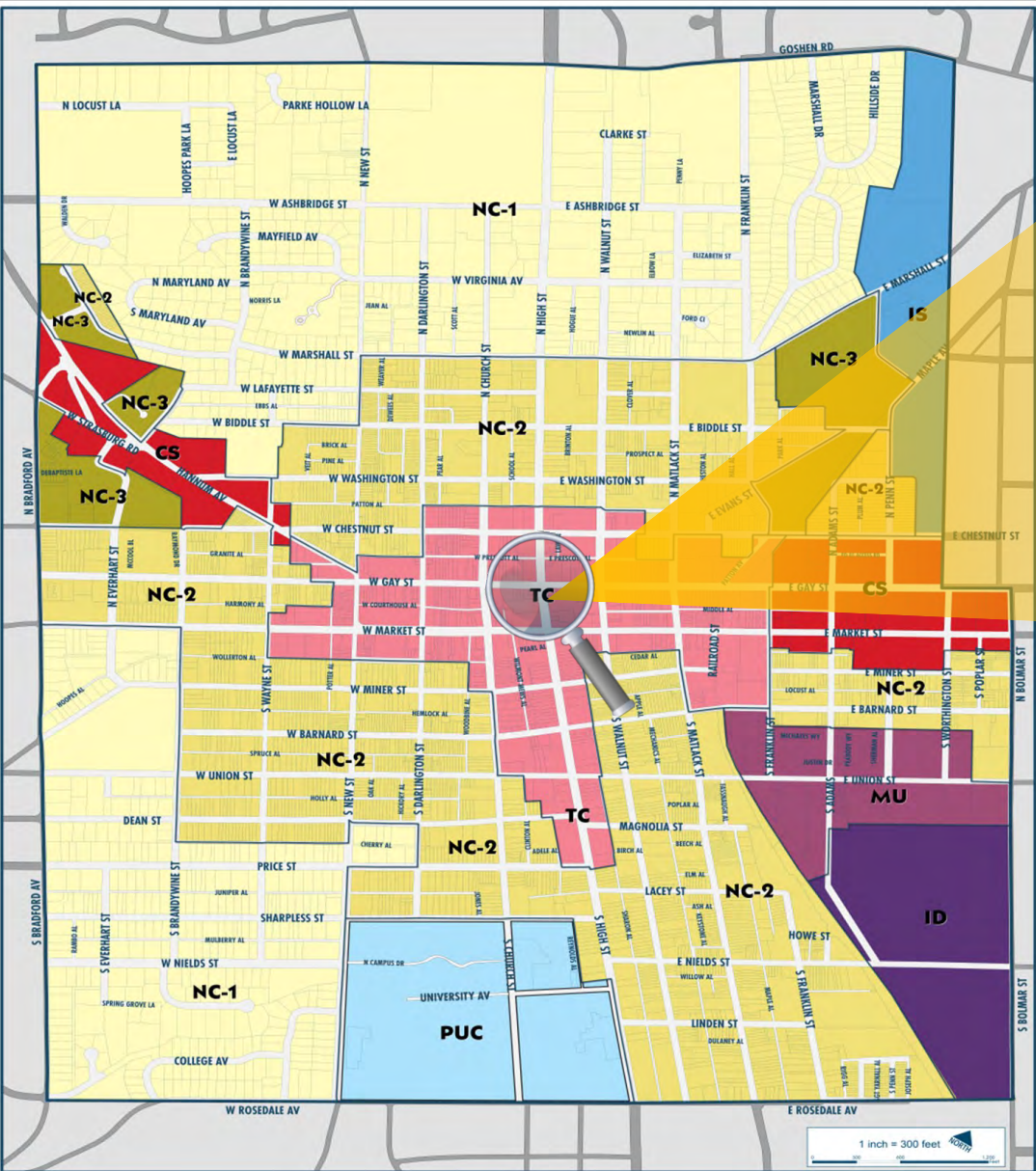
N Walnut St SW

17,071

2025



ZON



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.

§ 112-304. Permitted uses.

- A. Principal uses. The uses listed below are permitted by right in the zoning districts as designated below. **[Amended 10-20-2021 by Ord. No. 10-2021]**

TC TOWN CENTER DISTRICT—PERMITTED USES

BY-RIGHT USES:

Banks

Community facilities

Multifamily

Municipal uses

Offices

Personal service shops

Religious uses

Restaurants, licensed

Restaurants, unlicensed

Restaurants, café, limited to Café I, Café II Dist.

Restaurants, pub [2]

Retail stores, shops

Single-family attached

Single-family detached

Single-family semidetached

Two-family attached

Two-family detached

Two-family semidetached

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



27 N. HIGH STREET | WEST CHESTER, PA

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