FREE STANDING RETAIL

± 9,000 SF Available For Lease

707 East Gay Street, West Chester (West Goshen Twp), PA 19380

ARROW Real Estate Services



NEARBY

ACME

Chipotle Mexican Grill

Jersey Mike's Subs

Wawa

AutoZone

McDonald's

tropical SMOOTHIE CAFE

LOCATION OVERVIEW

High profile free standing building in the heart of Chester County. Positioned along main arterial road to downtown West Chester, PA, the 'County Seat' of Chester County. Home to West Chester University (17,558 students).

PROPERTY & MARKET HIGHLIGHTS

- Township named one of "America's Best Places To Live" by Money Magazine
- Close to downtown West Chester, West Chester University, and the QVC World Headquarters
- Chester County Hospital | Penn Medicine (329 beds) and Henderson High School (1,430 students) in immediate vicinity
- Traffic Counts: East Gay Street 18,914 VPD, Route 202 -128,000 VPD

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Population	16,133	68,484	122,218
Average HHI	$118,520	$160,644	$176,492
Employees	17,946	41,486	64,229

**SitesUSA 2026*

ARROW
Real Estate Services
Admin: 717 Limekiln Road, Doylestown, PA 18901
HQ: 555 E. City Line Ave, Bala Cynwyd, PA 19004
610.400.3018 | ArrowRealEstateServices.com

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Caswallen
Chester County Hospital
Henderson High School
West Chester
West Goshen
Windon
Hyllwynd
West Chester University
17,000 Students
ACME
L.A. FITNESS
ShopRite
GIANT
Wawa
Wawa
AutoZone
petco
N New St
Goshen Rd
E Marshall St
Montgomery Ave
Paoli Pike
West Chester Pike
S 5 Points Rd
Fern Hill Rd
Ellis Ln
Highland Rd
W Ashbridge St
N High St
E Gay St
E Market St
S Bolmar St
Strasburg Rd
Hannum Ave
W Miner St
S High St
Price St
Hillsdale Rd
Westtown Rd
Little Shiloh Rd
S Concord Rd
S Matlack St
Oakbourne Rd
322
202
3
162
BUS
Google
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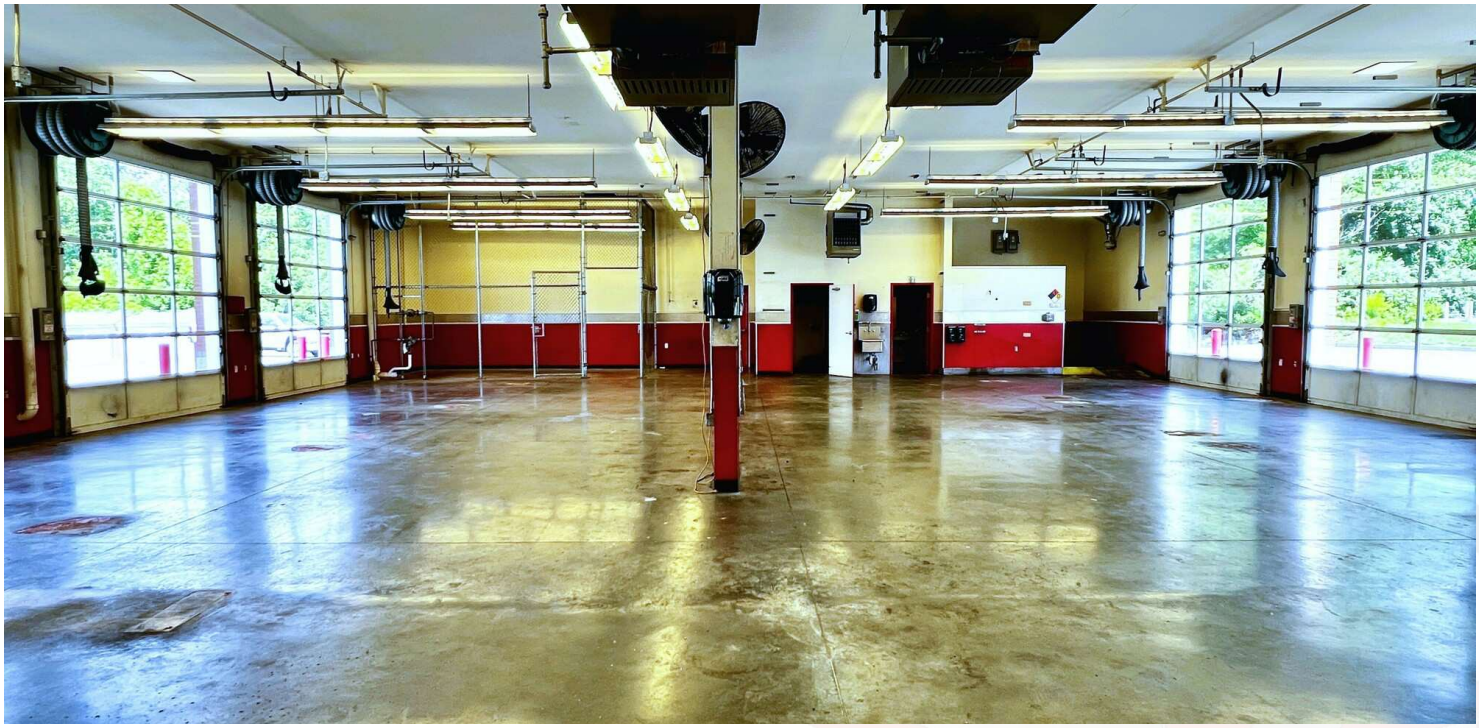
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TCN WORLDWIDE REAL ESTATE SERVICES

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