

**NNN**  
*Triple Net*

INVESTMENT

WEST CHESTER  
BOROUGH



350 East Market Street  
West Chester, PA 19380

 **PILLAR**   
REAL ESTATE ADVISORS

# Property HIGHLIGHTS

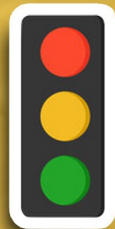
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- 3,772 SF Fully Leased Office Building
  - 10 parking spots
  - Located at the corner of Market and Adams St in Downtown West Chester
  - Fully signalized intersection
  - Recent Improvements: Exterior Paint, new windows and repaved parking lot in 2022
  - NNN Investment with a long term lease
  - Tenant has long occupancy history
  - PeopleShare is one of the largest recruiting companies in the country
- 

**SALE PRICE:  
\$1,250,000**



MARKET STREET



ADAMS STREET




# MEET THE NEIGHBORS

322



Penn Medicine  
Chester County Hospital

202



West Chester Golf & Country Club  
Established 1898

100



Wawa

3

NEW!



PRIME  
STEAKHOUSE - SEAFOOD - CRAFT COCKTAILS



ROLLING STARS  
BAGEL & RESTAURANT

NEW!



TWIN VALLEY COFFEE  
- FUNDRAISING -

**SITE**

NEW!



Blazin' J's  
HOME OF THE  
"Hot Chicken Sandwich"

MARKET STREET

COMING SOON!  
219 MULTIFAMILY  
DEVELOPMENT



CARLINO'S  
MARKET

CHESTER COUNTY  
COURTHOUSE



WCU  
WEST CHESTER  
UNIVERSITY

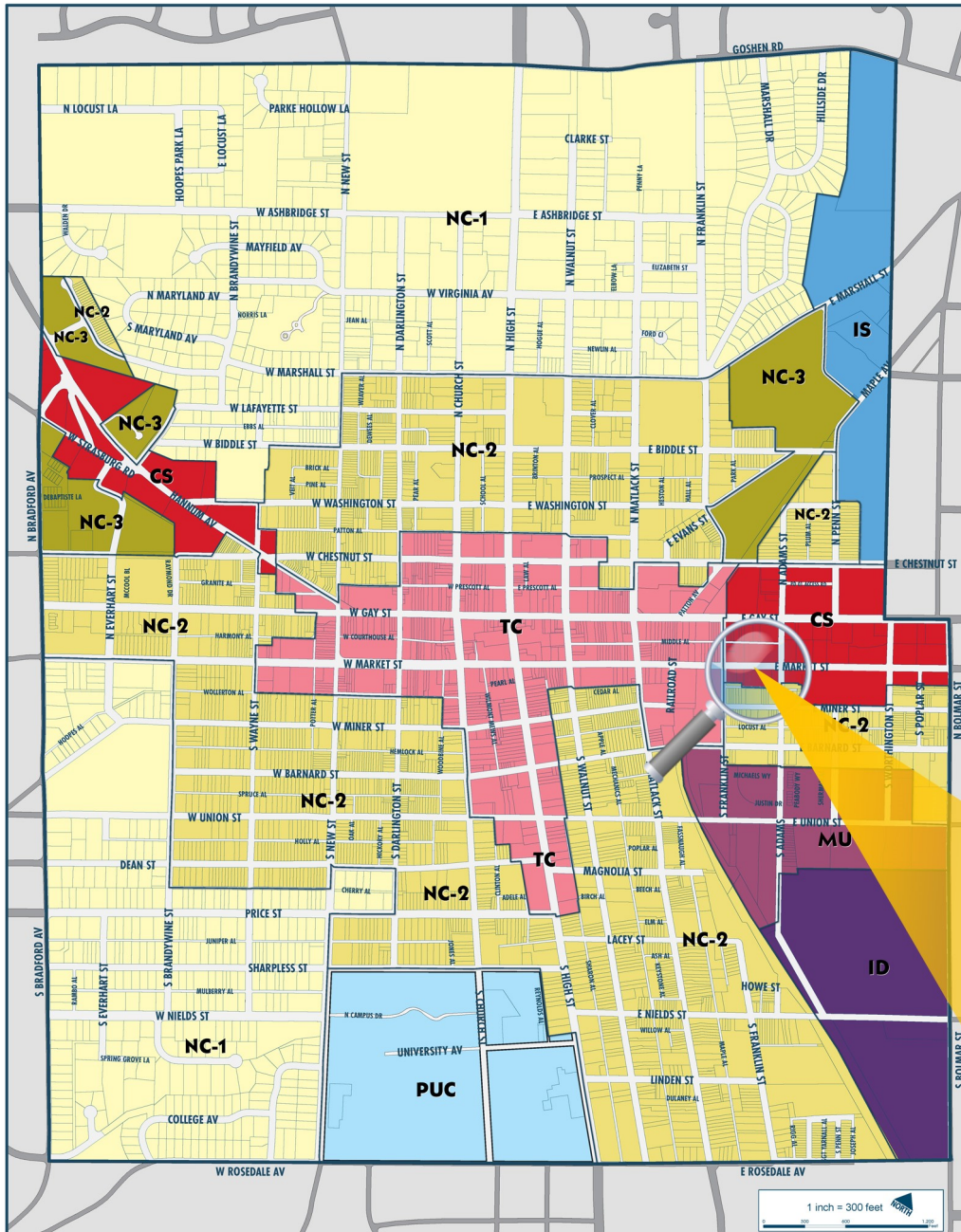


PILLAR  
REAL ESTATE ADVISORS

202

# ZONING MAP

\*\*All zoning information should be independently verified with governing municipality



## § 112-310. CS Commercial Service District.

The Commercial Service District is designed to accommodate commercial uses which are highway oriented and are located on the outskirts of the Town Center District along Strasburg Road, Downingtown Pike, Hannum Avenue and Market and Gay Streets east of the Historic (overlay) District. The CS District is designed to provide uses which are readily accessible by and directly related to vehicular traffic, such as automotive service stations, automotive parts stores, automotive sales and service facilities, fast-food restaurants and the like. As such, the district regulations require off-street parking to accommodate the users of this highway-oriented environment. The district is also designed to provide areas for adult entertainment uses along a public highway that are not in the same neighborhoods or in close proximity to residential areas, schools or churches. The district shall also allow for a unified mixed-use development on parcels that have frontage on Market Street, Gay Street, Strasburg Road, Downingtown Pike, or Hannum Avenue, within the CS Commercial Service District, where meeting specific criteria to support affordable housing in combination with community facilities and/or neighborhood amenities.

- A. Uses: See § 112-304 for permitted uses.
- B. Dimensional requirements.

Lot area, minimum	7,500 square feet
Lot width, minimum	75 feet
Build-to line/front yard	10 feet from curb
Side yard, minimum	Existing adjacent, 5 feet minimum
Rear yard, minimum	10 feet
Height, minimum/maximum	35 feet/45 feet
Impervious coverage, maximum	85%
Building coverage, maximum	60%

- C. Design standards.
  - (1) Whenever a CS District abuts a residential district, a buffer planting strip shall be installed along any abutting side or rear lot line. The buffer planting strip shall be a minimum of eight feet in width. Whenever opaque fencing or walls of four feet to six feet in height are used, the width of the buffer planting strip may be reduced to four feet.
  - (2) Separation requirement for sexually oriented businesses. A sexually oriented business shall not be located within 400 feet of another sexually oriented business, church, synagogue, mosque, temple or building which is used primarily for religious worship and related religious activities, a public or private school, child day-care center or public park. The distance between the two uses shall be measured by the shortest distance between the lot on which the proposed sexually oriented business will be located and the lot or lots which contain the uses identified hereinabove.



Principal Uses		Zoning District								
		NC-1	NC-2	NC-3	MU	TC[1]	CS	ID	IS	PUC[3]
1.	Automotive repair						X	X		
2.	Automotive sales and service facilities						X			
3.	Automotive service stations						X	X		
4.	Banks					X				
5.	Billboard signs						X			
6.	Breweries							X		
7.	Car wash facilities						X			
8.	Clubs or lodges						X			
9.	Commercial parking lots						X			
10.	Community facilities					X				
11.	Day care, adult								X	
12.	Day-care centers								X	
13.	Distilleries							X		
14.	Dormitories								X	
15.	Educational uses				X				X	
16.	Flex spaces				X					
17.	Growers/processors							X		
18.	Hospitals								X	
19.	Housing for the elderly								X	
20.	Laboratories							X		
21.	Light industrial				X			X		
22.	Live-work units				X					
23.	Manufacturing							X		
24.	Medical clinics								X	

Principal Uses		Zoning District								
		NC-1	NC-2	NC-3	MU	TC[1]	CS	ID	IS	PUC[3]
46.	Two-family attached		X	X	X	X				
47.	Two-family detached		X	X	X	X				
48.	Two-family semidetached		X	X	X	X				
49.	Unified mixed-use developments						X			
50.	Warehousing							X		
51.	Wholesale						X			
52.	Wineries							X		
53.	Educational facilities									X
54.	Administrative and faculty offices									X
55.	Student unions									X
56.	University food service facilities									X
57.	University bookstore facilities									X
58.	University health and counseling facilities									X
59.	Student services									X
60.	University physical plant facilities, including geothermal pump houses									X
61.	Auditoriums									X
62.	Residence halls									X
63.	Student housing									X
64.	Parking garages									X
65.	Surface parking lots									X

Principal Uses		Zoning District								
		NC-1	NC-2	NC-3	MU	TC[1]	CS	ID	IS	PUC[3]
25.	Mini storage							X		
26.	Multifamily			X		X	X			
27.	Municipal uses	X	X	X	X	X	X	X	X	
28.	Nursing homes								X	
29.	Offices				X	X	X	X		
30.	Personal service shops					X	X			
31.	Processing							X		
32.	Public places of amusement				X					
33.	Public service facilities						X			
34.	Rail freight terminals							X		
35.	Religious uses					X			X	
36.	Restaurants, licensed					X				
37.	Restaurants, unlicensed					X	X			
38.	Restaurants, fast-food						X			
39.	Restaurants, café, limited to Cafe I, Cafe II Dist.					X				
40.	Restaurants, pub [2]					X	X			
41.	Retail stores, shops					X	X	X		
42.	Single-family attached		X	X	X	X				
43.	Single-family detached	X	X	X	X	X				
44.	Single-family semidetached		X	X	X	X				
45.	Student homes			X	X					

*Get to know*

# WEST CHESTER

Located in Chester County, PA



**POPULATION**

19,615

**MEDIAN AGE**

24.6

**AVERAGE  
HOUSEHOLD INCOME**

\$104,370



OVER

60

BOUTIQUES



OVER

65

RESTAURANTS



OVER

100

ANNUAL EVENTS

FOR MORE INFO  
**CONTACT US**



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