

813 N CHESTER RD

WEST CHESTER, PA | 19380



±5,197 SF AVAILABLE
FOR SALE

PROPERTY OVERVIEW

- Rear Kitchen (Prep area)
- Hood: 8 FT
- Freezer
- Refrigerator
- 3 bay sink
- Grease trap
- Other
 - 2 restroom(s)
 - Non ADA
- Large Kitchen
 - 2 Cooler(s)
 - Hood: 17 FT
- SF: 5,197 SF
- 2nd Generation Kitchen
- Capacity: 52 people
- Land SF: 24,570
- Municipality:
 - East Goshen Township
- Zoning: C-2, Local Convenience
- Utilities: Public
- ±20 Parking Spaces

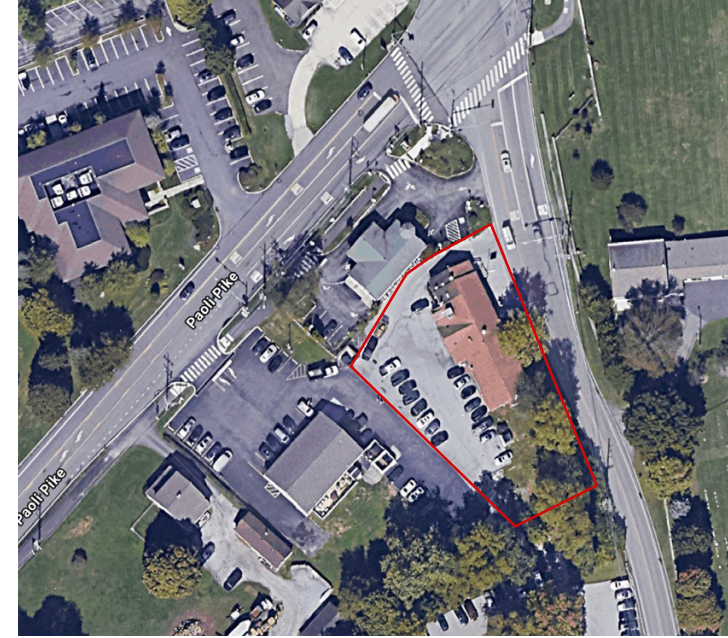


DEMOGRAPHICS	3 MILE	5 MILE	7 MILE
POPULATION	45,016	128,931	200,555
EMPLOYEES	20,654	85,609	132,390
AVERAGE HHI	\$170,238	\$178,147	\$196,012
HOUSEHOLDS	18,195	49,357	75,179

TRAFFIC COUNTS: PAOLI PIKE (±10,976 VPD) RT 352 (±9,274 VPD)

ZONING: C-2, LOCAL CONVENIENCE COMMERCIAL DISTRICT

- (1) Personal service establishment, including the following uses and other personal service uses that the applicant proves to the clear satisfaction of the Board of Supervisors are very closely similar in character: retail and/or self-service dry cleaning and laundry, tailor, barber shop, beauty salon, dressmaker and shoe repair.
- (2) Retail sales of the following items and other items that the applicant proves to the clear satisfaction of the Board of Supervisors are very closely similar in character:
 - (a) Furniture and home furnishings.
 - (b) Gift items, newspapers, cameras, stationary, books, cigarettes, flowers, custom-made crafts, luggage and candy. [Amended 7-11-2017 by Ord. No. 129-B-2017]
 - (c) Shoes, cosmetics and apparel or apparel accessories.
 - (d) Hardware, paint, wallpaper and interior decorating supplies.
 - (e) Groceries and related items for common household use.
 - (f) Retail bakeries and other custom production of salads and similar foods.
 - (g) General merchandise such as is commonly found within department stores, "five and ten" variety stores and general merchandise discount stores.
 - (h) Musical instruments or household appliances.
- (3) Standard restaurant (which may include occasional take-out service) but not including drive-through service, a fast-food restaurant or a food stand.
- (4) Professional offices, including offices of attorneys, accountants, physicians, dentists, realtors, financial consultants, brokers, engineers, architects or other recognized professions.
- (5) Government office operated by a municipality, county, state or federal government, by a school district or by a legally constituted municipal authority or a United States Postal Service facility.
- (6) Public library.
- (7) Tennis and/or exercise club.
- (8) Bank, savings and loan or other financial institution.
- (9) Mailing, reproduction, faxing, commercial art, photography and/or stenographic services.
- (10) Sale or service of office equipment, such as computers and photocopiers.
- (11) Forestry in accordance with the standards of § 240-34.1. [Added 10-29-2002 by Ord. No. 129-Q-02]
- (12) Wireless communications facilities on Township-owned property, subject to compliance with the standards in § 240-15H. [Added 8-16-2011 by Ord. No. 129-H-11]



MARKET AERIAL



WEST GOSHEN SC

- Target
- ACME Fresh Market
- PET SUPPLIES PLUS
- Staples
- Chick-fil-A
- LA FITNESS
- WELLS FARGO

WEST GOSHEN TOWN CENTER

- Staples
- PET SUPPLIES PLUS
- LA FITNESS
- RITE AID
- ACME

Bennett Williams

COMMERCIAL REAL ESTATE

OUR LOCATIONS:

YORK OFFICE:

3528 Concord Rd.
York, PA 17402

LANCASTER OFFICE:

150 Farmington Lane, Suite 201
Lancaster, PA 17601

EXTON OFFICE:

1 E. Uwchlan Ave.
Suite 409, Exton, PA 19341

STATE COLLEGE OFFICE:

330 Innovation Blvd, Suite 205
State College, PA 16803

WEST CHESTER OFFICE:

107 E Chestnut St, Suite 1
West Chester, PA 19380

NEW JERSEY OFFICE:

236 E. Route 38, Suite 130
Moorestown, NJ 08057

LISTING AGENTS:



Tommy Ciccarone Jr

Tommy@bennettwilliams.com



Alec Werner

AWerner@bennettwilliams.com



James Schmidt

JSchmidt@bennettwilliams.com

CONTACT US

484.947.5334 | www.bennettwilliams.com

LANDLORD
REPRESENTATION

TENANT
REPRESENTATION

INVESTMENT
SALES

PROPERTY
MANAGEMENT



About Bennett Williams

Since its founding in 1956, Bennett Williams Commercial, Inc. has offered full Commercial Real Estate services to the Central Pennsylvania region and beyond. We have served thousands of commercial, industrial and retail clients as we have grown in size and reputation. With our team of both experienced and knowledgeable executives as well as young and energetic professionals, we have the team to handle any commercial real estate need.

Bennett Williams is a member of the Retail Brokers Network (RBN), a partnership of the best regional retail brokerage firms servicing all of the major markets across the United States. Our affiliates are handpicked ensuring that our clients receive top quality service and representation in any market they need help in, with 61 offices across 65+ markets and 700+ members.

