

± 9,000 SF Available For Lease

707 East Gay Street, West Chester (West Goshen Twp), PA 19380



NEARBY



LOCATION OVERVIEW

High profile free standing building in the heart of Chester County. Positioned along main arterial road to downtown West Chester, PA, the 'County Seat' of Chester County. Home to West Chester University (17,558 students).

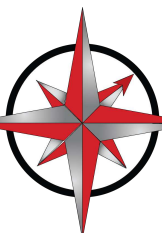
PROPERTY & MARKET HIGHLIGHTS

- Township named one of "America's Best Places To Live" by Money Magazine
- Close to downtown West Chester, West Chester University, and the QVC World Headquarters
- Chester County Hospital | Penn Medicine (329 beds) and Henderson High School (1,430 students) in immediate vicinity
- Traffic Counts: East Gay Street 18,914 VPD, Route 202 -128,000 VPD

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Population	15,244	63,477	116,528
Average HHI	\$95,819	\$126,458	\$142,152
Employees	21,005	44,290	70,372

*Costar 2024



ARROW

TCN
WORLDWIDE
REAL ESTATE SERVICES

Real Estate Services

Admin: 717 Limekiln Road, Doylestown, PA 18901
HQ: 555 E. City Line Ave, Bala Cynwyd, PA 19004
610.400.3018 | ArrowRealEstateServices.com

DAMON DIPLACIDO BROOKE HENNINGSEN

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Chester County Hospital

Henderson High School

GIANT

petco

ACME

LA FITNESS

ShopRite

Wawa

AutoZone

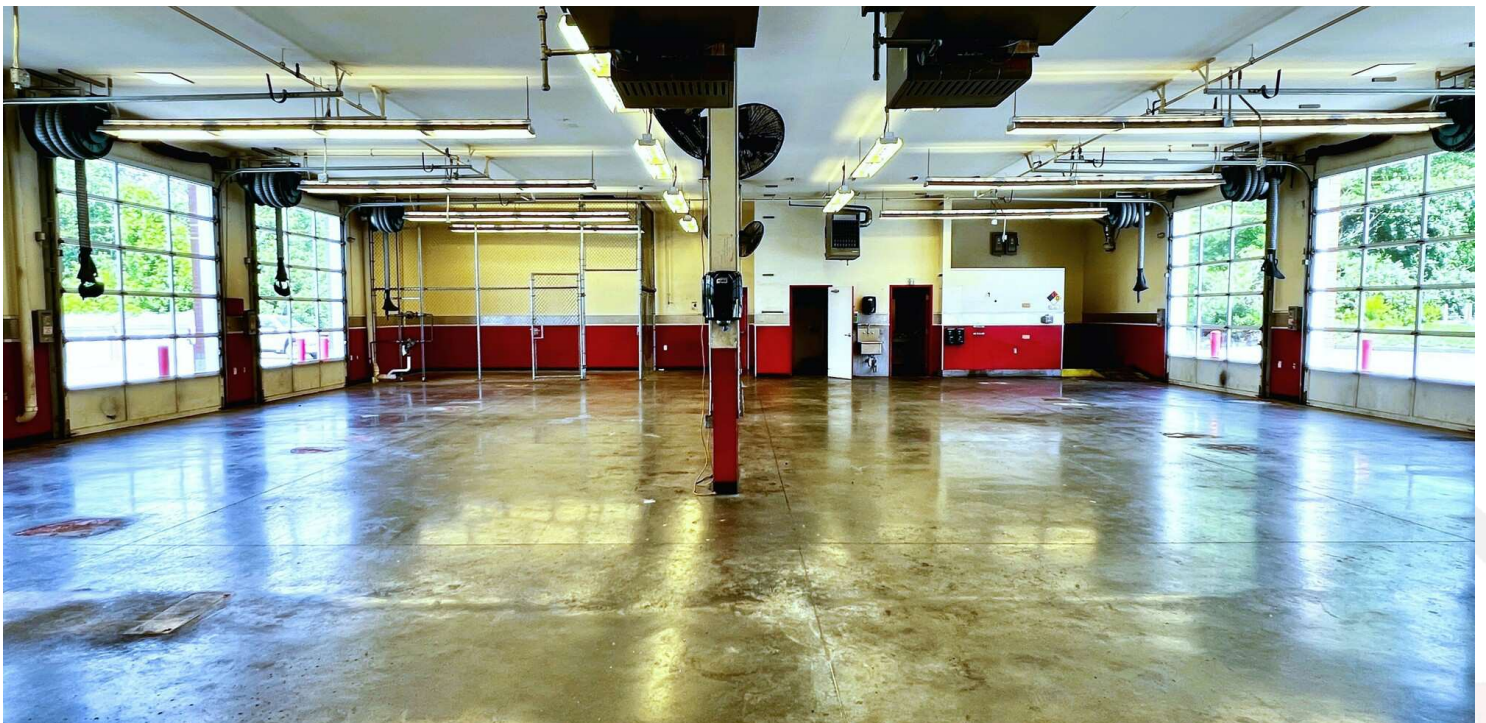
Wawa

West Chester University
17,000 Students

FREE STANDING RETAIL

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