

# West Chester Diner

WEST CHESTER, PA



OFFERING MEMORANDUM

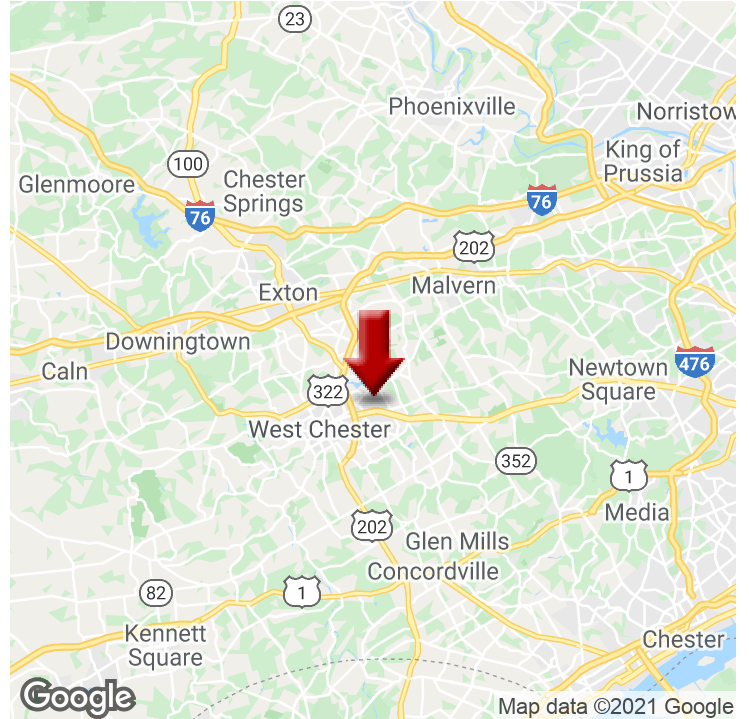
**KW COMMERCIAL WEST CHESTER**  
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West Chester, PA 19382

*PRESENTED BY:*

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# Executive Summary



## OFFERING SUMMARY

<b>SALE PRICE:</b>	\$2,400,000
<b>LOT SIZE:</b>	1.75 Acres
<b>BUILDING SIZE:</b>	6,026 SF
<b>RENOVATED:</b>	2020
<b>LEASE PRICE:</b>	\$30.00 NNN
<b>ZONING:</b>	C30 Commercial
<b>MARKET:</b>	Philadelphia
<b>SUBMARKET:</b>	West Chester

## PROPERTY OVERVIEW

KW Commercial is pleased to present this great opportunity to buy the family-owned and operated "Legacy" West Chester Diner sitting on 1.75 acres with 151' of frontage on heavily traveled West Chester Pike. It has been operated by the current family for 25+ years. Seating for 250 people between the counter and dining areas, which seat 140 customers, and the rear section, which can be closed off for a private party room, that holds another 110. Parking for approximately 105 vehicles. Recently updated last year with over \$200,000 in renovations, the building has plenty of curb appeal.

Purchase the Business and Real Estate, OR, just the BUSINESS, and lease the building for \$30 per SF with a 5-year lease, plus options. With the huge pent-up demand for indoor dining due to Covid-19 restrictions, vaccinations underway, an experienced diner operator is the perfect buyer, knowing they have the skills and team to operate this neighborhood favorite and return sales to PRE-Covid numbers or ABOVE without missing a beat!

This is also a perfect fit for a growing multi-unit operator. Sale includes Real Estate, FF&E, building, and business for \$2,400,000 or just the business for \$600,000. Freestanding retail/restaurant building is 6,026 SF with 36,000+ vehicles per day passing by this location. Call Listing Agents for more details. Raymond Lind 215-920-5083 or Brady Carroll at 610-291-9895.

## Location Description



### LOCATION OVERVIEW

The property is located on the heavily traveled West Chester Pike, just outside of the town of West Chester in West Goshen Township, PA. Over 36,000 vehicles drive past the location each day on their way in and out of town. West Chester is located 25 miles west of Philadelphia in Chester County.

Nestled in the heart of Brandywine Valley, it's a picturesque and historic community that offers small-town charm with a mix of urban/suburban feel. The town has received a multitude of awards and recognized as "one of the world's most perfect small towns", "Great American Main Street", and "Top 10 Best Places to Live", among many others.

The economy of West Chester is strong and home to about 20,000 people. The largest industries include accommodation and food services, educational services, retail trade, wholesale trade, professional, scientific, technical services, and finance.

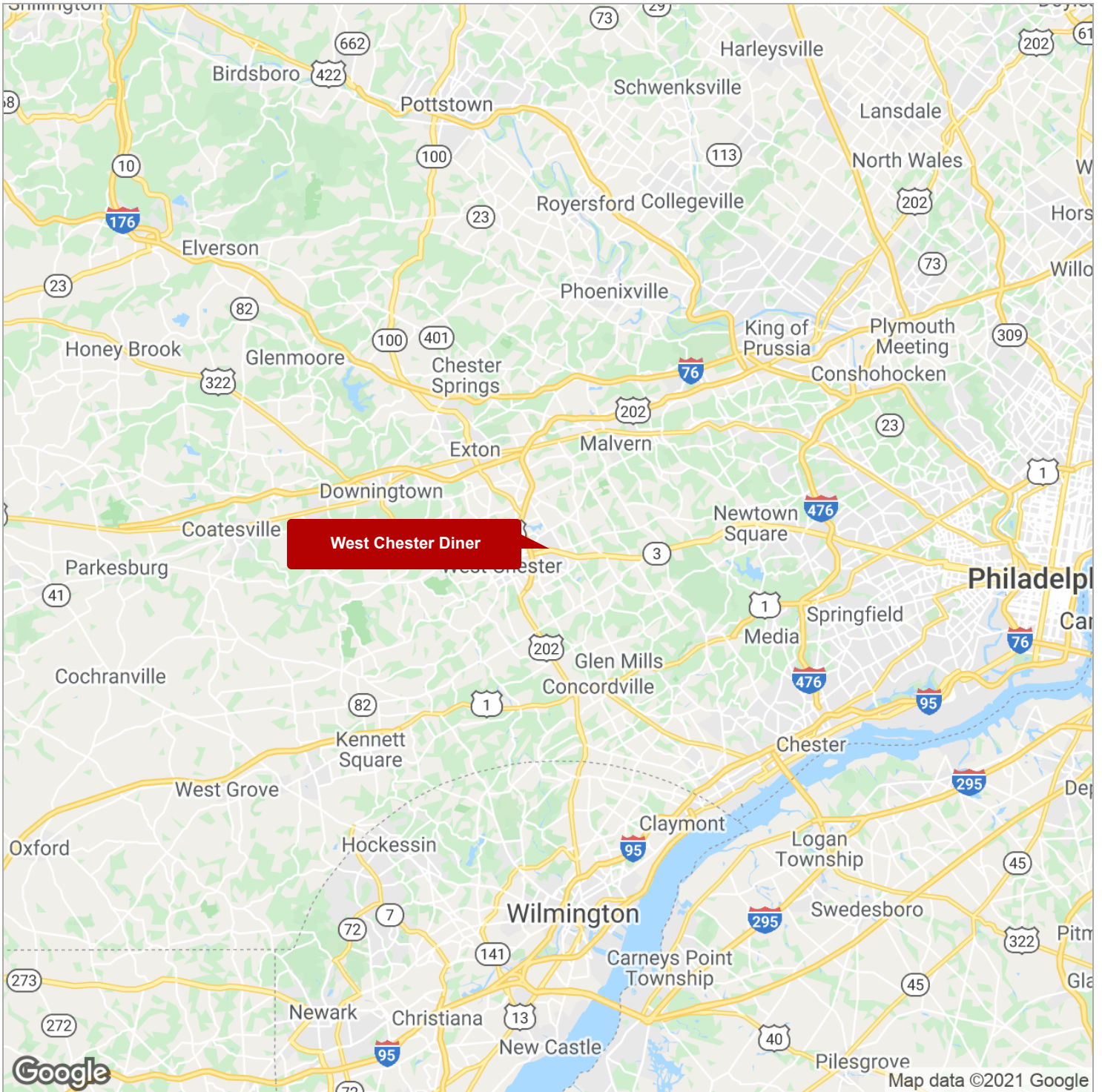
# Additional Photos



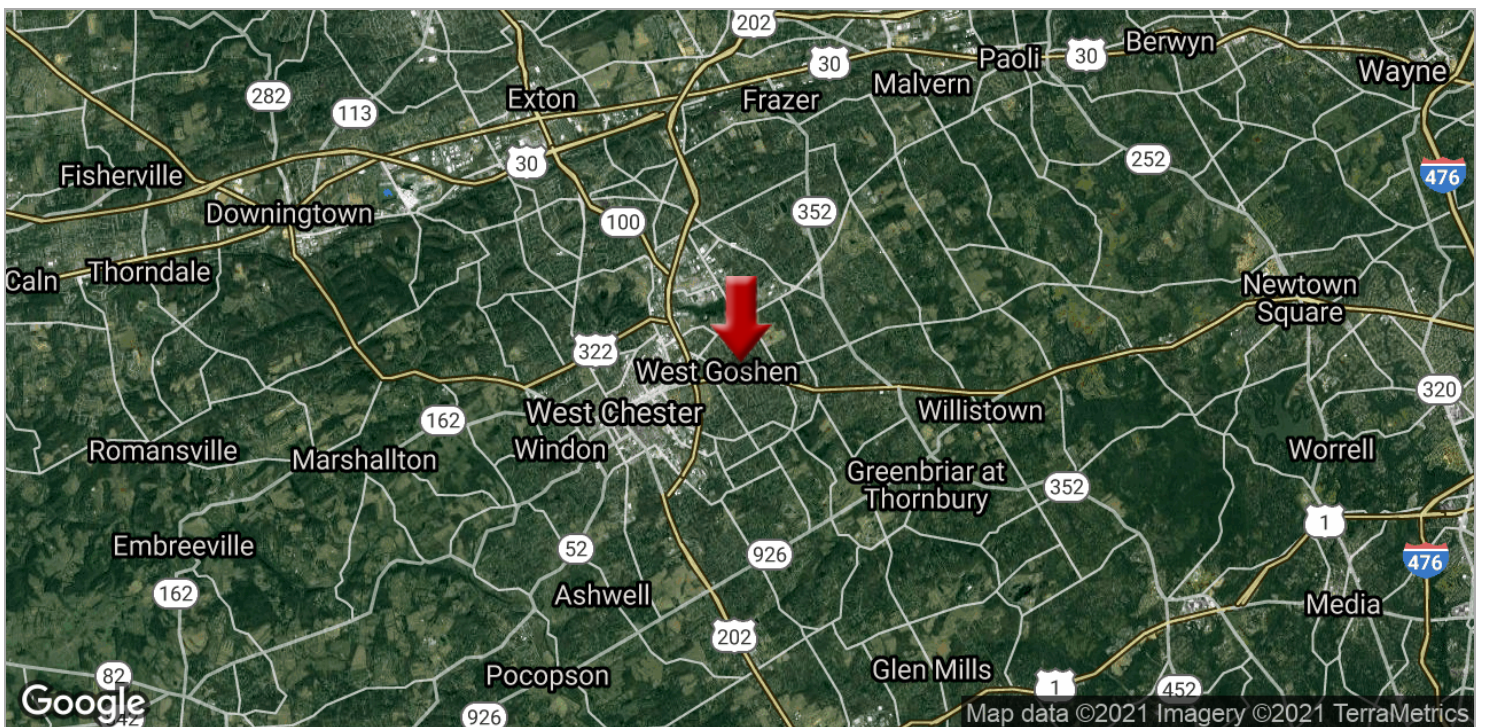
# Additional Photos



# Regional Map



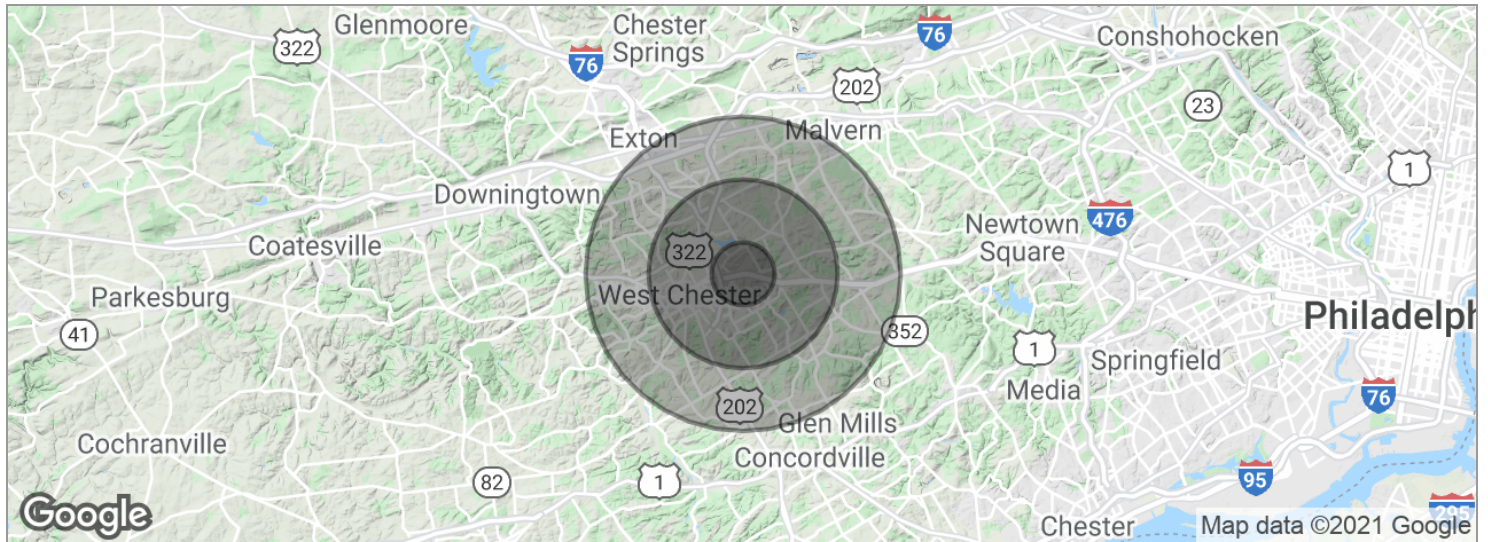
# Location Maps



# Aerial Map



# Demographics Map



<b>POPULATION</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
Total population	8,829	64,729	125,426
Median age	37.1	37.1	37.8
Median age (male)	37.3	35.7	36.1
Median age (Female)	36.8	38.3	39.3
<b>HOUSEHOLDS &amp; INCOME</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
Total households	3,657	25,166	47,346
# of persons per HH	2.4	2.6	2.6
Average HH income	\$80,046	\$91,166	\$107,618
Average house value	\$341,900	\$366,195	\$402,897

\* Demographic data derived from 2010 US Census

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## WEST CHESTER, PA

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