



TRI STATE  
COMMERCIAL®  
REAL ESTATE EXPERTS

For Lease



# Corner Retail Pad Site w/ Drive-Thru West Chester, PA

0.82 Acres • 623 E Gay St • West Chester, PA

Call: 215-300-9688

**Steve Jeffries**  
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**Shaun Lyons**  
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## Location Overview

In the heart of West Chester Borough, near all convenience stores, fast food restaurants, local shops, and West Chester University.

Near by tenants include Wawa, Taco Bell, Wendy's, McDonalds, Dairy Queen, Jersey Mikes, Rita's, KFC, F45, AFC Urgent Care, Dunkin, Sherwin-Williams, AutoZone and much more!

## Main Highlights

- ▶ Corner retail pad site
- ▶ Located in the Borough of West Chester
- ▶ Building size: 2,600 SF
- ▶ Lot Size: 35,800 SF (.82 Acres)
- ▶ Drive-thru
- ▶ Frontage on Gay Street
- ▶ Ground lease



**2,600 SF**

Total Building Size




**.82 ACRES**

Lot Size

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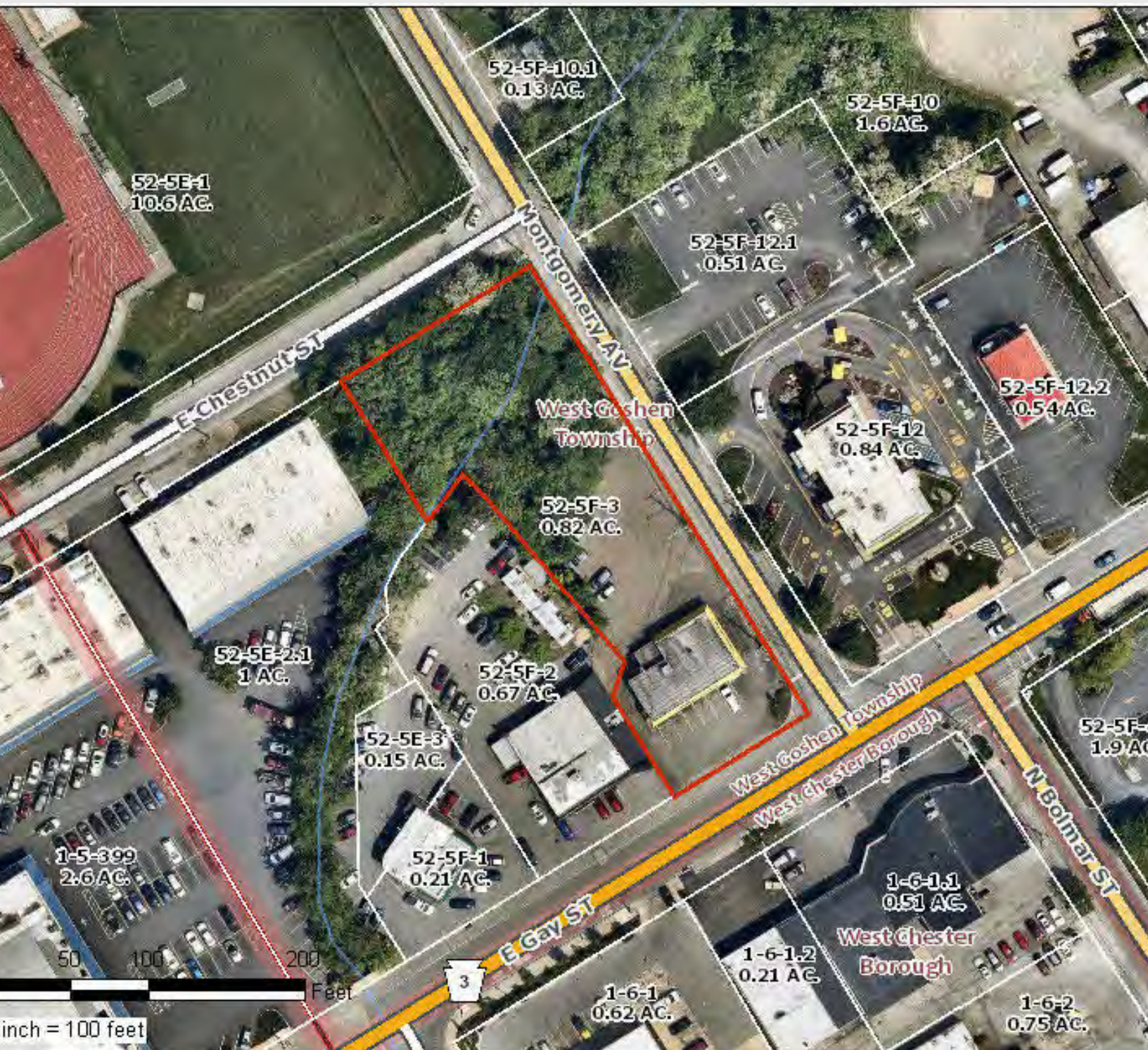
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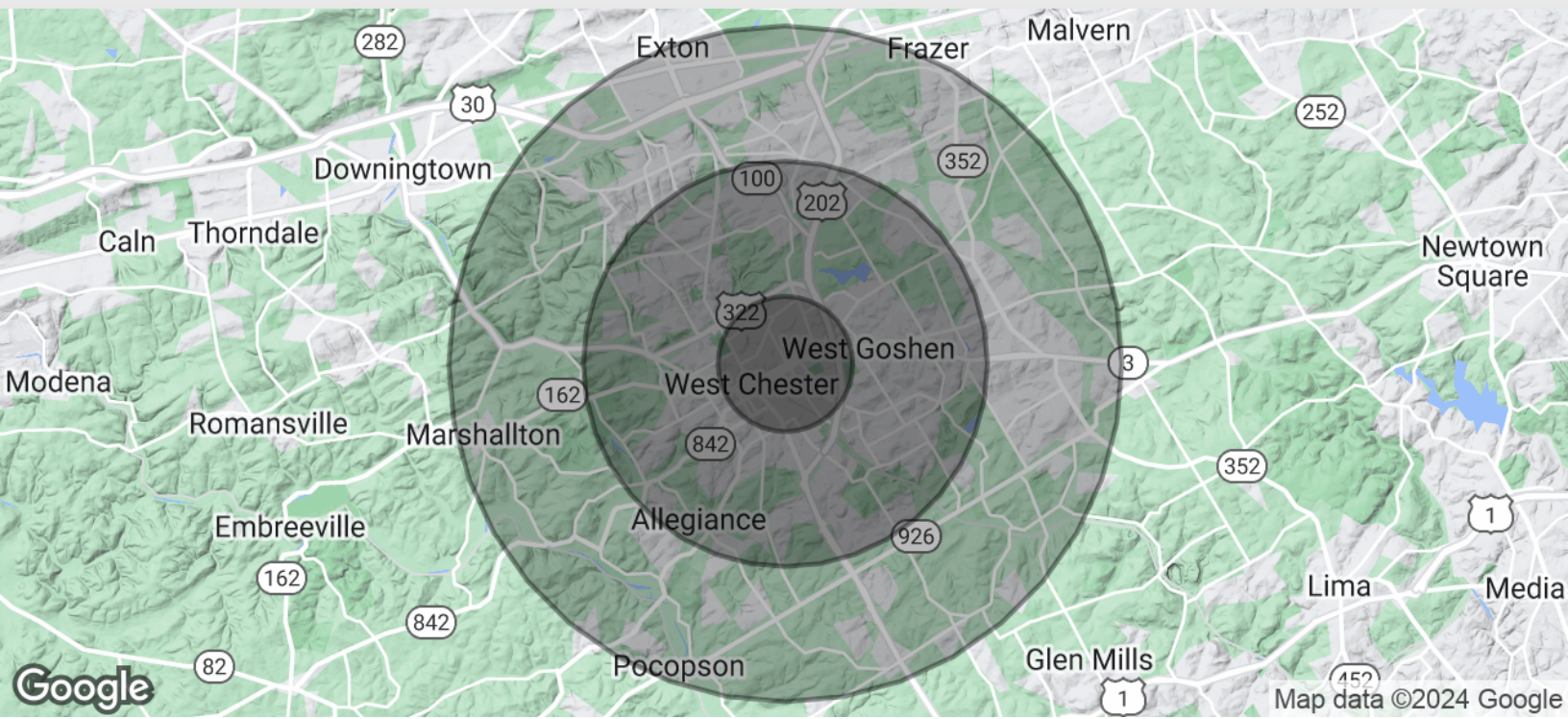
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DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Population	18,950	61,447	111,521
Average Age	28.4	37.2	40.8
Average HH Income	\$121,702	\$163,082	\$178,513
Est. Total # Employees	18,115	36,846	58,879

\* Demographic data derived from 2020 ACS - US Census

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