

# 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](http://www.bennettwilliams.com)



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:

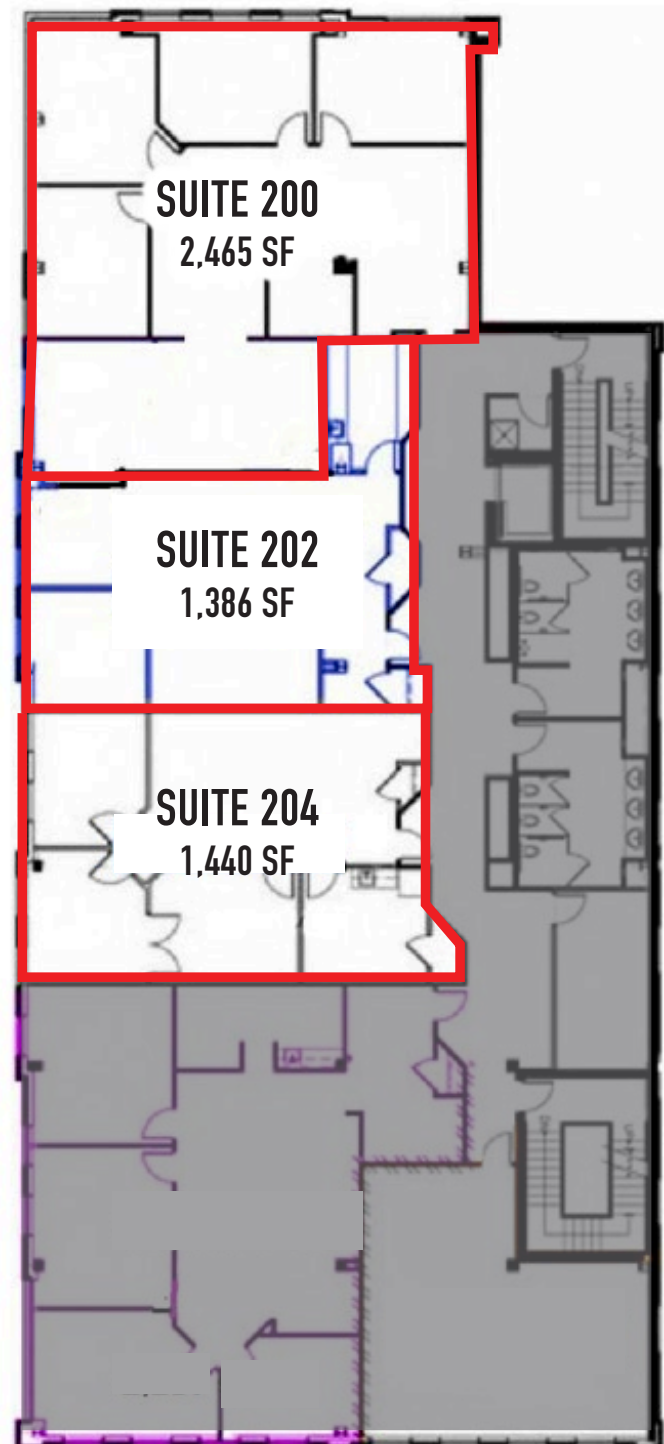
- 2,465 SF (Suite 200)
- 1,386 SF (Suite 202)
- 1,440 SF Suite 204)

Total 5,341



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







**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**

**Site**

**Chestnut Square Apartments**

**IRON HILL**  
BREWERY & RESTAURANT

**M&T Bank**

**Kilwins**

**NUDY'S**  
cafe

**CHESA**

**PLAYA BOWLS**  
EST. 1994  
V.I.P. ORIGINAL ALOHA VIBES

**7-ELEVEN**

**POKE BROS.**  
FRESH FISH HAWAIIAN STYLE

**RIZE**  
ELEVATION OF PIZZA

**Bon Bon Ch**

**Lorenzo's Steaks**  
on the east side

**Limoneello**  
RESTAURANT • FAMILY STYLE ITALIAN CUISINE

**TRUIST**

**WELLS FARGO**

**CHASE**

**Santander**

**Roots**  
cafe

**Domino's**

**Ritas**

**Jersey Mike's**  
SUBS

**DUNKIN'**

**TACO BELL**

**Chester County Justice Center**

**Chester County Courthouse**

# MARKET OVERVIEW



**Site**

110 Room Hotel

Chestnut Square  
Apartments

Approved Multi  
Family Development

Sold Out Ryan  
Home Project

±20 Acre Parcel  
Planned Development

Market Street Flats

Chester County  
and Courthouse

**WCU**  
WEST CHESTER  
UNIVERSITY



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# PARKING MAP



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# Bennett Williams

COMMERCIAL REAL ESTATE

## OUR LOCATIONS:

### YORK OFFICE:

3528 Concord Rd.  
York, PA 17402

### EXTON OFFICE:

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

### WEST CHESTER OFFICE:

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

### LANCASTER OFFICE:

150 Farmington Lane, Suite 201  
Lancaster, PA 17601

### STATE COLLEGE OFFICE:

330 Innovation Blvd, Suite 205  
State College, PA 16803

### 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

610.999.5800 | [www.bennettwilliams.com](http://www.bennettwilliams.com)

LANDLORD  
REPRESENTATION

TENANT  
REPRESENTATION

INVESTMENT  
SALES

PROPERTY  
MANAGEMENT



## 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.

