



RETAIL PROPERTY FOR SALE

622 E GAY ST WEST CHESTER, PA 19380



PROPERTY DESCRIPTION

Introducing a prime investment or owner/user opportunity at 622 E Gay St, West Chester, PA. This 4,620 SF building, ideally suited for retail or office/retail, offers an exceptional location and valuable zoning in the vibrant West Chester area.

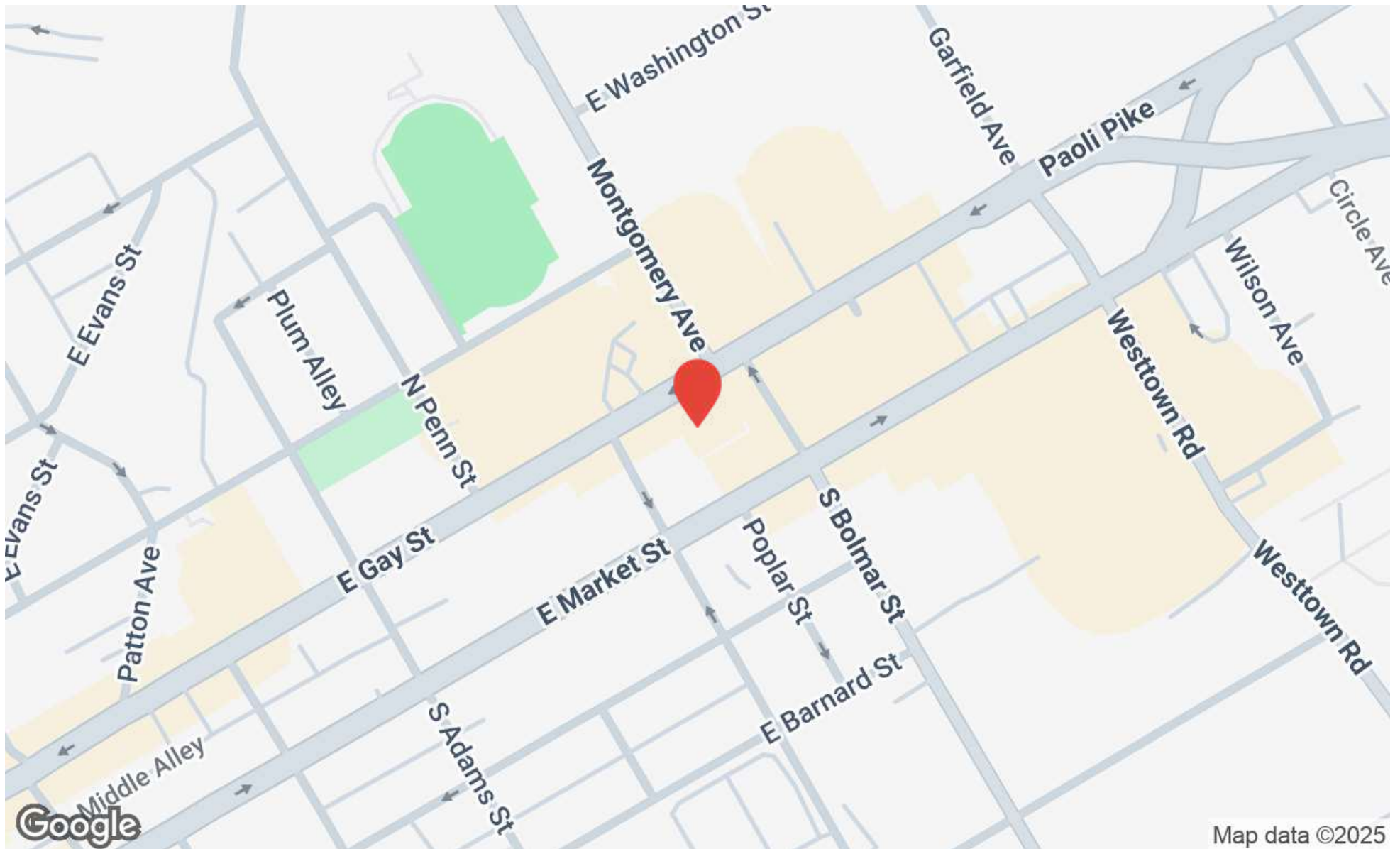
PROPERTY HIGHLIGHTS

- 4,620 SF retail space in Borough of West Chester
- Great visibility and prime location in Commercial Service District
- Many recent upgrades.
- Flexible floor plan
- Onsite parking
- Rear loading door
- Flexible zoning allows multiple uses.

OFFERING SUMMARY

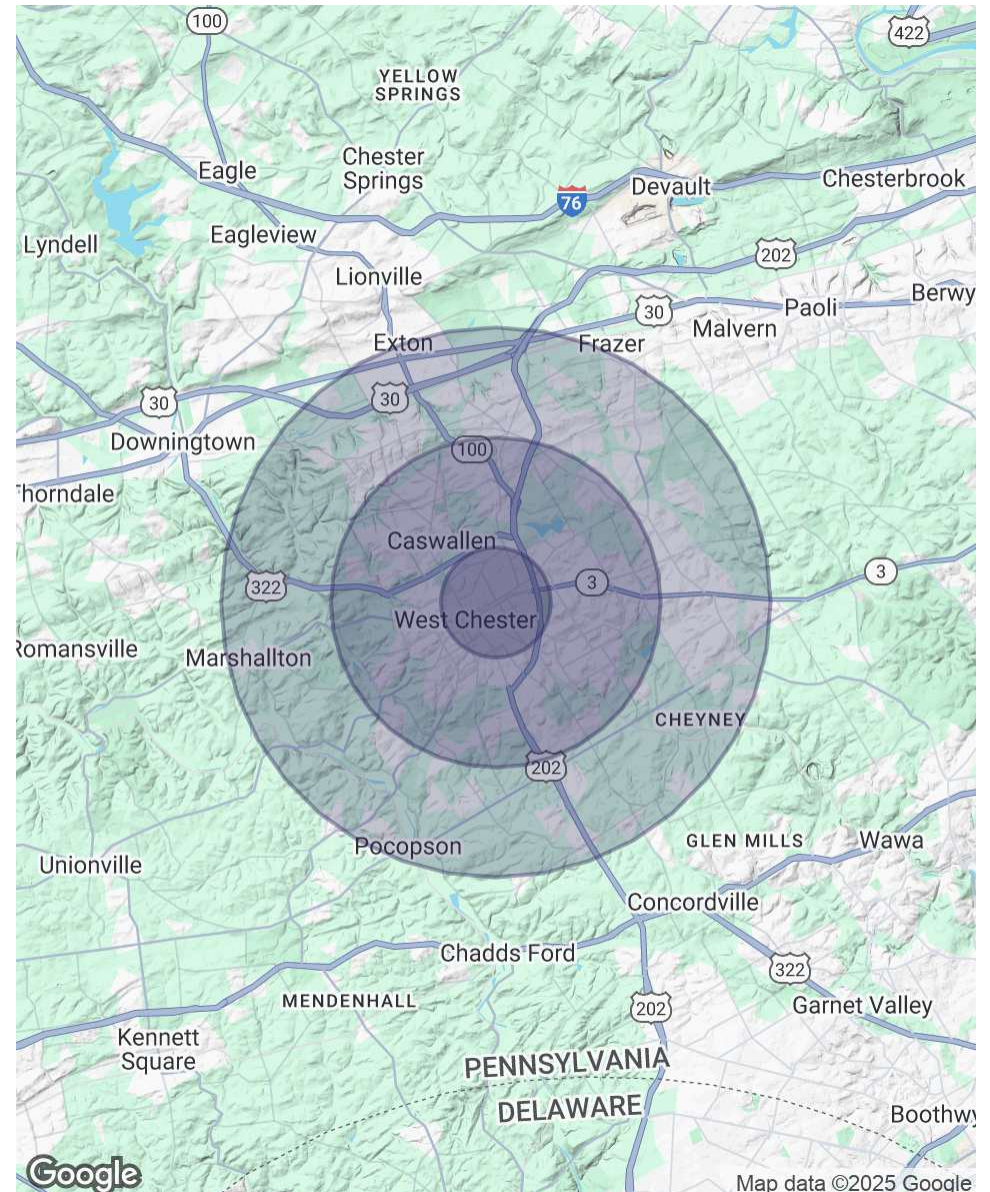
Sale Price:	\$899,000
Lot Size:	0.21 Acres
Building Size:	4,620 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	6,761	23,524	44,017
Total Population	17,903	63,375	117,505
Average HH Income	\$139,145	\$158,594	\$172,738



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	17,903	63,375	117,505
Average Age	35	39	41
Average Age (Male)	34	38	40
Average Age (Female)	35	40	42
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	6,761	23,524	44,017
# of Persons per HH	2.6	2.7	2.7
Average HH Income	\$139,145	\$158,594	\$172,738
Average House Value	\$503,520	\$557,201	\$587,531

Demographics data derived from AlphaMap





CHUCK SWOPE, CCIM

Broker of Record

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PA #RM 421301

PROFESSIONAL BACKGROUND

Chuck Swope, CCIM has been in the real estate industry for nearly 20 years, and over 16 years as a commercial real estate broker. Swope obtained his undergraduate degree from Washington College, Chestertown, MD and his graduate degree from the University of Pennsylvania, Philadelphia, PA. He enjoys spending time outdoors in the Chesapeake Bay region, traveling, exciting food and drinks, and collects rescue dogs.

EDUCATION

BA, Washington College, Chestertown, MD

MA, University of Pennsylvania, Philadelphia, PA

MEMBERSHIPS

CCIM

Swope Lees Commercial Real Estate
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