

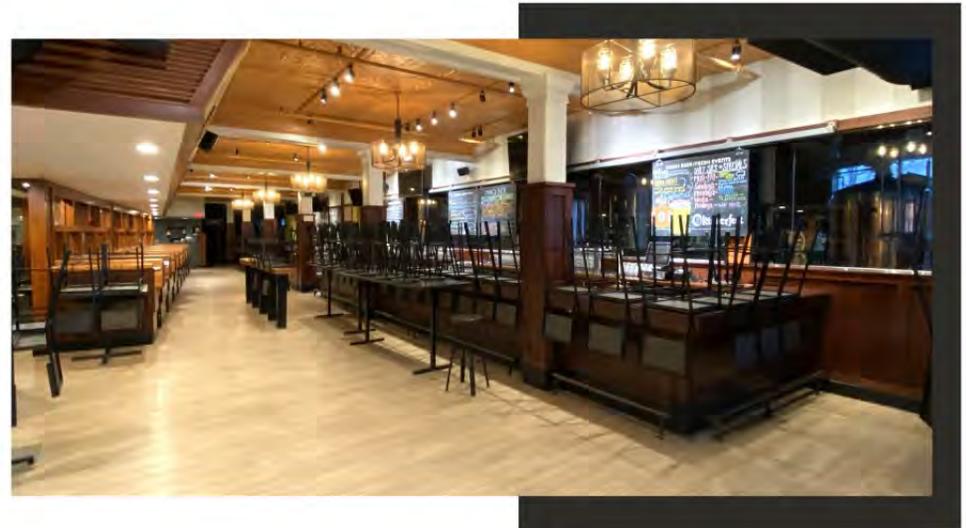
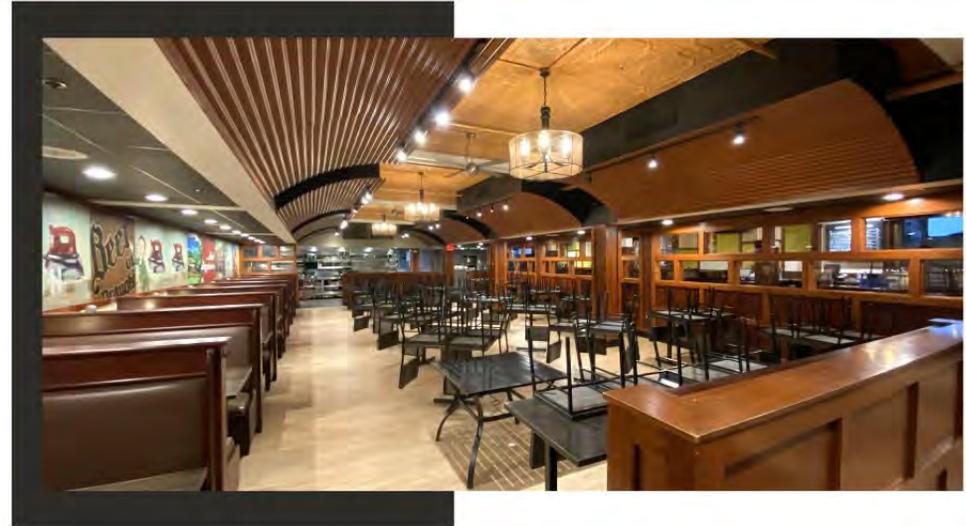


**FOR LEASE
PREMIER RETAIL
CORNER**

3 W GAY STREET | WEST CHESTER, PA

PROPERTY HIGHLIGHTS

- Unrivaled Retail Location in the Heart of Downtown West Chester
- 10,400 SF of 2nd Generation Restaurant Space
- Located in the Historic Former Woolworths at the Corner of High and Gay Streets
- Fully Equipped Kitchen and Bar
- Liquor License Available
- Large Storefront Windows That Open Floor to Ceiling Onto Gay Street
- Great Foot Traffic – Walk Score of 97
- Seating for Over 300+
- 12-ft Historic Tin Ceiling Throughout the Dining Areas



PROPERTY & LOCATION OVERVIEW

3 W Gay Street, formerly the "Woolworths Building", is centrally located in the heart of Downtown West Chester, Pennsylvania, one of Chester County's most active and walkable retail districts. Situated along Gay Street—the borough's primary retail and dining corridor—the property benefits from strong pedestrian traffic, prominent storefront visibility, and consistent daily activity. Gay Street connects the core of downtown and provides convenient access to Route 202, Route 322, and Route 3, allowing for easy regional access throughout the western Philadelphia suburbs.

The property is surrounded by a dense mix of restaurants, boutiques, cafes, and service-oriented retailers that create a vibrant, destination-driven environment. Nearby establishments include a wide range of popular dining concepts, specialty shops, hotels, and entertainment venues that draw steady traffic from local residents, West Chester University students, office workers, and visitors. Regular community events, seasonal festivals, and frequent street closures further amplify foot traffic and enhance exposure for street-level retail.

As the county seat of Chester County, West Chester offers a strong demographic profile supported by high household incomes, a growing residential base, strong business activity from the Courthouse and a highly engaged consumer population. Located approximately 25 miles west of Philadelphia, the borough delivers an urban style retail experience within a suburban market. The combination of walkability, consistent foot traffic, and an established downtown identity makes 3 W Gay Street an ideal location for restaurateurs or retailers seeking the premier location in one of the region's most sought-after Main Street environments.

WITHIN 5 MILES OF PROPERTY —



TOTAL POPULATION
111,094



HOUSEHOLD INCOME
\$141,768



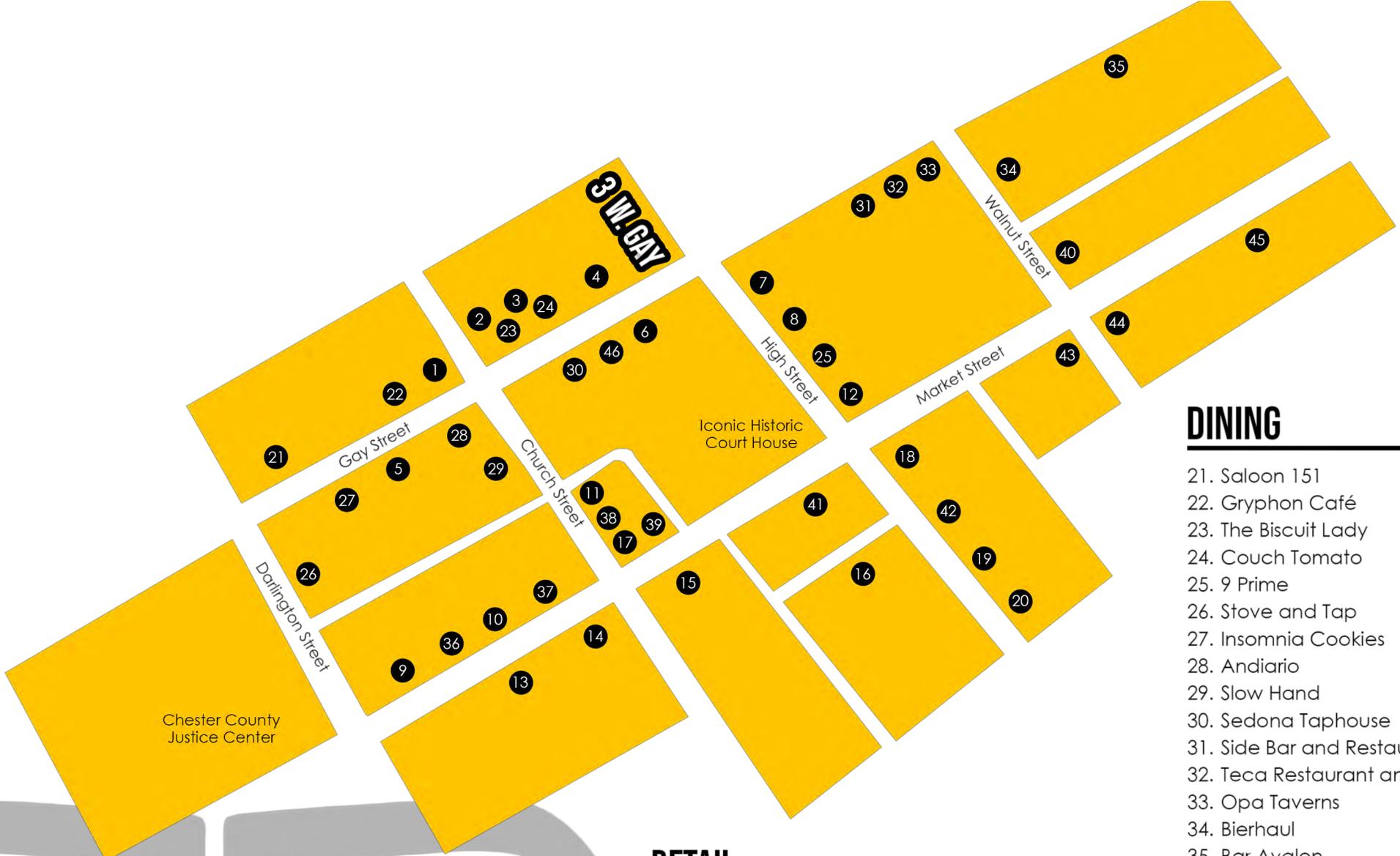
TOTAL HOUSEHOLDS
42,977



PROPERTY PHOTOS



MEET THE NEIGHBORS



RETAIL

- | | |
|------------------------------|----------------------|
| 1. Melena's Vintage Boutique | 11 Yori's Bakery |
| 2. The Green Room | 12. BB&T |
| 3. KALY | 13. Carlino's Market |
| 4. Big Jewelers | 14. Fulton Bank |
| 5. Taylor's Music | 15. Santander |
| 6. La Chic Boutique | 16. Eclat Chocolate |
| 7. Sunset Hill Jewelers | 17. Kilwins |
| 8. Wells Fargo | 18. Chase |
| 9. The 5 Senses | 19. Phineas Gage |
| 10. Hop Fidelity | 20. Sensory Spa |

DINING

21. Saloon 151
22. Gryphon Café
23. The Biscuit Lady
24. Couch Tomato
25. 9 Prime
26. Stove and Tap
27. Insomnia Cookies
28. Andiaro
29. Slow Hand
30. Sedona Taphouse
31. Side Bar and Restaurant
32. Teca Restaurant and Bar
33. Opa Taverns
34. Bierhaul
35. Bar Avalon
36. Pietro's Prime
37. Sterling Pig Public House
38. Greystone
39. Mercato
40. Limoncello
41. Market Street Grill
42. Barnaby's
43. Santimo's Tap & Table
44. Más Mexicali Cantina
45. Bonchon
46. Kildares Irish Pub

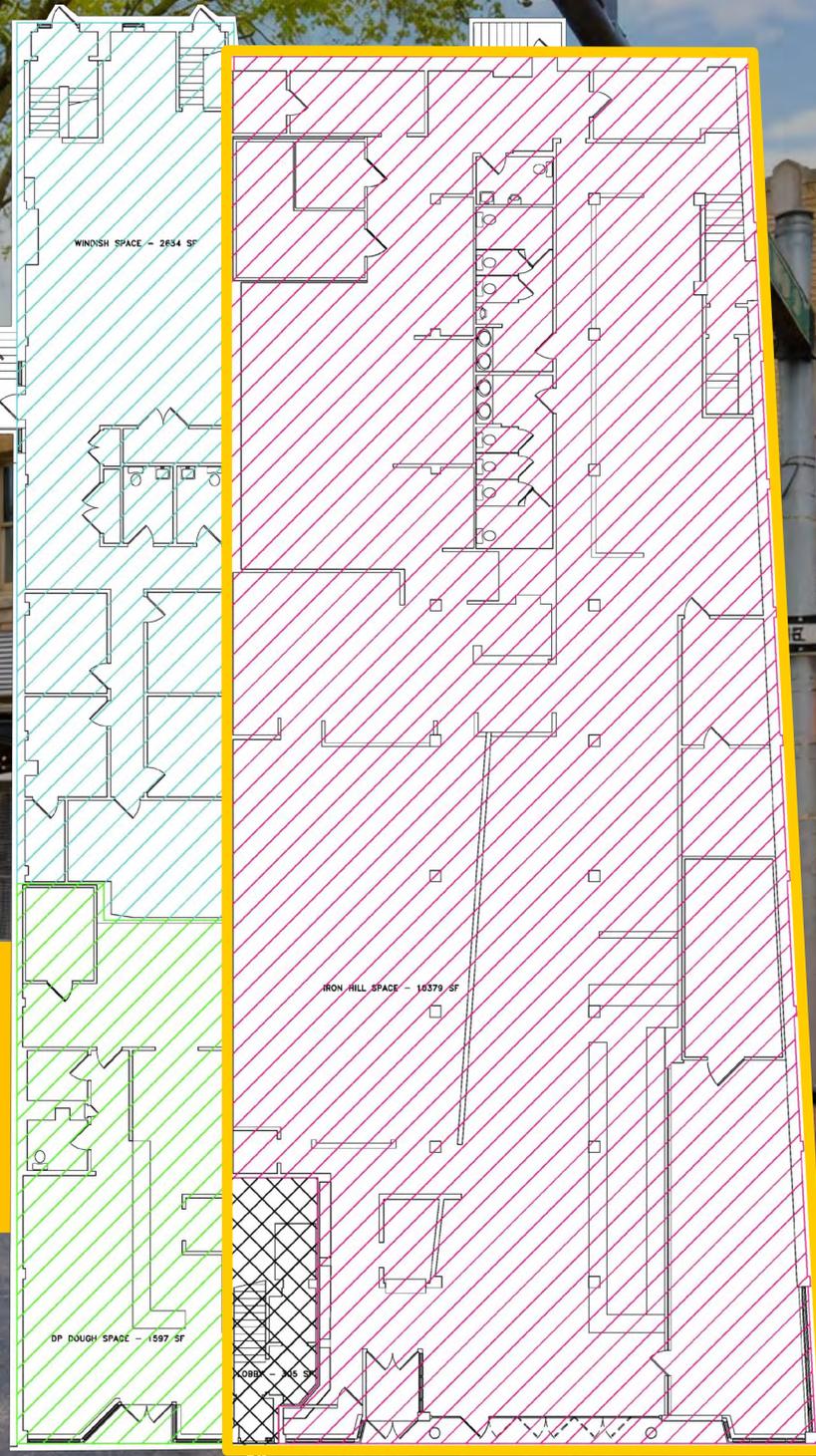
AERIAL

W Prescott Alley

N Church St

N High St

W Gay St



FLOOR PLAN

SCAN FOR
VIRTUAL TOUR



AREA MAP

STOVE & TAP

SEDONA
TAPHOUSE



WELLS
FARGO

SITE



Chester County
Pennsylvania

Limoncello

EST. 1983
CARLINO'S

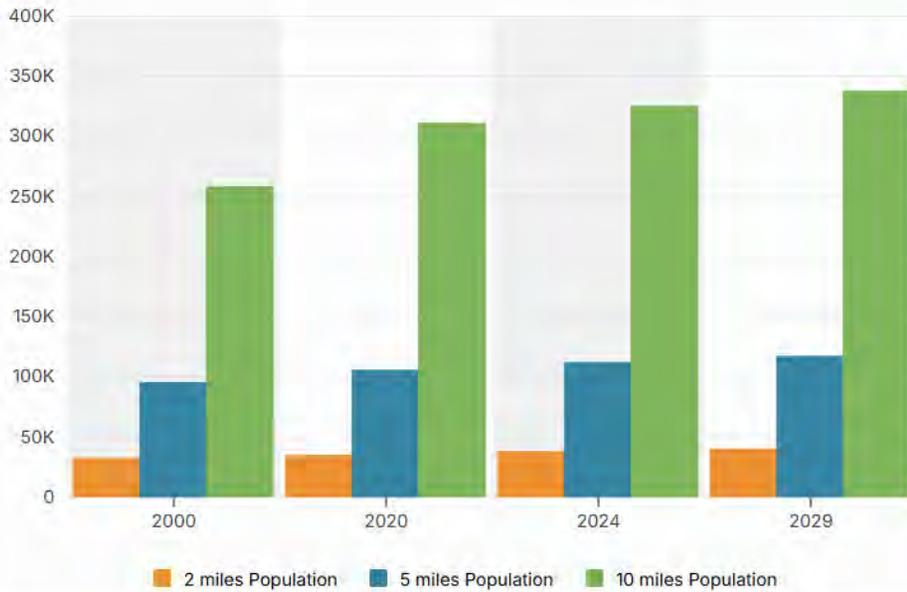
PIETRO'S PRIME
STEAKHOUSE • MARTINI BAR

MacElree
Harvey

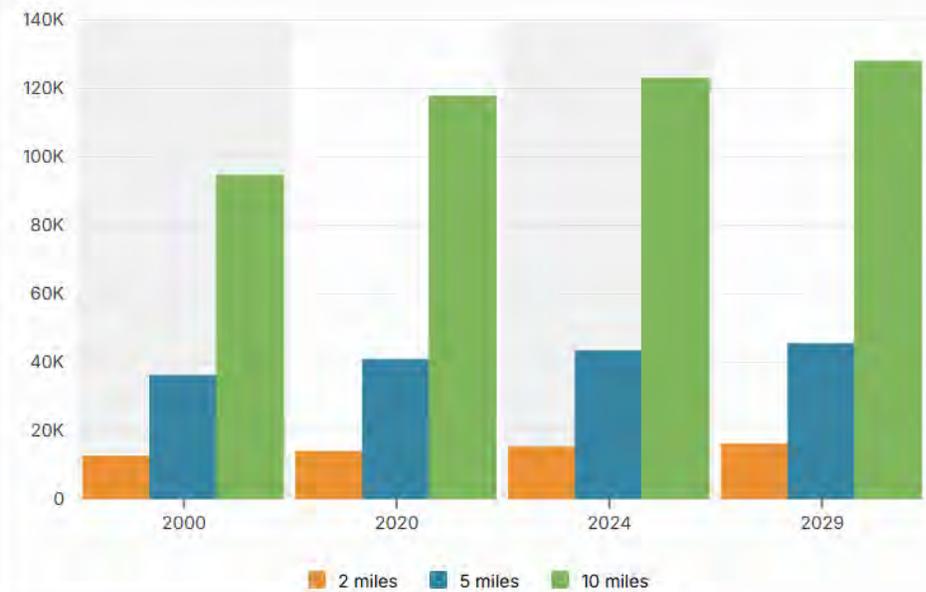


DEMOGRAPHICS

Population

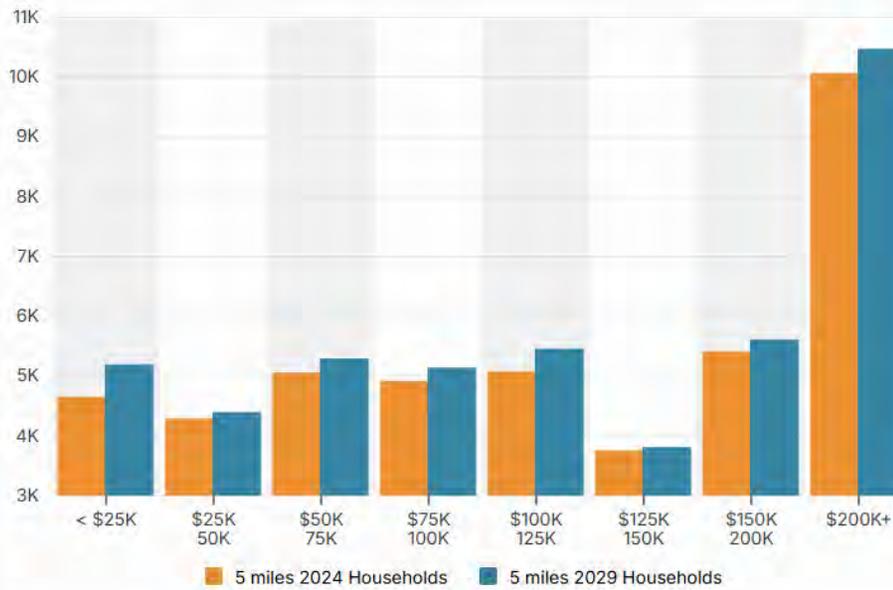


Households

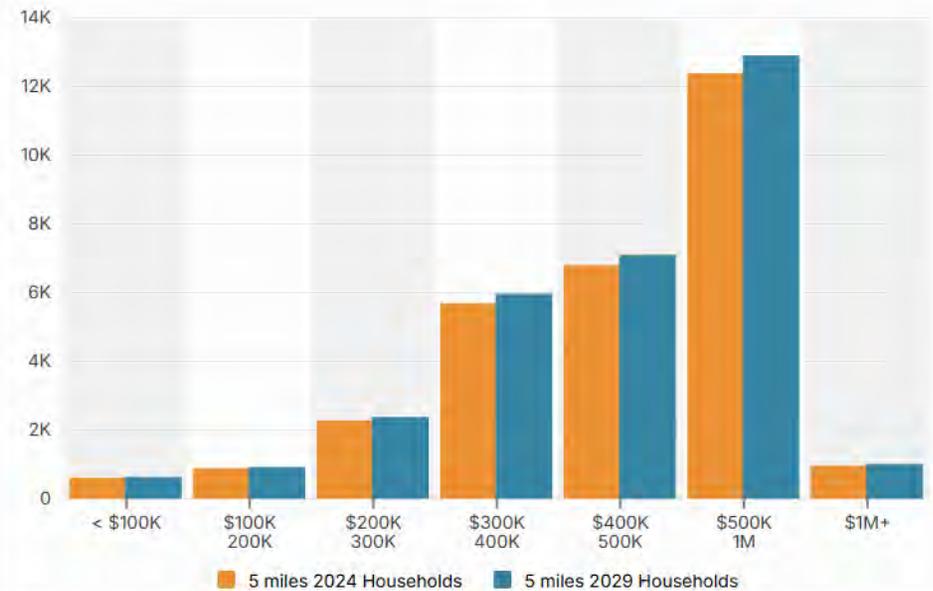


DEMOGRAPHICS

Household Income

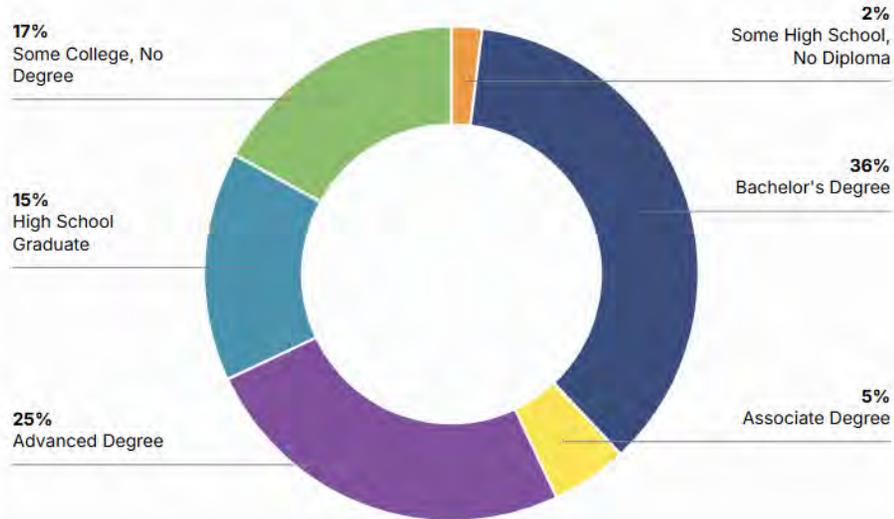


Home Values



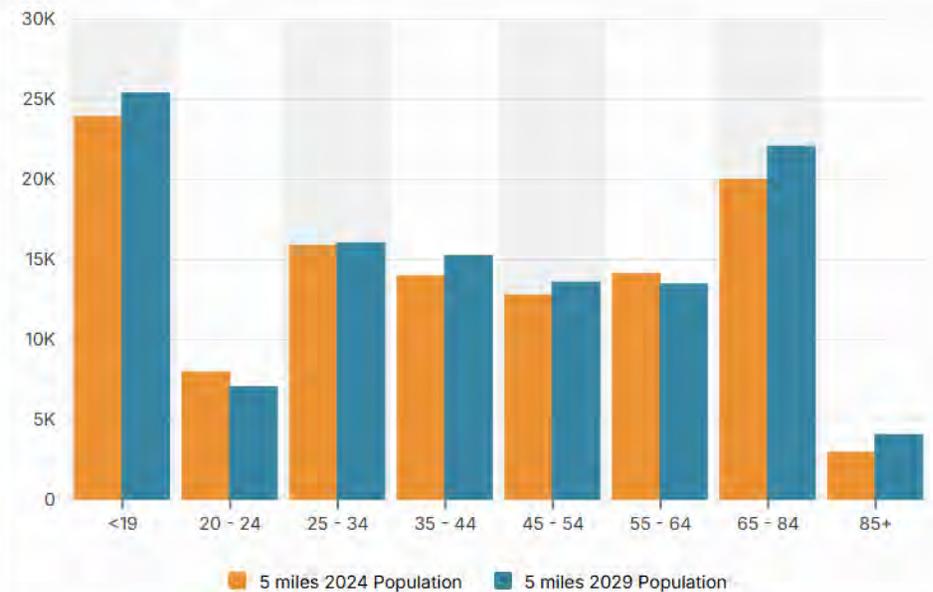
DEMOGRAPHICS

Educational Attainment



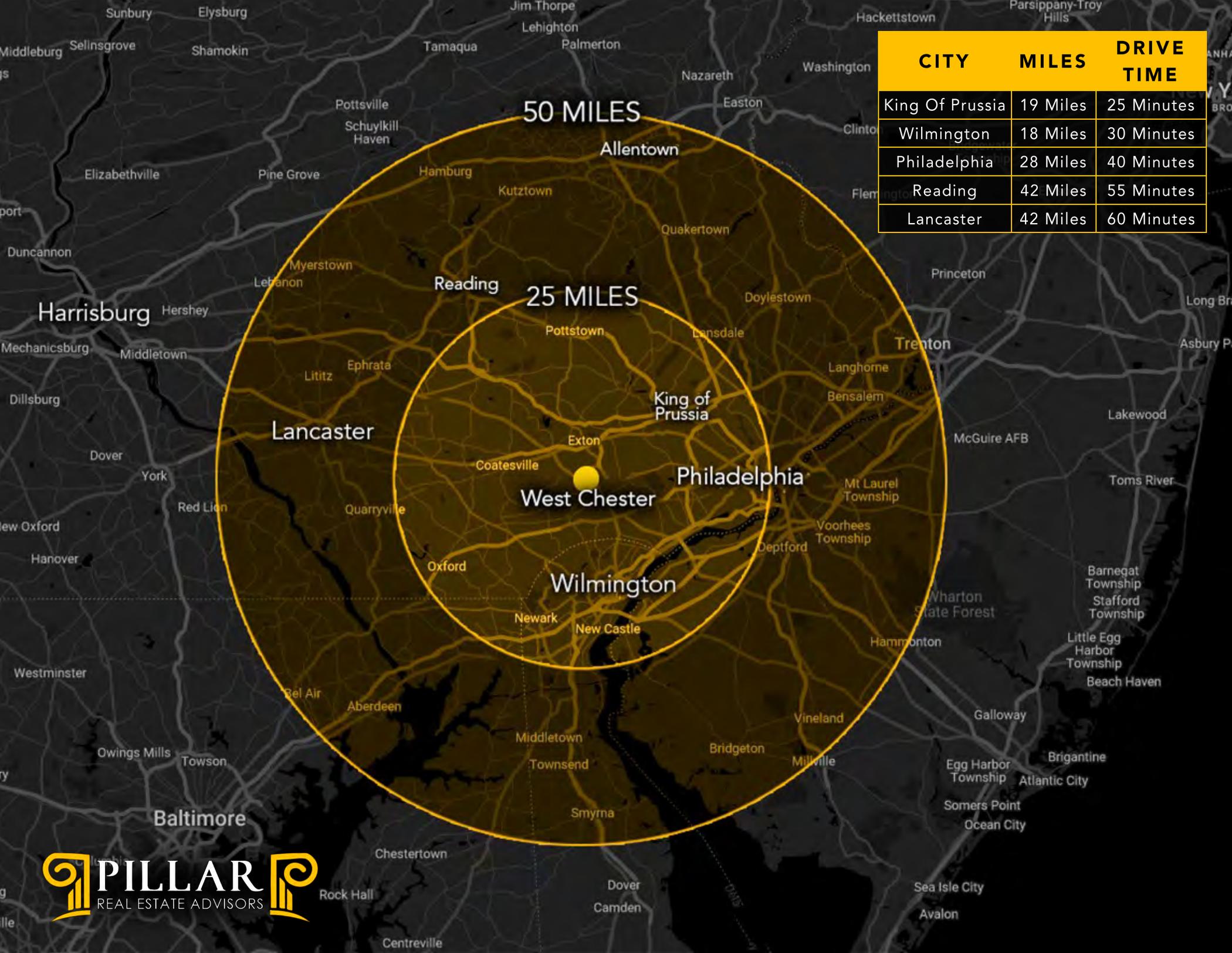
5 miles 2024 % of Population

Population By Age

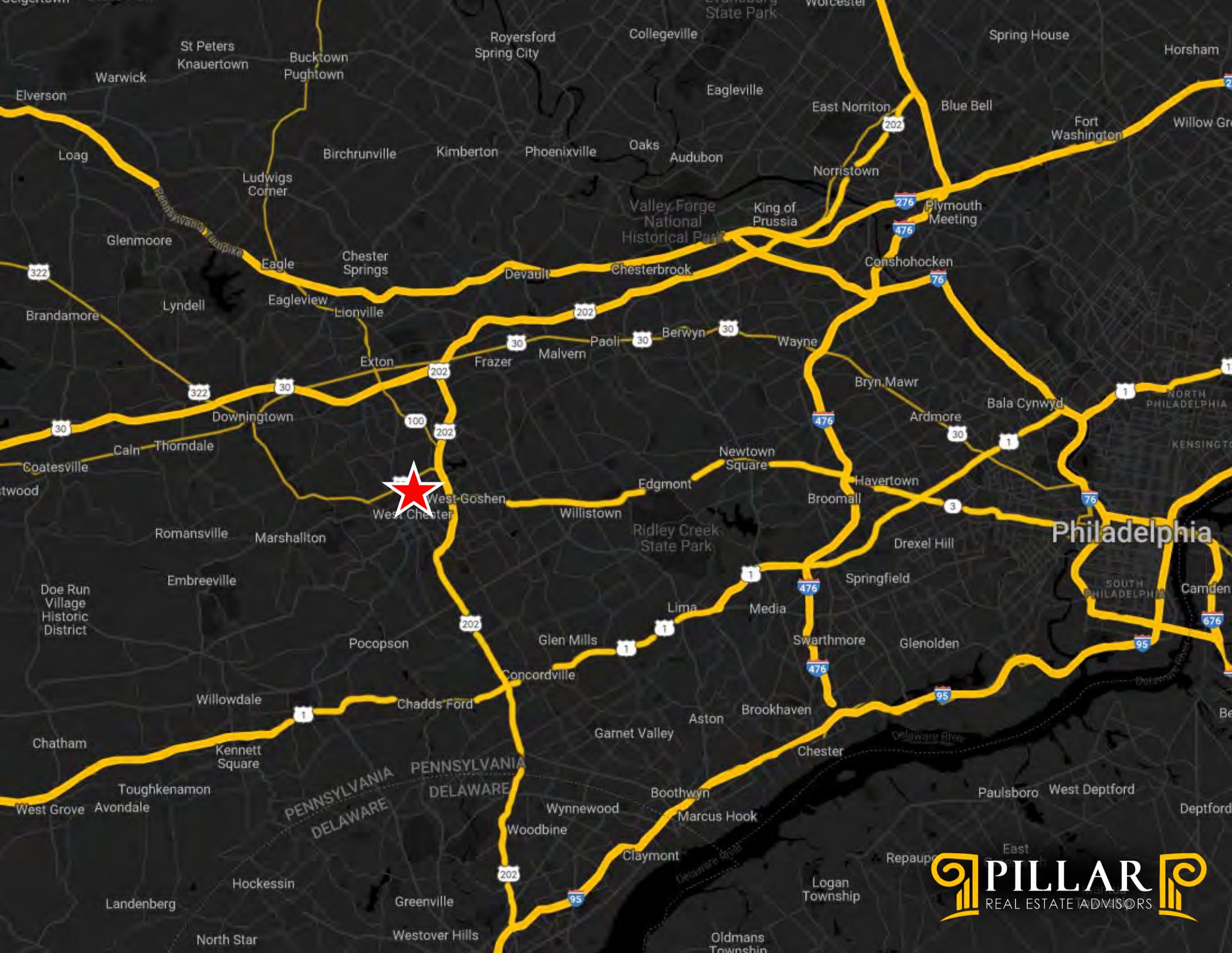


WEST CHESTER PUBLIC PARKING





CITY	MILES	DRIVE TIME
King Of Prussia	19 Miles	25 Minutes
Wilmington	18 Miles	30 Minutes
Philadelphia	28 Miles	40 Minutes
Reading	42 Miles	55 Minutes
Lancaster	42 Miles	60 Minutes





FOR MORE INFO
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