

KENNETT SQUARE

400/410 West Mulberry Street & 399 Lafayette Street ~ Kennett Square, PA 19348

PRIME
DEVELOPMENT
OPPORTUNITY



*Rendering

+/- 24.7 acres For Sale
Ideal for Townhouse/Mixed Use/Multi-Family/Senior Housing

Exclusive Marketing Advisors:

NA Emory Hill

Neil Kilian, CCIM, SIOR
neilkilian@emoryhill.com
302.322.9500

Tim Plemmons, Senior Associate
timplemmons@emoryhill.com
302.322.9500

The Offering

KENNETT SQUARE, PA

The former National Vulcanized Fiber Company site in [Kennett Square, PA](#) coming to market offers a rare opportunity to acquire a superbly located and prime large-scale development site in the booming Borough of Kennett Square, Pennsylvania. The offering is an assemblage of four parcels containing +/- 24.7 net acres. The location benefits from walkability to nearby shops, restaurants, parks and other amenities as well as some of the strongest demographics in the region.

Located in [Chester County, Pennsylvania](#) and surrounded by the beautiful Brandywine Valley, Kennett Square offers something for families, singles, and seniors. Historic homes, a bustling downtown with upscale boutiques, retailers, and restaurants, ample amenities, and exceptional public and private schools, all enhance this thriving community.

A sense of community pride on display throughout the year at festivals and events make this location even more attractive. Several nearby multifamily success stories shine a light on this location for medium to high density residential.



NAI Emory Hill

NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE ACCURACY OF THE INFORMATION CONTAINED HEREIN, AND THE SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, PRIOR SALE, LEASE OR FINANCING, OR WITHDRAWAL WITHOUT NOTICE, AND OF ANY SPECIAL LISTING CONDITIONS IMPOSED BY OUR PRINCIPALS NO WARRANTIES OR REPRESENTATIONS ARE MADE AS TO THE CONDITION OF THE PROPERTY OR ANY HAZARDS CONTAINED THEREIN ARE ANY TO BE IMPLIED.

Property Features

KENNETT SQUARE, PA

400/410 West Mulberry Street
399 Lafayette Street
Kennett Square, PA 19348

- ✓ Located adjacent to successful Magnolia Place and Cannery Row
- ✓ Prime location for multi-family/senior housing
- ✓ Town infill/redevelopment within the Borough of Kennett, a thriving “Main Street” community
- ✓ Environmental remediation nearly complete. “Site Development” to encapsulate final piece.
- ✓ Easy access to Route 1, Route 82 and other major arteries/roads. Just 45 minutes to PHL airport.
- ✓ Conveniently located in the Borough of Kennett Square, walkable to restaurants, shopping, parks and services.



NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE ACCURACY OF THE INFORMATION CONTAINED HEREIN, AND THE SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, PRIOR SALE, LEASE OR FINANCING, OR WITHDRAWAL WITHOUT NOTICE, AND OF ANY SPECIAL LISTING CONDITIONS IMPOSED BY OUR PRINCIPALS NO WARRANTIES OR REPRESENTATIONS ARE MADE AS TO THE CONDITION OF THE PROPERTY OR ANY HAZARDS CONTAINED THEREIN ARE ANY TO BE IMPLIED.

Site Aerial

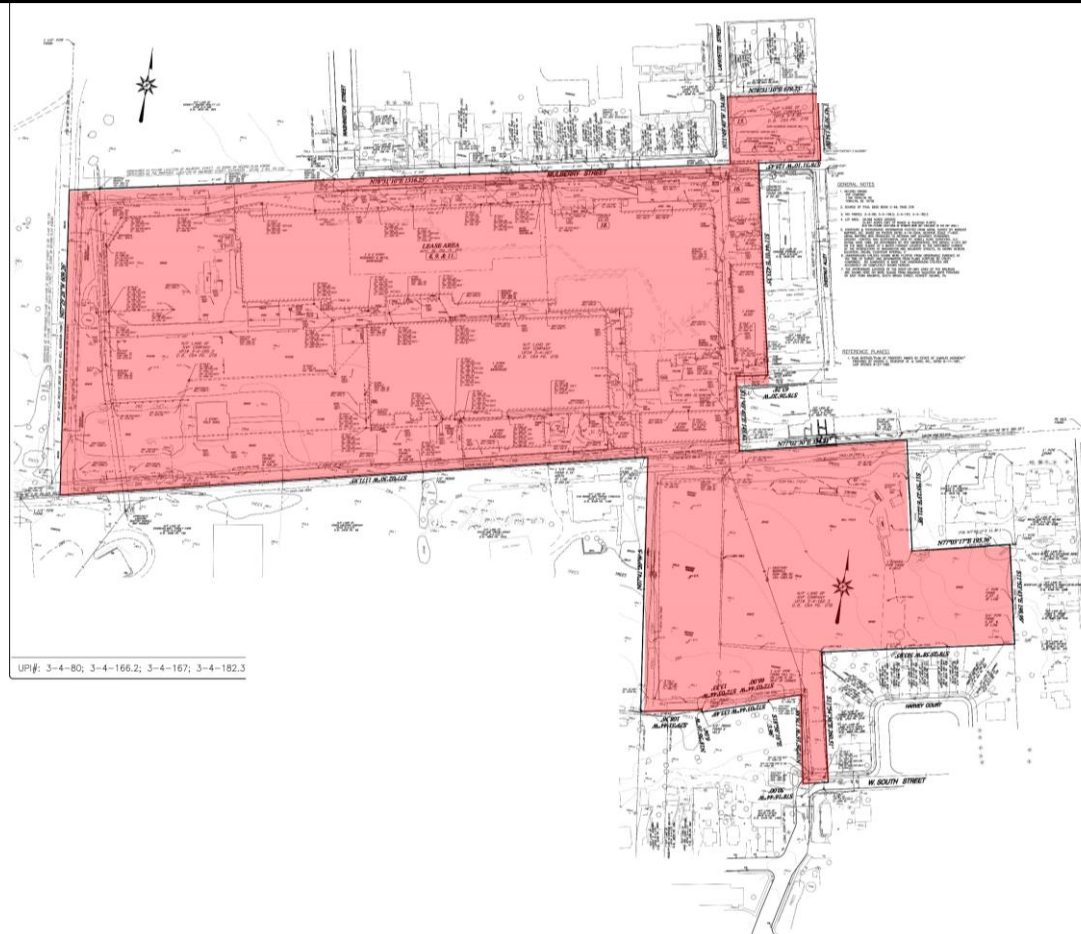
KENNETT SQUARE, PA



NAI Emory Hill

Site Plan

KENNETT SQUARE, PA

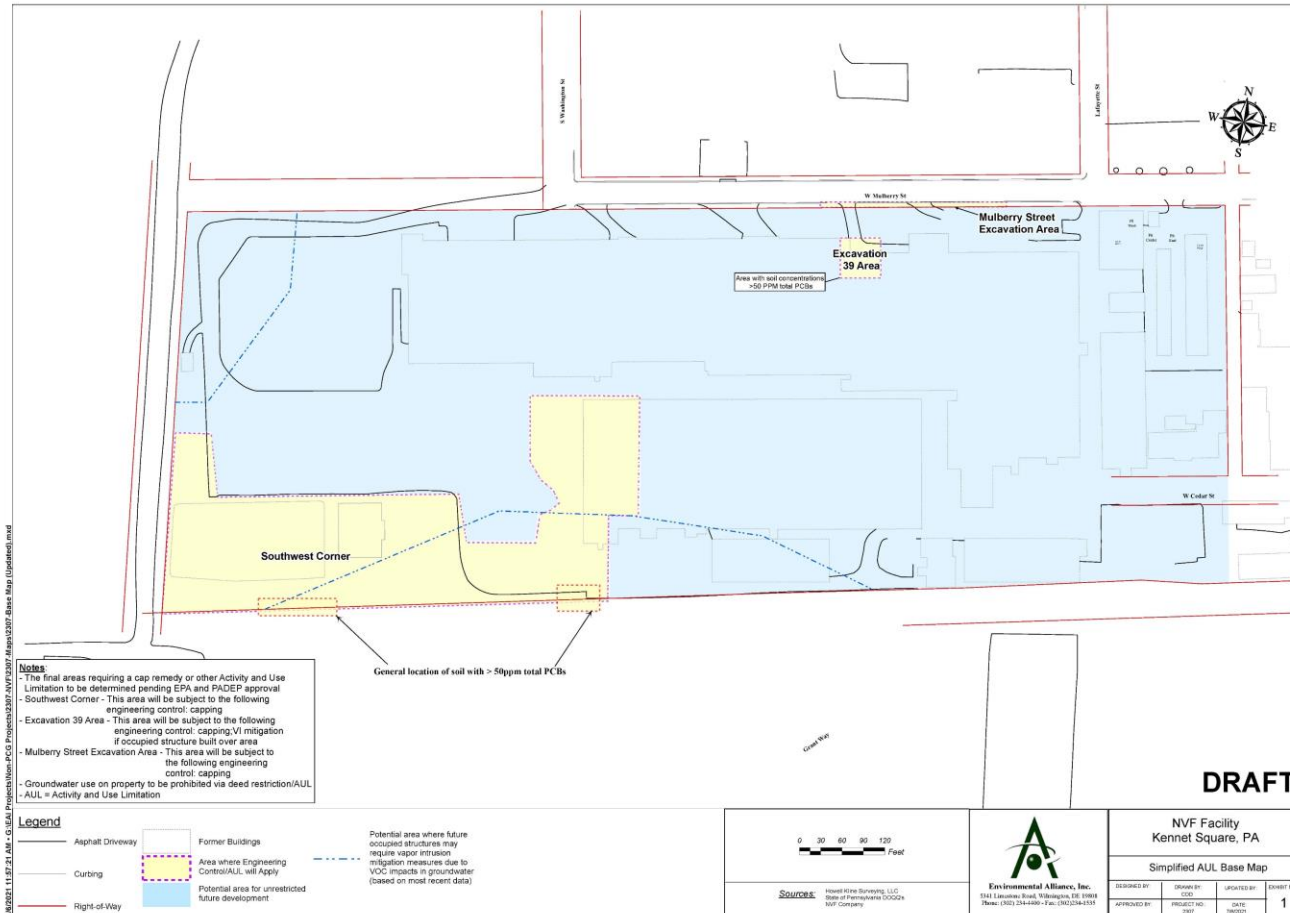


NA Emory Hill

NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE ACCURACY OF THE INFORMATION CONTAINED HEREIN, AND THE SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, PRIOR SALE, LEASE OR FINANCING, OR WITHDRAWAL WITHOUT NOTICE, AND OF ANY SPECIAL LISTING CONDITIONS IMPOSED BY OUR PRINCIPALS NO WARRANTIES OR REPRESENTATIONS ARE MADE AS TO THE CONDITION OF THE PROPERTY OR ANY HAZARDS CONTAINED THEREIN ARE ANY TO BE IMPLIED.

Summary Environmental Base Map

KENNETT SQUARE, PA

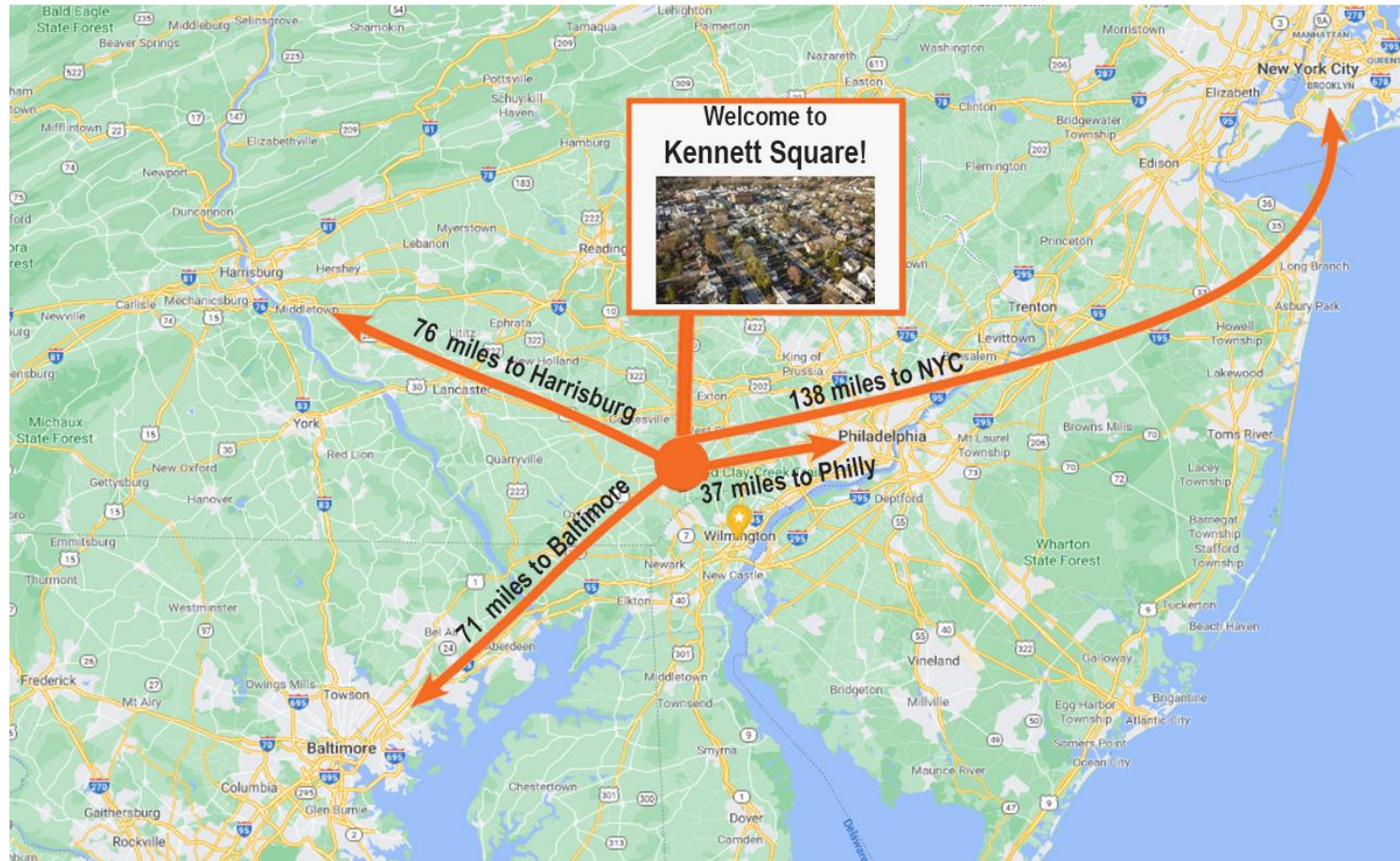


NAI Emory Hill

NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE ACCURACY OF THE INFORMATION CONTAINED HEREIN, AND THE SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, PRIOR SALE, LEASE OR FINANCING, OR WITHDRAWAL WITHOUT NOTICE, AND OF ANY SPECIAL LISTING CONDITIONS IMPOSED BY OUR PRINCIPALS NO WARRANTIES OR REPRESENTATIONS ARE MADE AS TO THE CONDITION OF THE PROPERTY OR ANY HAZARDS CONTAINED THEREIN ARE ANY TO BE IMPLIED.

Regional Map

KENNETT SQUARE, PA

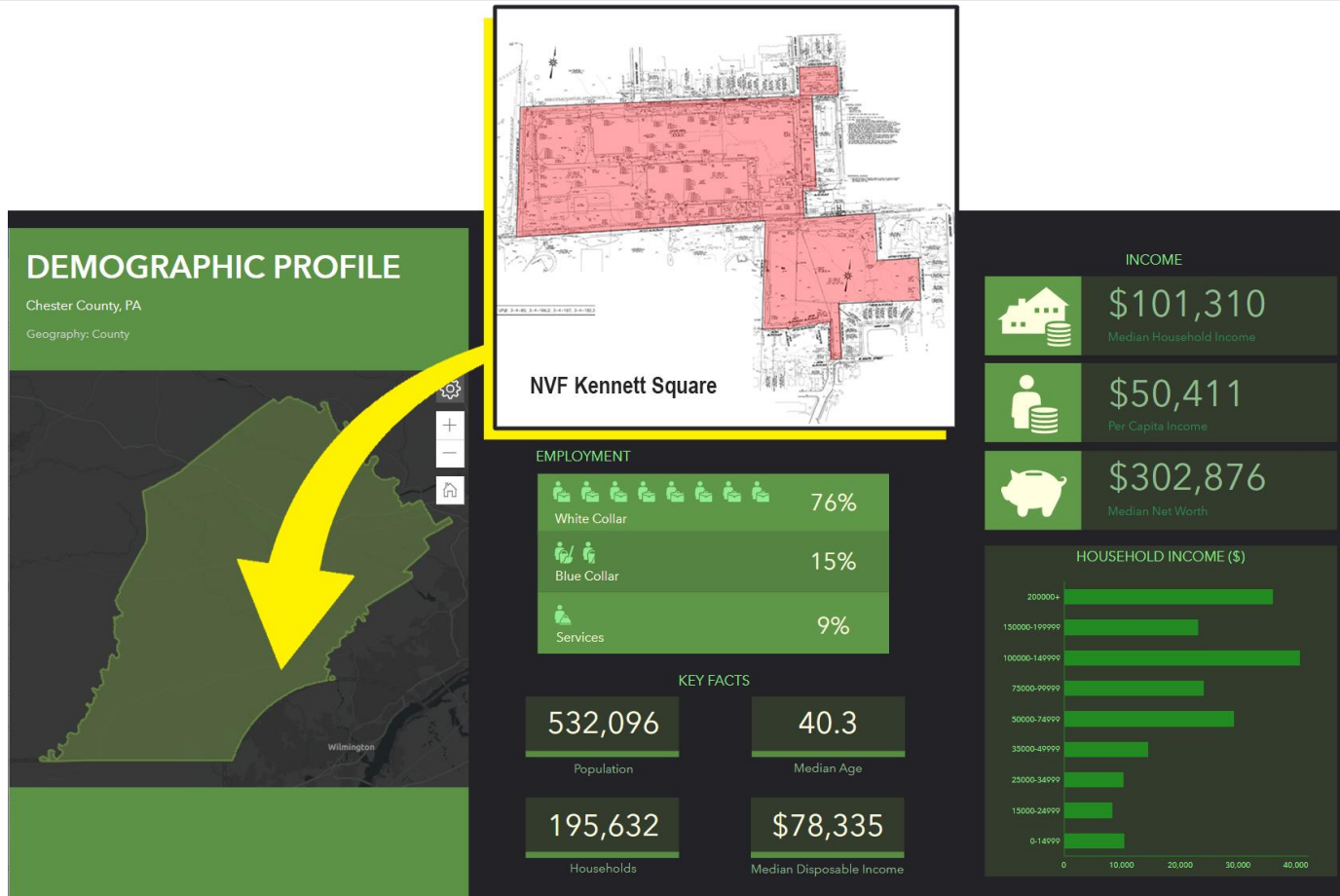


NA Emory Hill

NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE ACCURACY OF THE INFORMATION CONTAINED HEREIN, AND THE SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, PRIOR SALE, LEASE OR FINANCING, OR WITHDRAWAL WITHOUT NOTICE, AND OF ANY SPECIAL LISTING CONDITIONS IMPOSED BY OUR PRINCIPALS NO WARRANTIES OR REPRESENTATIONS ARE MADE AS TO THE CONDITION OF THE PROPERTY OR ANY HAZARDS CONTAINED THEREIN ARE ANY TO BE IMPLIED.

Chester County

KENNETT SQUARE, PA



NA Emory Hill

NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE ACCURACY OF THE INFORMATION CONTAINED HEREIN, AND THE SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, PRIOR SALE, LEASE OR FINANCING, OR WITHDRAWAL WITHOUT NOTICE, AND OF ANY SPECIAL LISTING CONDITIONS IMPOSED BY OUR PRINCIPALS NO WARRANTIES OR REPRESENTATIONS ARE MADE AS TO THE CONDITION OF THE PROPERTY OR ANY HAZARDS CONTAINED THEREIN ARE ANY TO BE IMPLIED.

Visitor's Map

KENNETT SQUARE, PA



[Click map to enlarge](#)

NA Emory Hill

NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE ACCURACY OF THE INFORMATION CONTAINED HEREIN, AND THE SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, PRIOR SALE, LEASE OR FINANCING, OR WITHDRAWAL WITHOUT NOTICE, AND OF ANY SPECIAL LISTING CONDITIONS IMPOSED BY OUR PRINCIPALS NO WARRANTIES OR REPRESENTATIONS ARE MADE AS TO THE CONDITION OF THE PROPERTY OR ANY HAZARDS CONTAINED THEREIN ARE ANY TO BE IMPLIED.

Visitor's Map

KENNETT SQUARE, PA



Art Galleries

- 1 Leash Painting and Gallery
109 S. Broad Street
- 2 Rusty Nelson Studio
210 E. State Street
- 3 Square Pear Fine Art Gallery
200 E. State Street

Art Studios

- 4 April Heather Art
200 E. State Street
- 5 Carlin Academy of Fine Art
128 S. Willow Street
- 6 Robert Jackson
204 E. State Street
- 7 Trover Nine Studio
105 S. Broad Street

Boutique

- 1 Ashley Austin
106 W. State Street
- 2 Chantilly Blue
117 W. State Street
- 3 Green Eyed Lady
100 E. State Street

Boutique

- 4 Mamie Boutique*
116 S. Union Street
- 5 Marché Lifestyle Boutique
123 E. State Street
- 6 Maurs Grace Boutique
101 W. State Street
- 7 No. 109
109 W. State Street
- 8 Novedades Liz
109 S. Union Street
- 9 Penny Lane Kids Emporium
121 W. State Street
- 10 Trail Creek Outfitters
120 W. State Street

Breweries & Beer Gardens

- 1 Kennett Brewing Company*
109 S. Broad Street

Food & Drink

- 1 Byron Bistro
127 E. State Street
- 2 Fran Keller's Eatery
119 W. State Street

Grain Craft Bar + Kitchen

- 3 Grain Craft Bar + Kitchen
108 W. State Street
- 4 Kennett Inn
201 E. State Street
- 5 KSI Wine and Craft Beer Boutique
203 E. State Street
- 6 La Michoacana Grill*
201 S. Union Street
- 7 La Michoacana Hernandez Ice Cream
231 E. State Street
- 8 La Verona
114 E. State Street
- 9 Las Alondras Bakery
113 W. State Street
- 10 Lily Asian Cuisine
104 W. State Street
- 11 Nomadic Pies
132 W. State Street
- 12 Philter
111 W. State Street
- 13 Portabellios
108 E. State Street
- 14 Sam's Sub Shop
329 E. State Street
- 15 Talula's Table
102 W. State Street

The Market at Liberty Place*

- 16 The Market at Liberty Place*
148 W. State Street
- Buddy's Burgers
- Kaboburritos
- Mary Pat's Provisions
- Paradox Wine Cellars
- Rump Roasters
- State Street Pizzeria & Grill
- Travelers Cafe + Sweets
- 17 Verbena BYOB
102 E. State Street

Music

- 1 Kennett Flash*
102 Sycamore Alley
- 2 Kennett Symphony
206 E. State Street

Snacky Shops

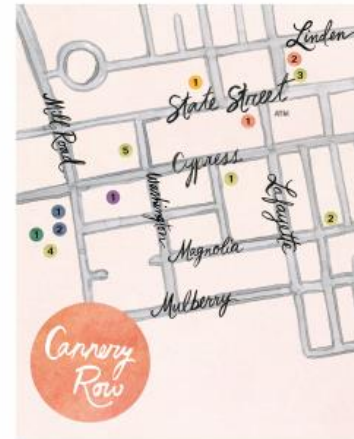
- 1 Alexis Kletjian Fine Jewelry
131 E. State Street
- 2 Bove Jewelers
124 W. State Street
- 3 Clean Slate Goods
103 W. State Street
- 4 Holly Peters Oriental Rug*
109 S. Broad Street

Kennett Square Jewellers

- 5 Kennett Square Jewellers
123 W. State Street
- 6 Kennett Square Resale Book Shoppe
113 S. Union Street
- 7 Macaluso Used and Rare Books*
130 S. Union Street
- 8 Mrs. Robinson's Tea Shop
129 E. State Street
- 9 Terra Olive and Balsamic
116 W. State Street
- 10 The Growing Tree Toy Shop
122 W. State Street
- 11 The Mushroom Cap
114 W. State Street

Wellness

- 1 Anchor Life + Fitness*
112 S. Broad Street
- 2 Bliss Yoga Studio
112 S. Union Street
- 3 The Bungalow Massage & Wellness*
111 E. Cypress Street
- 4 Kennett Square Massage*
500 W. State Street
- 5 Picone Beauty & Wellness
100 W. State Street
- 6 State Street Tattoo



Bed & Breakfast

- 1 Kennett House Bed and Breakfast*
503 W. State Street

Boutique

- 1 Textile*
210 S. Mill Road, Suite 103

Breweries & Beer Gardens

- 1 Victory at Magnolia*
650 W. Cypress Street

Food & Drink

- 1 Café de Thai
420 W. Cypress Street
- 2 Camiceria Camargo
207 Magnolia Street
- 3 El Ranchero*
305 W. State Street
- 4 Evergreen Café Bakery & Juicery*
216 S. Mill Road, Suite 111

La Peña Mexicana*

- 609 W. Cypress Street

Snacky Shops

- 1 Home Décor by Terri*
404 W. State Street
- 2 Treetops Kitty Café*
305 W. State Street

Wellness

- 1 Revolution BJJ Boxing & Fitness*
210 S. Mill Road, Suite 101
- 2 Yoga Secrets*
210 S. Mill Road, Suite 102



Bed & Breakfast

- 1 Bancroft Manor Bed & Breakfast*
318 Marshall Street

Breweries & Beer Gardens

- 1 Braetoch Brewing*
225 Birch Street
- 2 The Creamery of Kennett Square*
401 Birch Street

Food & Drink

- 1 The Country Butcher*
145 S. Walnut Street
- 2 The Produce Place*
606 E. Cypress Street
- 3 Taqueria y Carniceria Guadalajara Express*
520 S. Union Street

Snacky Shops

- 1 WorkKS Kennett Square*
432 S. Walnut Street

* On-site parking available for customers only.

N^A Emory Hill

NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE ACCURACY OF THE INFORMATION CONTAINED HEREIN, AND THE SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, PRIOR SALE, LEASE OR FINANCING, OR WITHDRAWAL WITHOUT NOTICE, AND OF ANY SPECIAL LISTING CONDITIONS IMPOSED BY OUR PRINCIPALS NO WARRANTIES OR REPRESENTATIONS ARE MADE AS TO THE CONDITION OF THE PROPERTY OR ANY HAZARDS CONTAINED THEREIN ARE ANY TO BE IMPLIED.

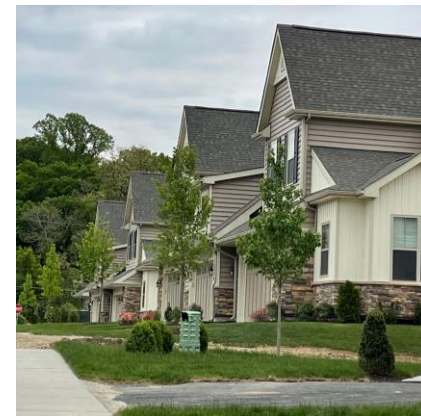
Click map to enlarge

Recent Nearby Developments

KENNETT SQUARE, PA



Kennett Flats



Magnolia Place



NAI Emory Hill

NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE ACCURACY OF THE INFORMATION CONTAINED HEREIN, AND THE SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, PRIOR SALE, LEASE OR FINANCING, OR WITHDRAWAL WITHOUT NOTICE, AND OF ANY SPECIAL LISTING CONDITIONS IMPOSED BY OUR PRINCIPALS NO WARRANTIES OR REPRESENTATIONS ARE MADE AS TO THE CONDITION OF THE PROPERTY OR ANY HAZARDS CONTAINED THEREIN ARE ANY TO BE IMPLIED.

Area Comparables

Multi-Family/Townhome Residential Sales and Leases

KENNETT SQUARE, PA

Apartment Rents

Kennett Square, 19348 Street Address	Square Footage	Rent/Month	Rent/SF	Bedrooms	Bathroom
ONE BEDROOM UNITS					
210 S Mill Road	440	\$1,125	\$2.56	1	1
Kennett Flats 603 Millers Hill "Carey"	1034	\$1,915	\$1.85	1	1
Kennett Flats 603 Millers Hill "Jordan"	765	\$1,550	\$2.03	1	1
TWO BEDROOM UNITS					
125 East State Street *	1,000	\$1,750	\$1.75	2	1
Kennett Flats 603 Millers Hill "Weston"	1143	\$2,105	\$1.84	2	2
Kennett Flats 603 Millers Hill "Juliet"	1,312	\$2,365	\$1.80	2	2
210 S Mill Road	905	\$1,500	\$1.66	2	1
THREE BEDROOM UNITS					
120 S. Broad Street *	1,500	\$2,095	\$1.40	3	1
Kennett Flats 603 Millers Hill "Benjamin"	1,409	\$2,465	\$1.75	3	2

* Please note these rental rates are not new construction.

Townhome Rents

Kennett Square, 19348 Street Address	Square Footage	Rent/Month	Rent/SF	Bedrooms	Bathroom
TOWNHOME RENTALS					
17 West Jonathan Court (circa 1987)	1,737	\$1,925	\$1.11	3	2
38 E Jonathan Court (circa 1987)	1,418	\$1,800	\$1.27	3	3
319 Walnut Court Way (circa 1989)	874	\$1,500	\$1.72	2	1
128 Penns Manor Drive (circa 2005)	1,788	\$2,500	\$1.40	3	1
352 Redbud Lane (circa 2017)	3,050	\$4,000	\$1.31	3	3

Townhome Sales

TOWNHOME SALE COMPS					
608 D Street (circa 2015)	2,340	\$440,000	\$188.03	3	3.5
1053 James Walter Way	2,799	\$729,900	\$260.77	3	4
1034 James Walter Way	2,729	\$699,041	\$256.15	3	3
1062 James Walter Way	2,679	\$662,503	\$247.29	3	4
1050 James Walter Way	2,674	\$650,797	\$243.38	3	3
1040 James Walter Way	2,654	\$601,965	\$226.81	3	3



NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE ACCURACY OF THE INFORMATION CONTAINED HEREIN, AND THE SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, PRIOR SALE, LEASE OR FINANCING, OR WITHDRAWAL WITHOUT NOTICE, AND OF ANY SPECIAL LISTING CONDITIONS IMPOSED BY OUR PRINCIPALS NO WARRANTIES OR REPRESENTATIONS ARE MADE AS TO THE CONDITION OF THE PROPERTY OR ANY HAZARDS CONTAINED THEREIN ARE ANY TO BE IMPLIED.

Take a video tour of the property here!
Click the box.



FOR SALE

NVF Kennett Square

400/410 West Mulberry Street
399 Lafayette Street
Kennett Square, PA 19348

NAI Emory Hill
Commercial Real Estate Services, Worldwide.

CALL FOR MORE INFO

Neil Killian, CCIM, SIOR
PRINCIPAL
Phone: 302 322 9500
Email: neilkillian@emoryhill.com

Tim Plemmons
ASSOCIATE
Phone: 302 322 9500
Email: tplemmons@emoryhill.com

www.NAEmoryHill.com
10 Corporate Circle
Suite 100
New Castle, Delaware 19720

+1 302.322.9500

NAI Emory Hill

NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE ACCURACY OF THE INFORMATION CONTAINED HEREIN, AND THE SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, PRIOR SALE, LEASE OR FINANCING, OR WITHDRAWAL WITHOUT NOTICE, AND OF ANY SPECIAL LISTING CONDITIONS IMPOSED BY OUR PRINCIPALS NO WARRANTIES OR REPRESENTATIONS ARE MADE AS TO THE CONDITION OF THE PROPERTY OR ANY HAZARDS CONTAINED THEREIN ARE ANY TO BE IMPLIED.