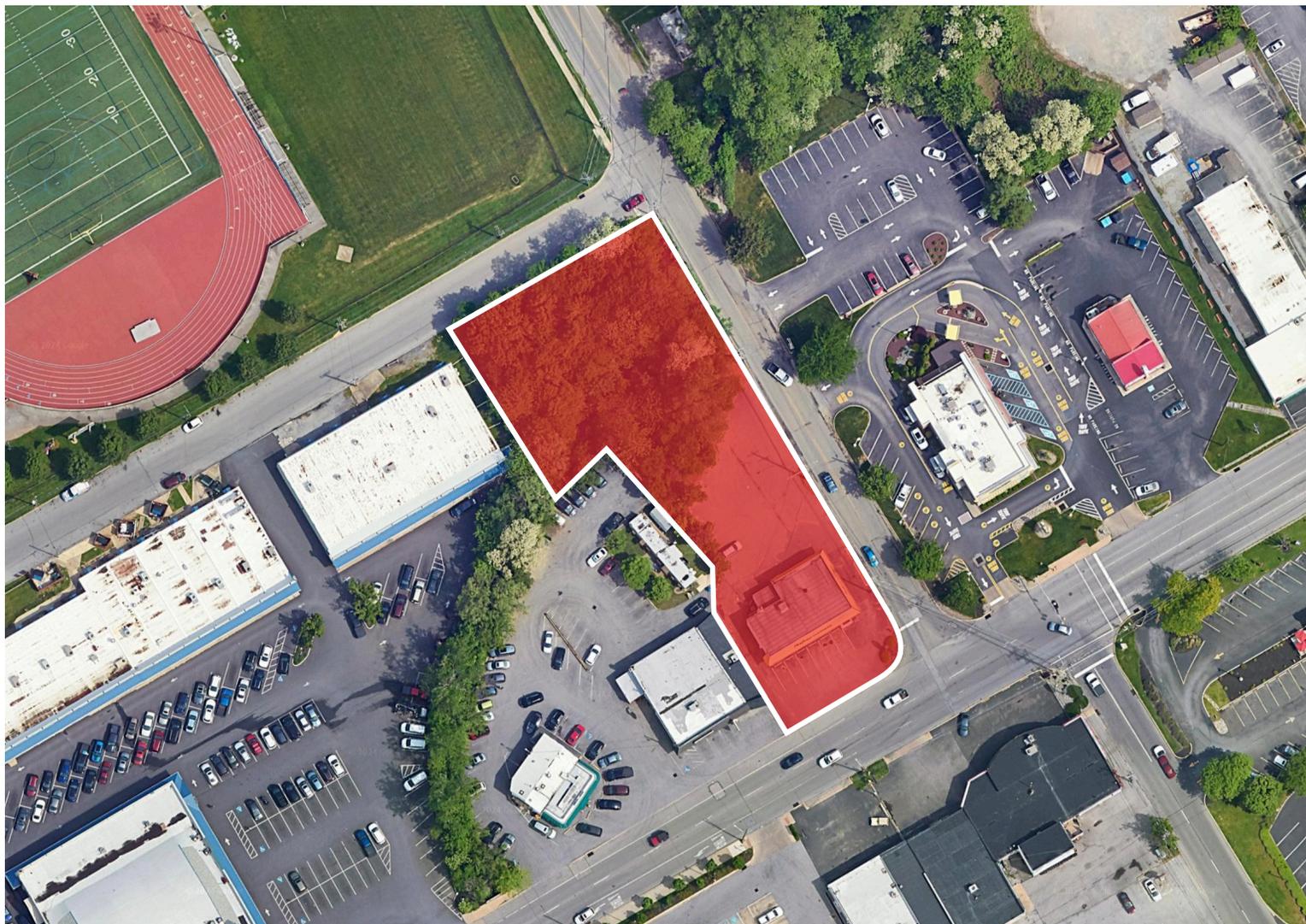


## FOR LEASE: CORNER RETAIL PAD SITE/BUILDING

623 E Gay Street | West Chester, PA

EQUITY RETAIL BROKERS



### PROPERTY HIGHLIGHTS

- Corner retail pad site
- Building Size: 2,600 SF
- Lot Size: 35,800 SF (.82 Acres)
- Drive-thru
- Frontage on Gay Street
- Zoning: C-5

### CONTACT

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DIRECT 484.531.2250

### LOCATION OVERVIEW

- Located in the Borough of West Chester in Chester County
- West Goshen Township
- West Chester Area School District
- Downtown West Chester is comprised of bars, restaurants, boutiques and is the home to West Chester University

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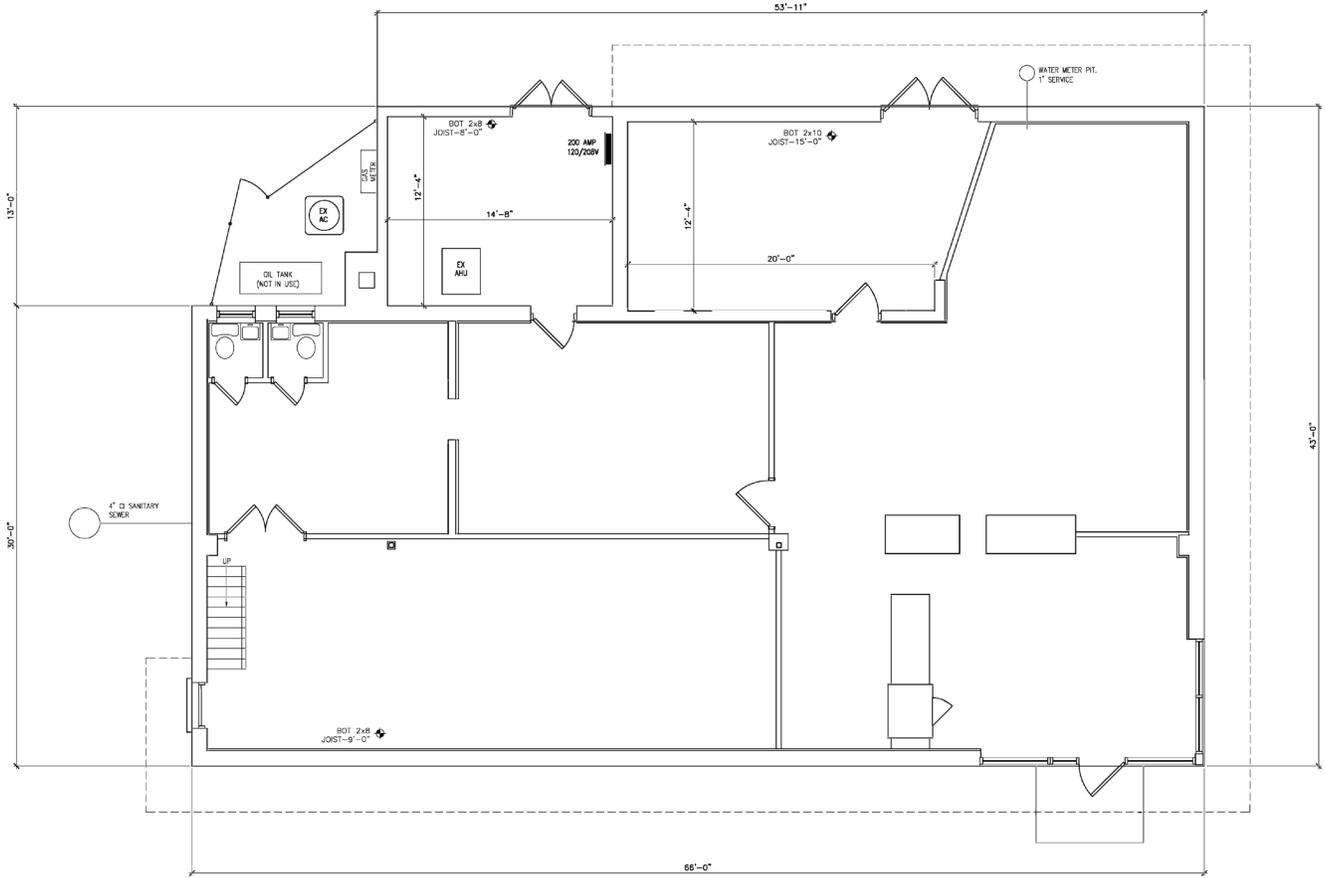
**BUILDING EXTERIOR**



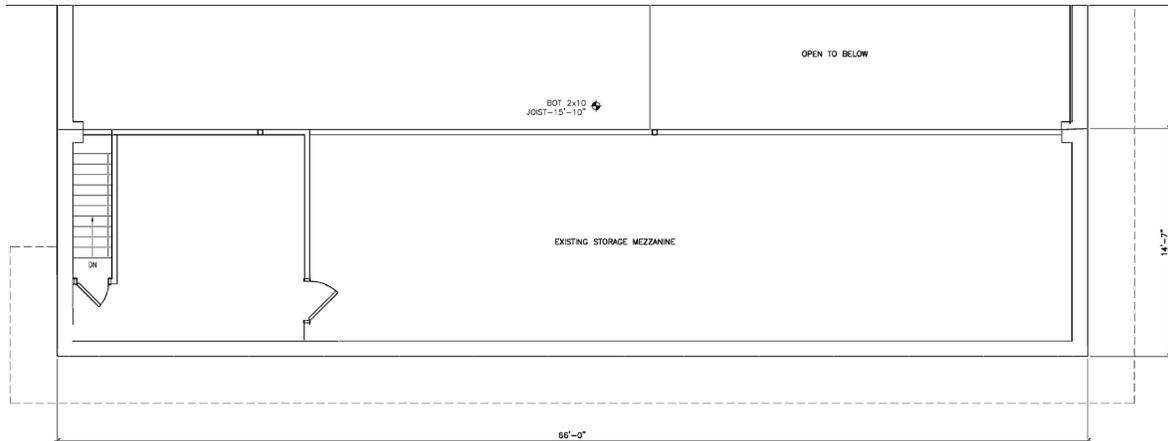
**FOR LEASE: CORNER RETAIL PAD SITE/BUILDING**

623 E Gay Street | West Chester, PA

**FLOOR PLANS**



**1st Floor**



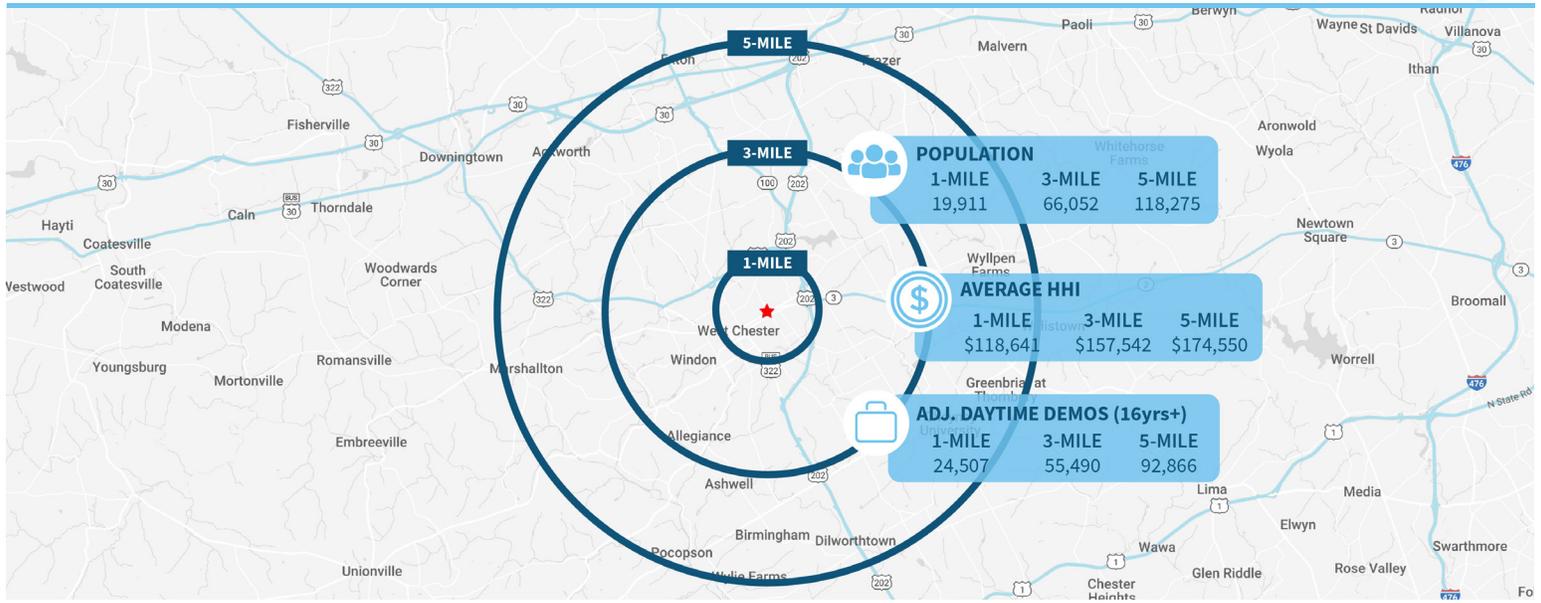
**2nd Floor**

**FOR LEASE: CORNER RETAIL PAD SITE/BUILDING**

623 E Gay Street | West Chester, PA



**Demographic Overview (1, 3, 5-mile radius)**



The right space. The right move.



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# RETAIL AERIAL



**SITE**



S BOLMAR ST



E GAY ST

E MARKET ST

WESTTOWN RD



Compliments of:

EQUITY RETAIL BROKERS

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# LOCATION AERIAL



**West Goshen SC**

- ACME
- Staples
- WELLS FARGO
- T Mobile
- PET SUPPLIES PLUS
- GNC
- RITE AID
- ESPORTA
- FINE WINE & GOOD SPIRITS
- Hallmark
- HAIR CUTTERY
- Sprint
- MY SALON

**West Goshen Towne Center**

- Panera BREAD
- AT&T
- ShopRite
- WAYBACK BURGERS
- QDOBA MEXICAN EATS
- Applebee's GRILL & BAR
- GameStop
- S&T Bank
- ME Massage Envy
- Great Clips
- H&R BLOCK

- ALDI
- POPEYES
- AAA
- DQ
- McDonald's
- Citizens
- First Resource Bank

- PHILLY PRETZEL FACTORY
- Starbucks

- PAPA JOHNS
- Domino's
- RITE AID
- IRON HILL BREWERY & RESTAURANT
- Ritas
- Jockey Mikes
- WELLS FARGO

**SITE**

- Wawa
- CONCORD OUTDOORS & SERVICES
- Wendy's
- TD Bank
- SHERWIN WILLIAMS
- TruMark Financial Credit Union

- DUNKIN' SMOOTHIE KING
- Wawa
- CVS pharmacy
- WSFS bank

**WCU**  
WEST CHESTER UNIVERSITY

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