

DELI GROVE (RETAIL) FOR SALE

PRICE: \$700,000

1401 S WHITFORD RD, WEST CHESTER, PA 19380



OFFERING MEMORANDUM

KW COMMERCIAL

131 Woodcutter St Suite 100
Exton, PA 19341



PRESENTED BY:

BEAU MCGETTIGAN

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Executive Summary

KW Commercial is pleased to offer for sale 1401 S Whitford Road—known locally as Deli Grove—a neighborhood landmark serving the West Chester community for more than 40 years. Established in 1982, Deli Grove has long operated as a well-recognized deli, sandwich shop, grill, and convenience market. The property also holds a Pennsylvania Lottery Sales License (both draw and instant tickets), adding an additional revenue stream for ownership.

This sale presents a rare opportunity for a new owner to reposition or reimagine a proven commercial location in a high-demand, rapidly growing residential corridor. The building currently supports a full-service deli and grill with eat-in seating, offering hot and cold sandwiches, burgers, fries, ice cream, and a wide assortment of grocery and convenience items.

Included in the sale are all existing inventory, equipment, and furnishings, such as ranges, ovens, refrigeration, tables and chairs, shelving, counters, and related FF&E.

Strategically positioned in the heart of a dense residential area, the property is conveniently located just 3 miles from Downtown West Chester, 3 miles from Exton, and 4 miles from Downingtown.

This is an outstanding opportunity for an operator, investor, or developer seeking a well-located commercial asset with long-standing community presence and significant potential for future enhancement or conversion.

Property Highlights

- New Roof (2016)
- New Roof (2018)
- 8,957 Vehicles AADT



Property Photos



Property Photos



Property Photos



Property Photos



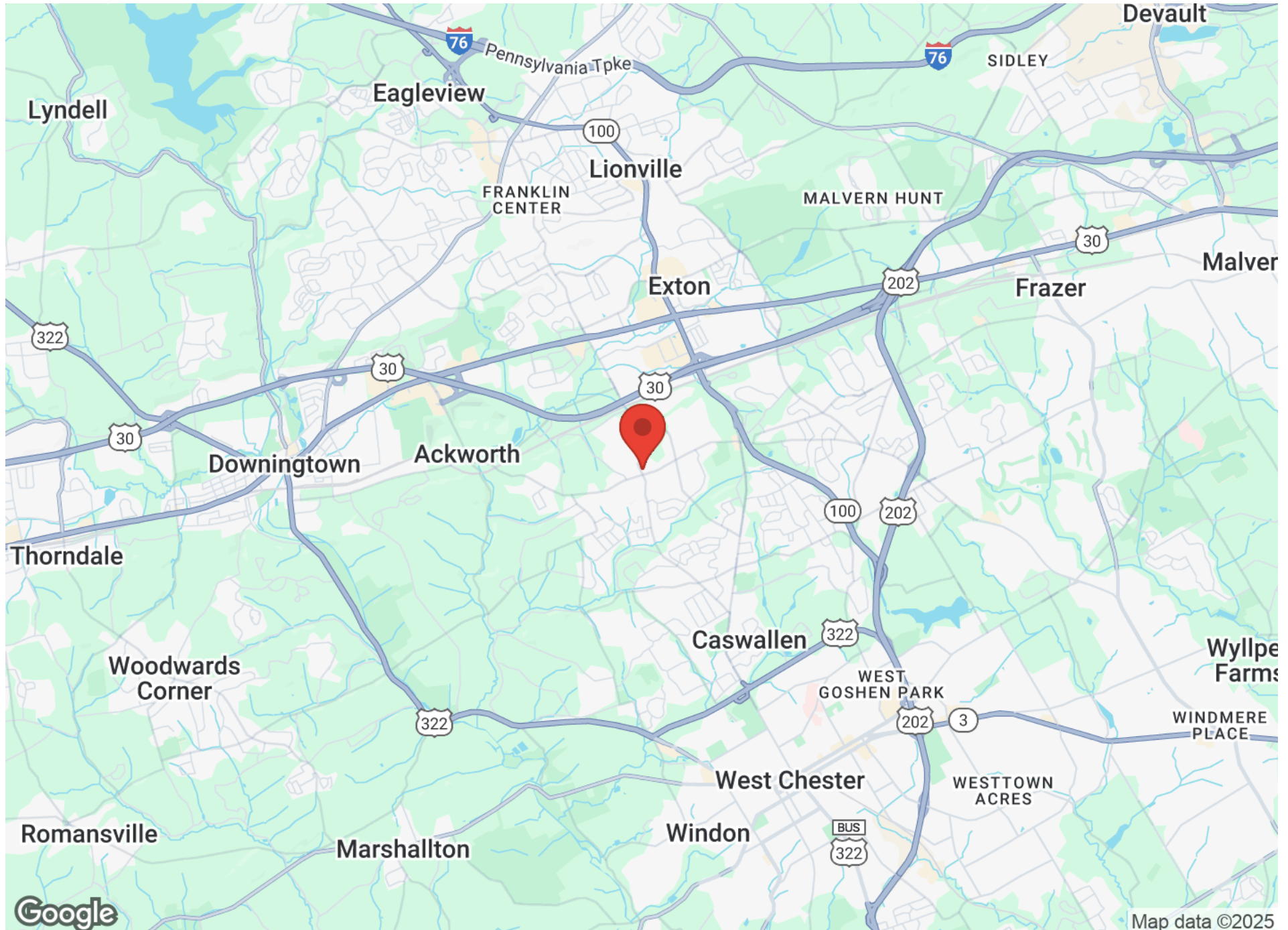
Property Photos



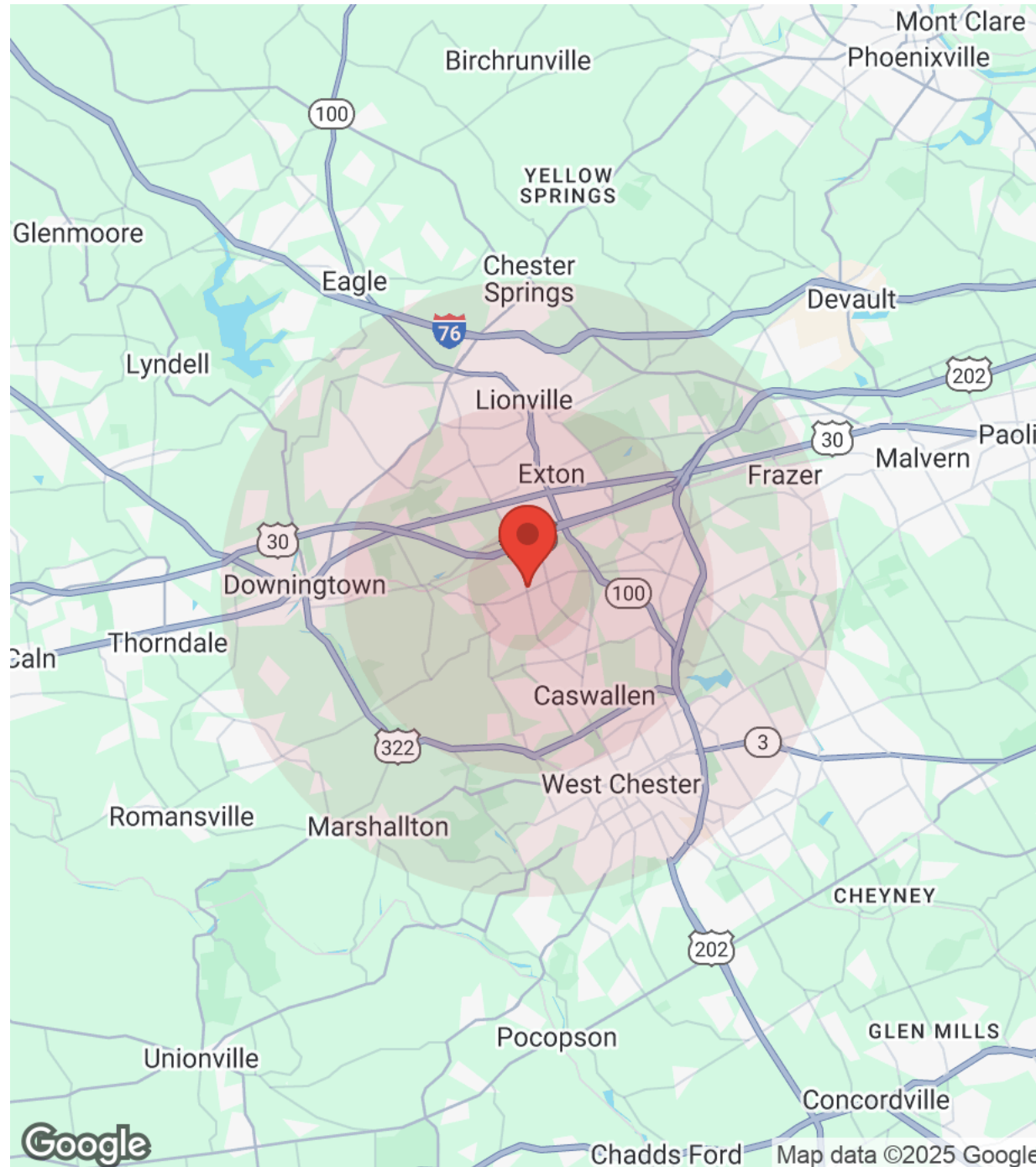
Property Photos



Regional Map



Demographics



Population	1 Mile	3 Miles	5 Miles
Male	2,818	21,888	71,413
Female	2,957	21,916	64,459
Total Population	5,776	43,804	135,873

Age	1 Mile	3 Miles	5 Miles
Ages 0-14	1,079	7,619	21,713
Ages 15-24	658	5,031	22,841
Ages 25-54	2,398	17,895	50,461
Ages 55-64	789	5,707	16,183
Ages 65+	852	7,551	24,675

Race	1 Mile	3 Miles	5 Miles
White	4,129	32,932	102,761
Black	326	1,989	7,881
Am In/AK Nat	1	31	68
Hawaiian	1	9	14
Hispanic	348	2,436	9,715
Asian	865	5,541	12,813
Multi-Racial	102	837	2,514
Other	3	31	109

Income	1 Mile	3 Miles	5 Miles
Median	\$141,327	\$137,707	\$123,854
< \$15,000	22	465	1,944
\$15,000-\$24,999	65	283	1,533
\$25,000-\$34,999	59	441	2,228
\$35,000-\$49,999	144	996	3,327
\$50,000-\$74,999	196	1,493	5,619
\$75,000-\$99,999	172	1,965	6,221
\$100,000-\$149,999	485	3,836	10,298
\$150,000-\$199,999	376	2,654	6,959
> \$200,000	567	4,853	13,101

Housing	1 Mile	3 Miles	5 Miles
Total Units	2,144	17,664	53,124
Occupied	2,086	16,987	51,229
Owner Occupied	1,860	12,057	34,051
Renter Occupied	226	4,930	17,178
Vacant	59	677	1,895



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