

**DOWNTOWN
WEST CHESTER**



**5 Building
Office Portfolio**

**WEST CHESTER
CORPORATE
CENTER**

**200 SF TO 2,600 SF
AVAILABLE**

**E. Market St.
& Westtown Rd.
West Chester, PA**



TriStateCR.com

JAKE DOYLE
Jake.D@TriStateCR.com

TriStateCR.com | 215.300.9688



LISTING DETAILS

WEST CHESTER CORPORATE CENTER | WEST CHESTER, PA

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Property Highlights

- Located at the intersection of Market Street (Rt. 3) & Westtown Road, on the border of West Chester Borough
- Prime location & accessibility
- 200 - 2,600 SF Available
- Ample parking available
- Access to Route 202 & Paoli Pike
- Flexible lease terms
- Electric car charging stations

Demographics

	1 Mile	3 Miles	5 Miles
EST. POPULATION	14,503	65,891	116,449
AVERAGE AGE	30.9	37.0	39.4
EST. AVG HH INCOME	\$99,812	\$130,829	\$146,948
EST. TOTAL EMPLOYEES	16,684	40,831	62,118

SitesUSA, Inc.



SITE AERIAL

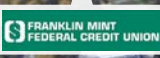
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GAY STREET PLAZA



WEST CHESTER OFFICE PARK



WESTTOWN ROAD

E MARKET STREET

PAOLI PIKE

WEST CHESTER PIKE

LOCATION AERIAL

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WEST CHESTER GOLF & COUNTRY CLUB



TREK
TURNER SQUARE

LA FITNESS
PET SUPPLIES PLUS
STAPLES
GNC
WELLS FARGO
RITE AID
ACME
FINE WINE & GOOD SPIRITS
WEST GOSHEN SHOPPING CENTER



CHESTNUT SQUARE APARTMENTS

GAY STREET PLAZA

WEST CHESTER OFFICE PARK



APPROVED 110 ROOM HOTEL

APPROVED MULTI FAMILY DEVELOPMENT



RYAN HOMES PROJECT

54,000+ ADT

CHESTER COUNTY JUSTICE CENTER



MARKET STREET FLATS

20 ± ACRE PARCEL PLANNED DEVELOPMENT

WCU
WEST CHESTER UNIVERSITY

PROPERTY PHOTOS

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FLOOR PLANS

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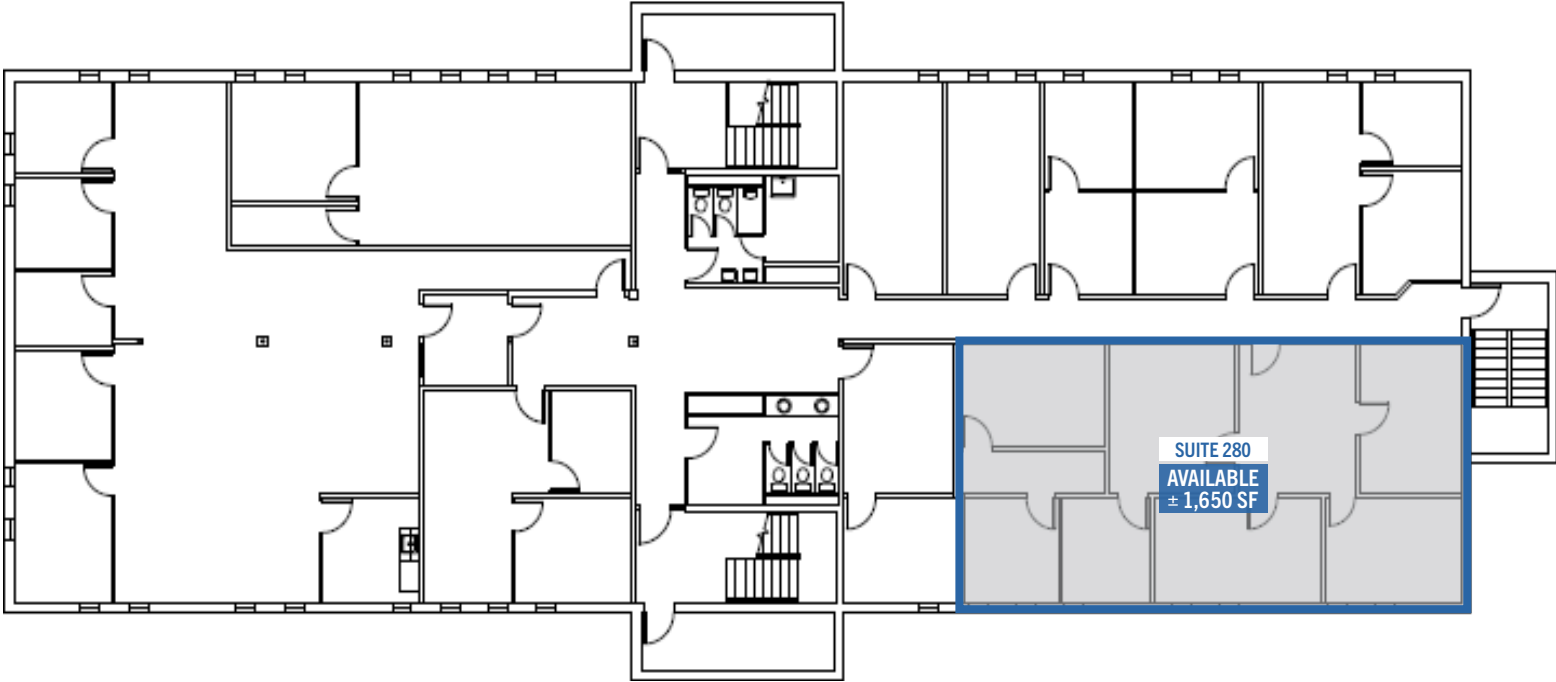
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Cope Building

770 E Market Street | 4,188 SF

2ND FLOOR

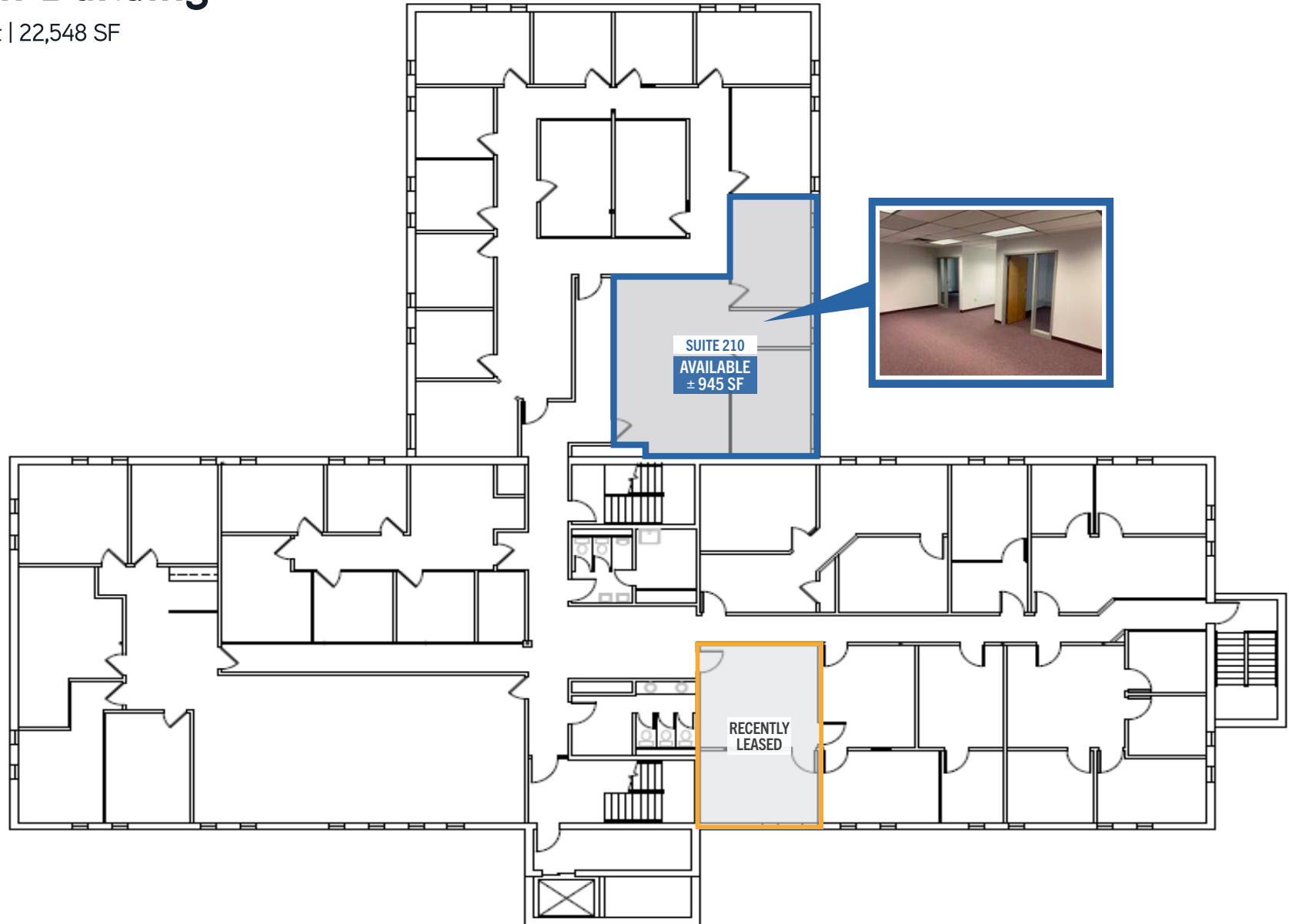




Darlington Building

780 E Market Street | 22,548 SF

2ND FLOOR

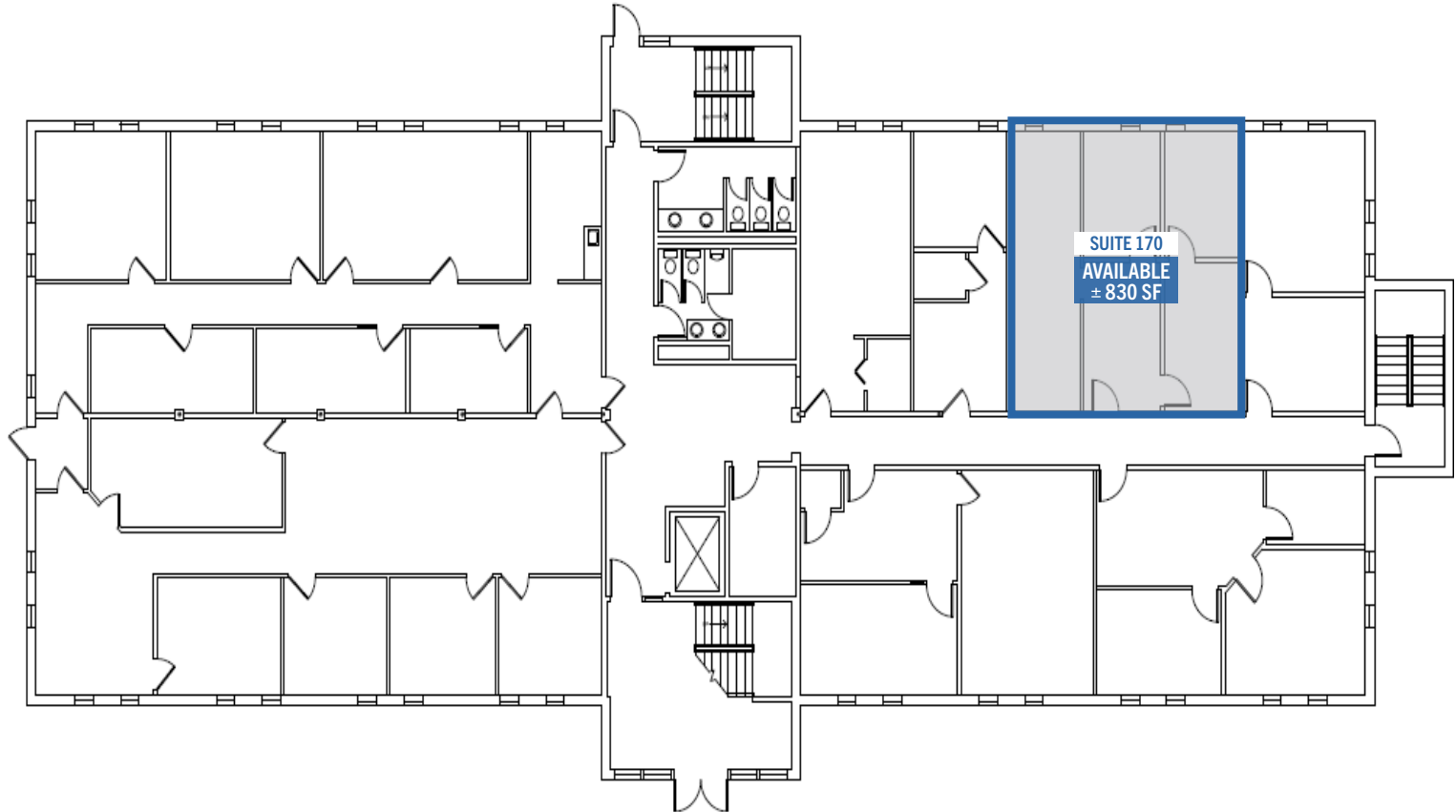




Marshall Building

790 E Market Street | 24,027 SF

1ST FLOOR



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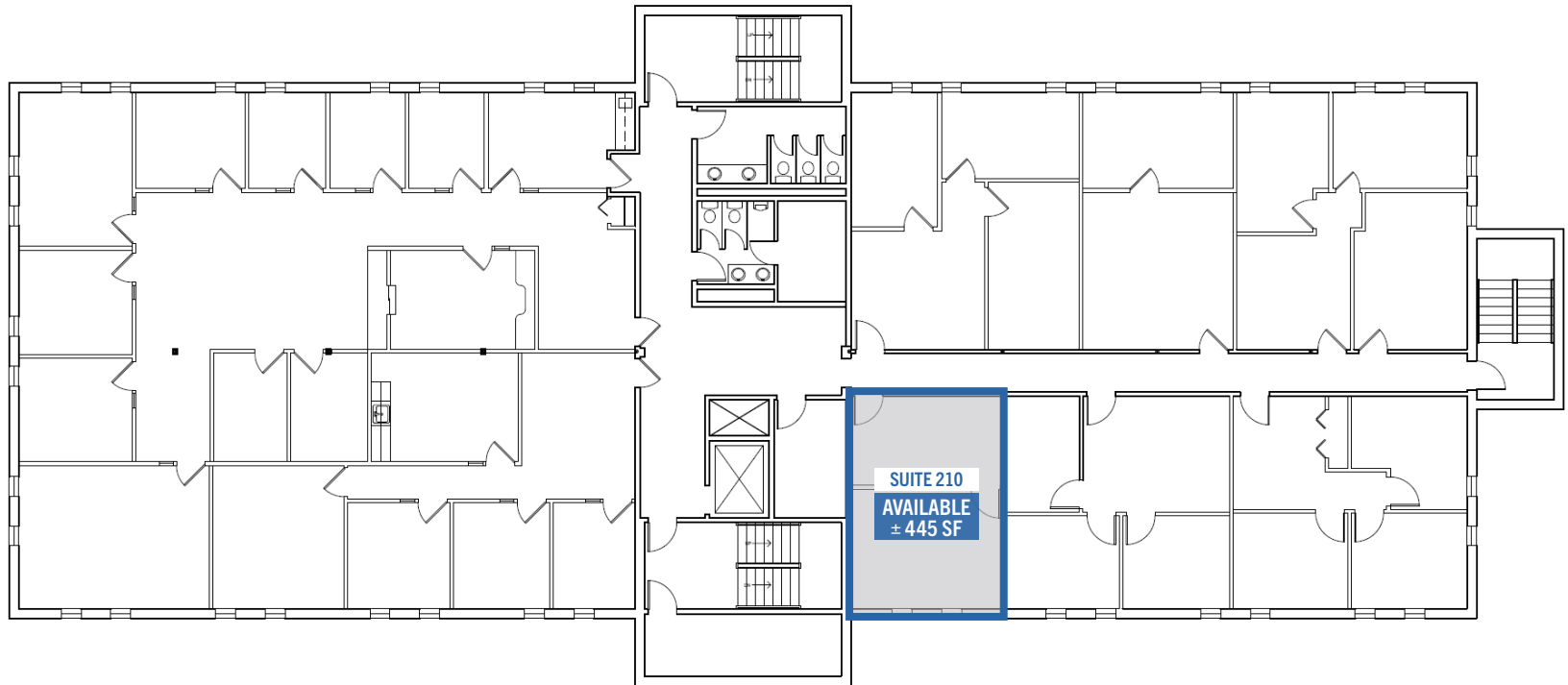
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Marshall Building

790 E Market Street | 24,027 SF

2ND FLOOR

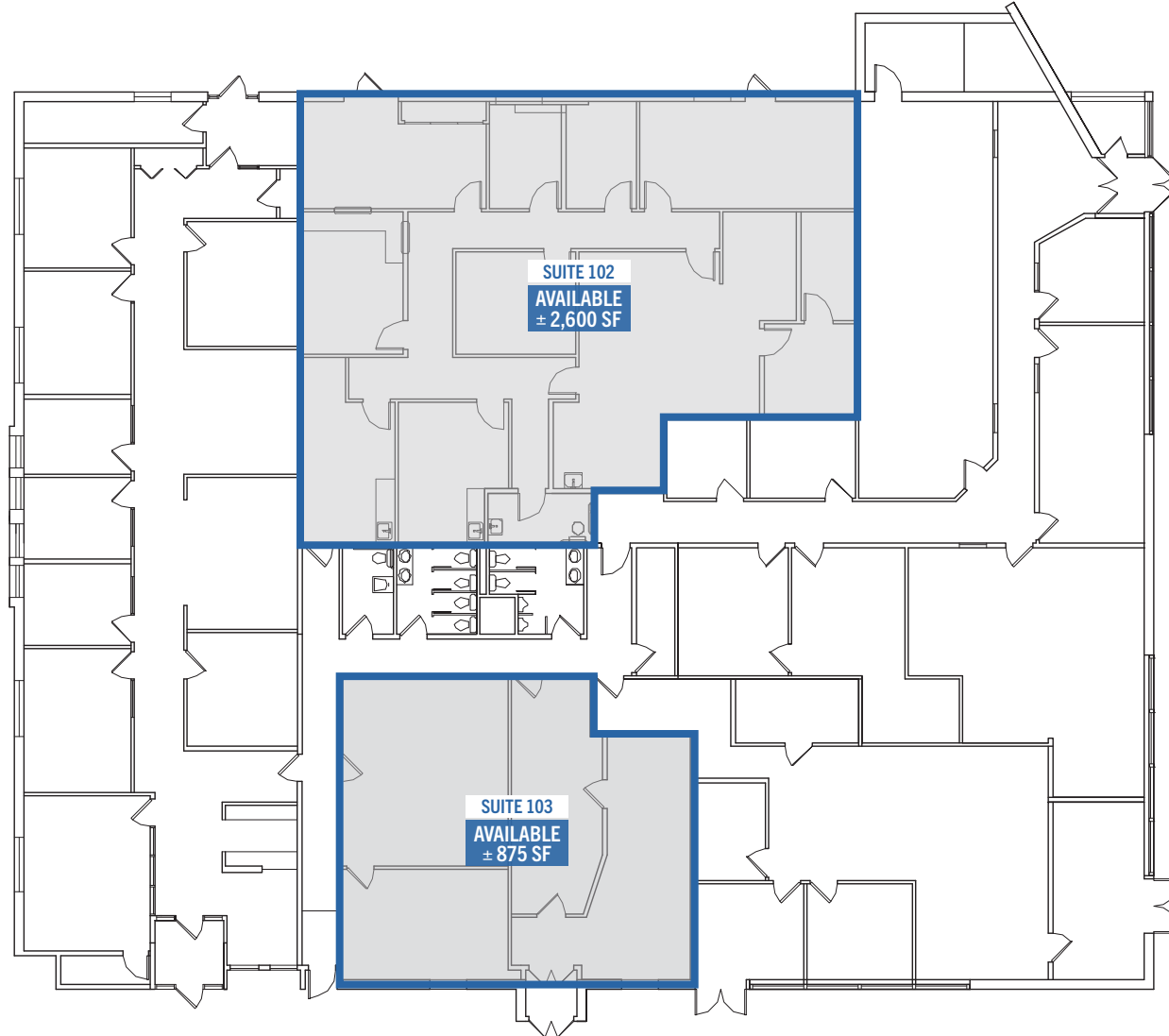




Barnard Building

720 E Market Street | 24,027 SF

1ST FLOOR



SUITE 102
AVAILABLE
± 2,600 SF

SUITE 103
AVAILABLE
± 875 SF

AREA HIGHLIGHTS

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Total enrollment: 17,306 (2017)
Established: 1871
Endowment: \$23 million as of 2015
President: Christopher Fiorentino
Provost: R. Lorraine Bernotsky
Academic Staff: 685 full-time / 277 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 2010 census, the population of Chester County was 498,886, increasing by 4.1% to a census-estimated 519,293 residents as of 2017.[2]

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
Starbucks
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
SciOR

TOP ANNUAL EVENTS

