

DARLINGTON COMMONS

158 W GAY ST | WEST CHESTER, PA | 19382



±1,386-5,341 SF

FOR LEASE



TOMMY CICCARONE | ROB GAMBONE

For Leasing Information: 610.999.5800 | Learn more online at www.bennettwilliams.com

ACTIVE MEMBER OF:
RETAIL BROKERS NETWORK

COMMERCIAL BROKERAGE. *Redefined.*

PROPERTY HIGHLIGHTS

- Class A Office Space
- Walking distance to the Courthouse
- Above Stove & Tap
- Located in the Borough of West Chester

Spaces Available:

- 2,465 SF (Suite 200)
- 1,386 SF (Suite 202)
- 1,440 SF Suite 204)

Total 5,341



DEMOS	1 MILE	3 MILE	5 MILE
 POPULATION	20,493	60,329	112,582
 EMPLOYEES	17,072	35,023	55,279
 AVERAGE HHI	\$114,737	\$160,224	\$175,547
 HOUSEHOLDS	7,535	21,986	42,121

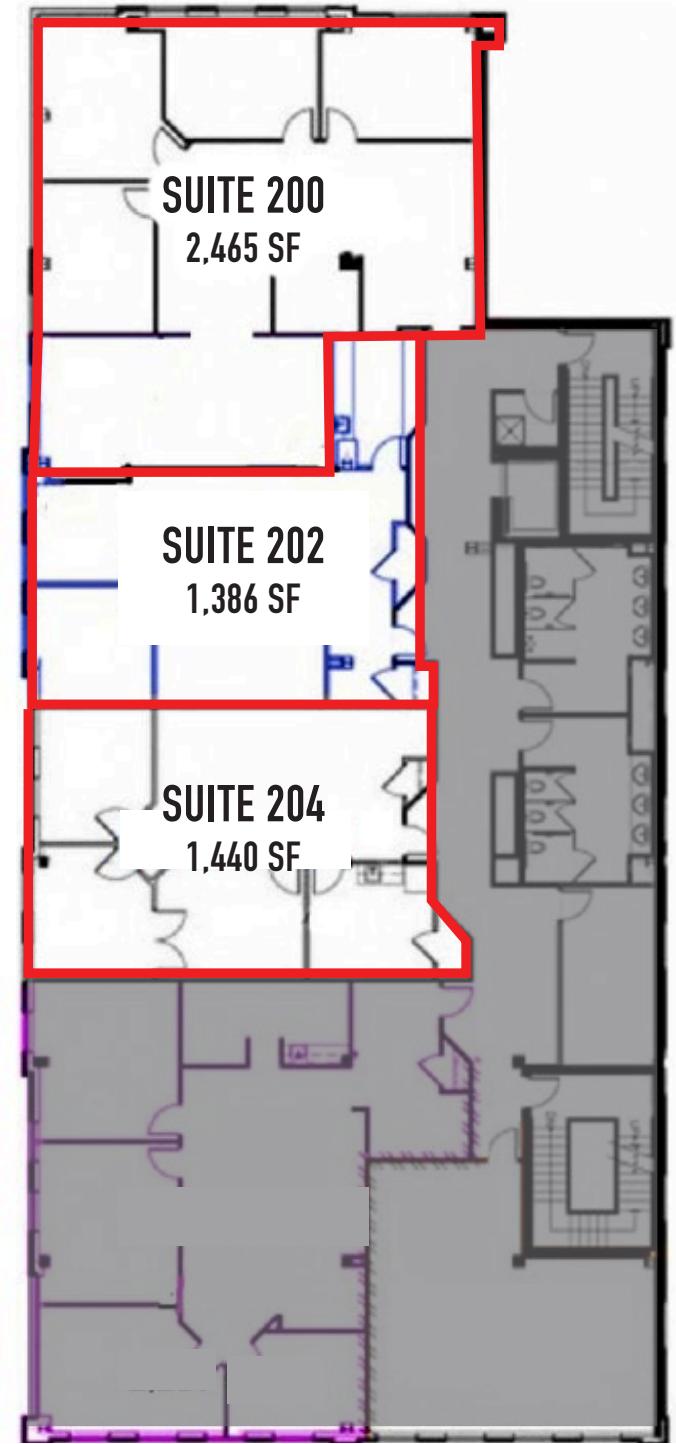


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Total enrollment: 17,614 (2021)
Established: 1871
Endowment: \$47.2 million as of 2019
President: Christopher Fiorentino
Provost: R. Lorraine Bernotsky
Academic Staff: 695 full-time / 298 part-time



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 2020 census, the population of Chester County was 534,413, increasing by 7.1% from 498,886 in 2010.

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
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
Pennoni Associates Inc.



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• LODGING

- 100+ Room Hotel
- Open 2025

• MIXED USE

- 44W Gay Street
- 45,000 SF
- Four Story Development
- Under Construction

• SINGLE FAMILY & TOWNHOMES

- RYAN/NVR Homes building 600+ Homes
- TOLL Brothers building 200+ Homes

• MULTI FAMILY

- Coming Soon: 600+ Market Rate Units



OPEN 2025: 100+ ROOM HOTEL

Corner of Gay Street & Walnut Street
Over One Hundred Rooms
"Hotel Indigo Boutique"



CHESTNUT SQUARE APARTMENTS

201 E Gay Street
Luxury Apartment Complex
Courtyard Lounge & Swimming Pool



45,000 SF FOUR STORY DEVELOPMENT

44 W Gay Street
15,000 SF of Retail & 3 Floors of Office Space
Designated Outdoor Seating Areas



RYAN/NVR HOMES

600 + New Homes Coming to West Chester



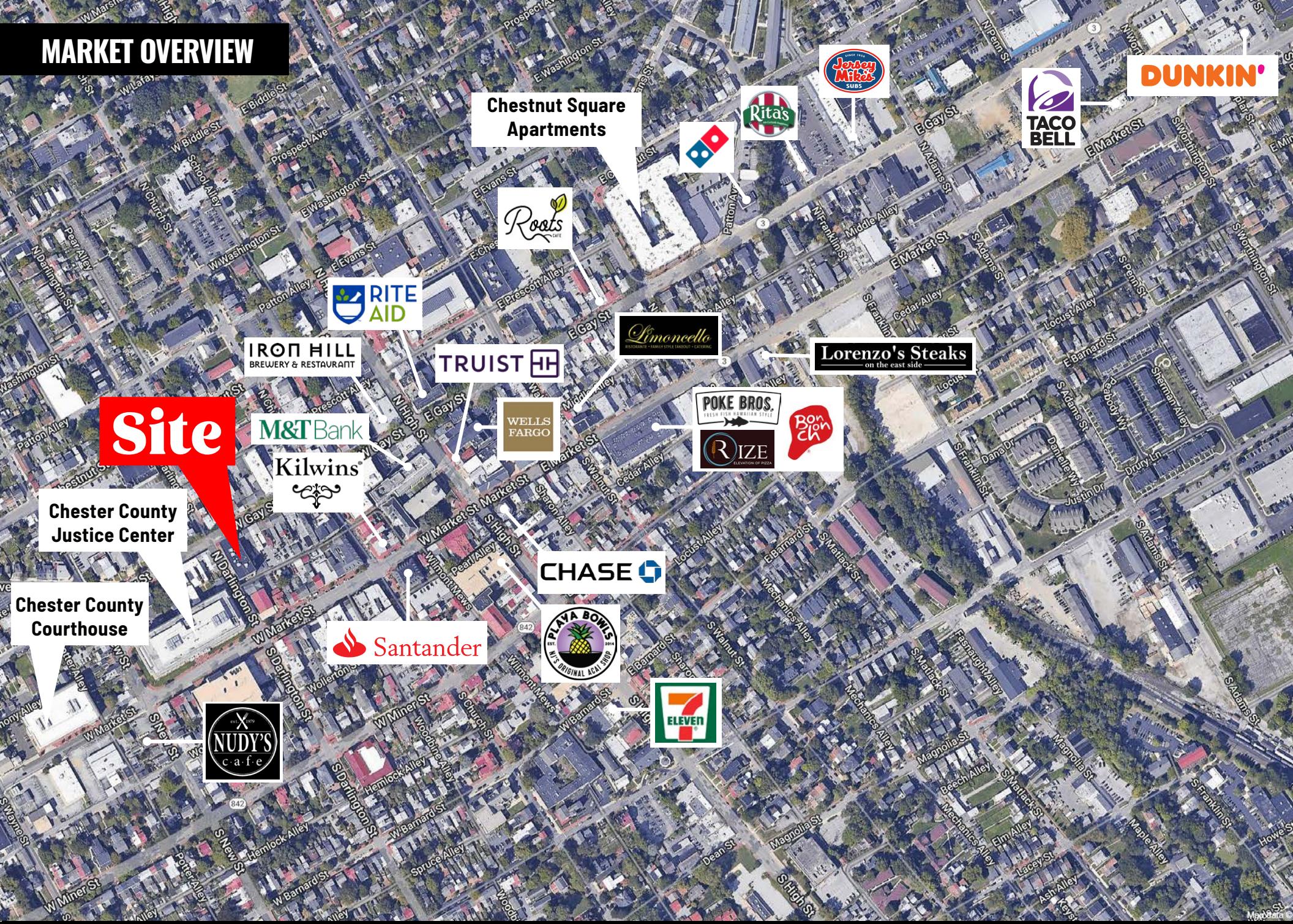
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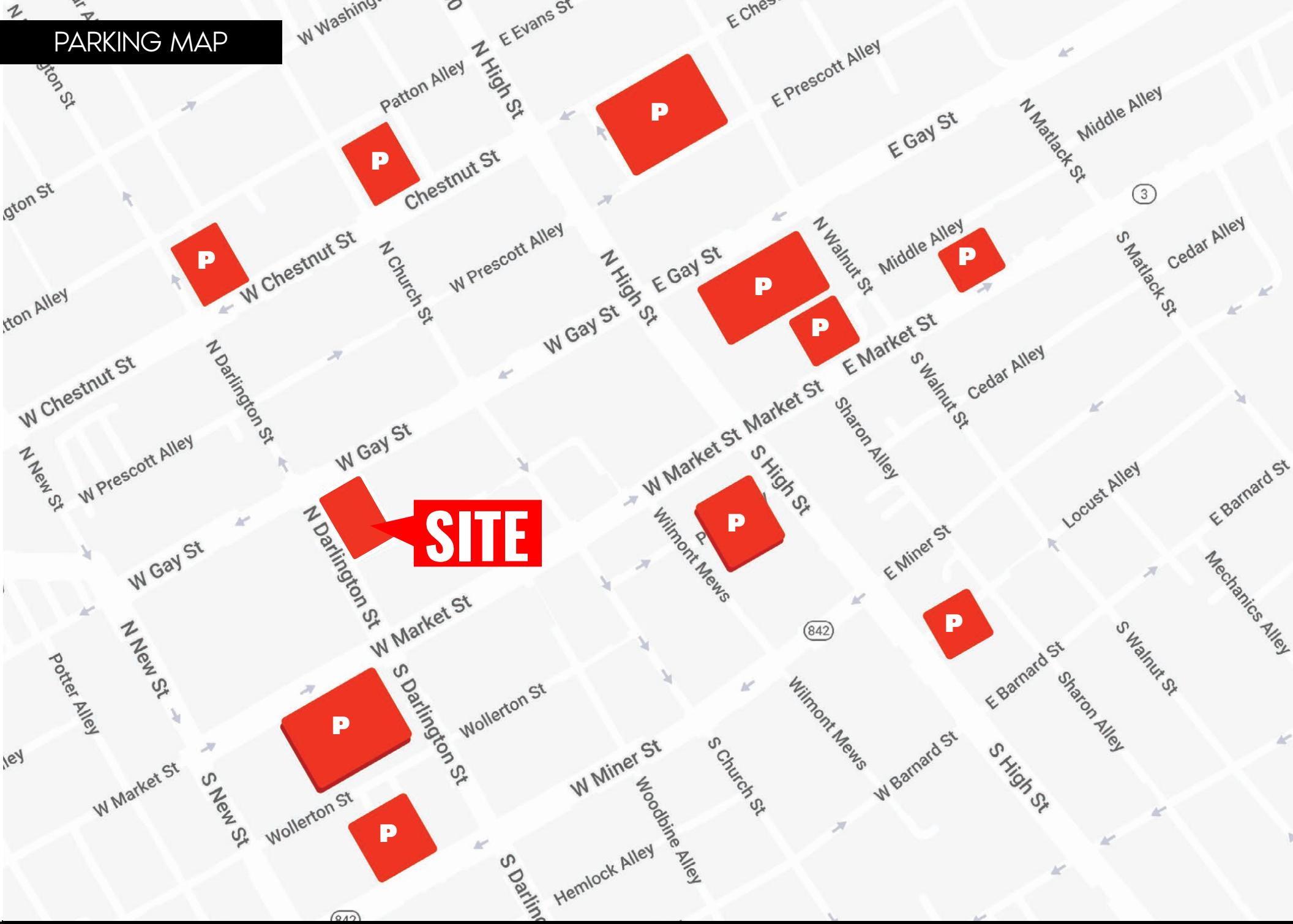
MARKET OVERVIEW



MARKET OVERVIEW



PARKING MAP





OUR LOCATIONS:

YORK OFFICE:

3528 Concord Rd.
York, PA 17402

LANCASTER OFFICE:

150 Farmington Lane, Suite 201
Lancaster, PA 17601

EXTON OFFICE:

1 E. Uwchlan Ave.
Suite 409, Exton, PA 19341

STATE COLLEGE OFFICE:

330 Innovation Blvd, Suite 205
State College, PA 16803

WEST CHESTER OFFICE:

107 E Chestnut St, Suite 1
West Chester, PA 19380

NEW JERSEY OFFICE:

236 E. Route 38, Suite 130
Moorestown, NJ 08057



LISTING AGENTS:



TOMMY CICCARONE

tommy@bennettwilliams.com



ROB GAMBONE

rgambone@bennettwilliams.com

CONTACT US

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About Bennett Williams

Since its founding in 1956, Bennett Williams Commercial, Inc. has offered full Commercial Real Estate services to the Central Pennsylvania region and beyond. We have served thousands of commercial, industrial and retail clients as we have grown in size and reputation. With our team of both experienced and knowledgeable executives as well as young and energetic professionals, we have the team to handle any commercial real estate need.

Bennett Williams is a member of the Retail Brokers Network (RBN), a partnership of the best regional retail brokerage firms servicing all of the major markets across the United States. Our affiliates are handpicked ensuring that our clients receive top quality service and representation in any market they need help in, with 61 offices across 65+ markets and 700+ members.

