

MSC

17 W. GAY STREET

WEST CHESTER, PA

SEVY'S

TWO RETAIL OPPORTUNITIES IN DOWNTOWN
WEST CHESTER (814 SF & 2,463 SF)





17 W. GAY STREET

JOIN THESE AREA TENANTS



PROPERTY DETAILS

- ▶ Located in the heart of West Chester's downtown retail corridor
- ▶ Two retail spaces available
 - ▶ Retail Space 1: 2,463 SF
 - ▶ Ideal for cafe user with ample outdoor seating
 - ▶ Retail Space 2: 814 SF
 - ▶ Ideal for health/wellness, service
- ▶ Proximity to Institutions: Just blocks from West Chester University (17,706 Students) and Chester County Courthouse—ensuring consistent weekday and student traffic.
- ▶ Thriving Business Ecosystem: Surrounded by over 65 restaurants, boutiques, and service-based businesses—creating a built-in customer base
- ▶ Destination Shopping & Dining Hub: Regular events like First Fridays, open-air markets, and seasonal festivals drive consistent weekend and evening traffic year-round.
- ▶ Ample Public Parking: Multiple parking garages and street parking options make access convenient for both quick visits and extended shopping.

DEMOGRAPHICS

EST. POPULATION

5 min **34,381**

7 min **47,114**

10 min **75,918**

EST. EMPLOYEES

5 min **21,536**

7 min **25,906**

10 min **39,609**

EST. AVG HH INCOME

5 min **\$140,026**

7 min **\$151,582**

10 min **\$166,287**

EST. MEDIAN AGE

5 min **32.6**

7 min **34.6**

10 min **36.9**

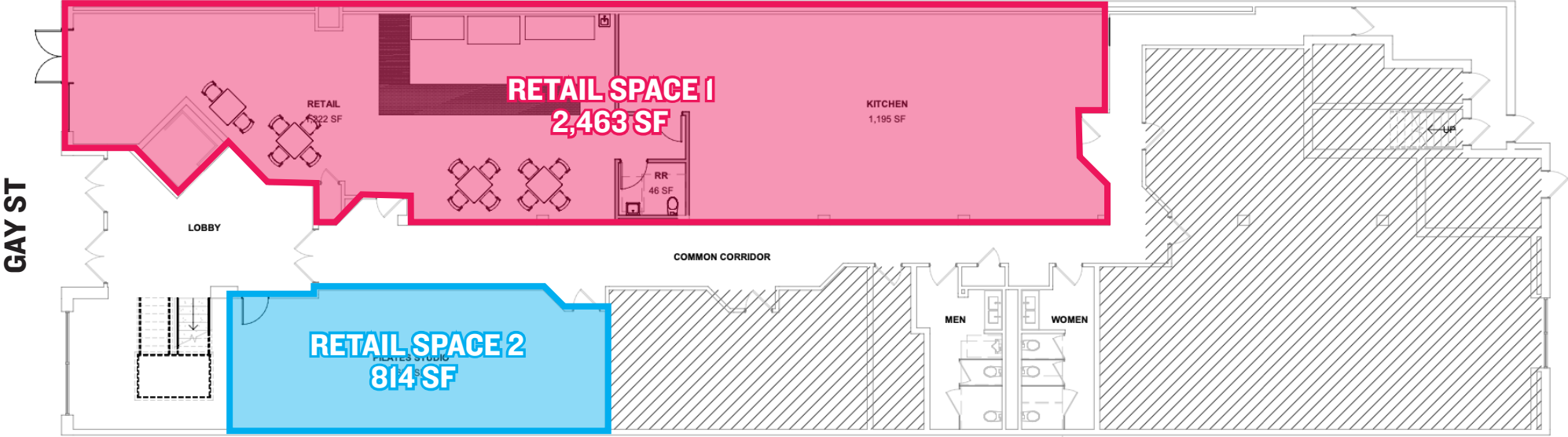


WEST CHESTER

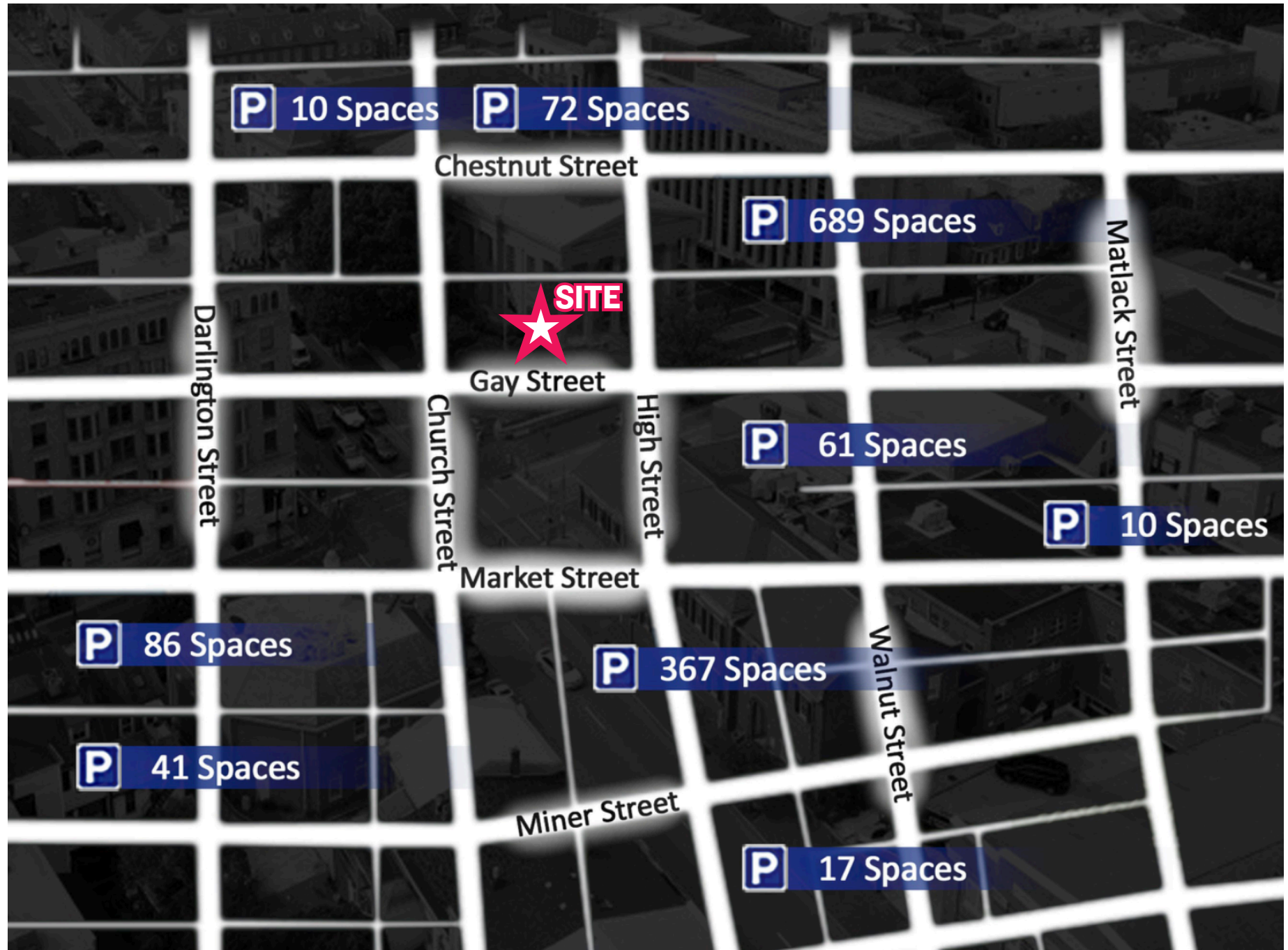
Downtown West Chester, PA, is a charming and walkable hub known for its beautifully preserved historic architecture, vibrant local shops, and diverse dining scene. Centered around Gay Street, the borough offers a blend of old-world character and modern energy, with cozy cafés, independent boutiques, lively bars, and cultural venues like the Uptown! Knauer Performing Arts Center. Frequent community events, from street festivals to live music and porch concerts, make downtown West Chester a welcoming and lively destination year-round.



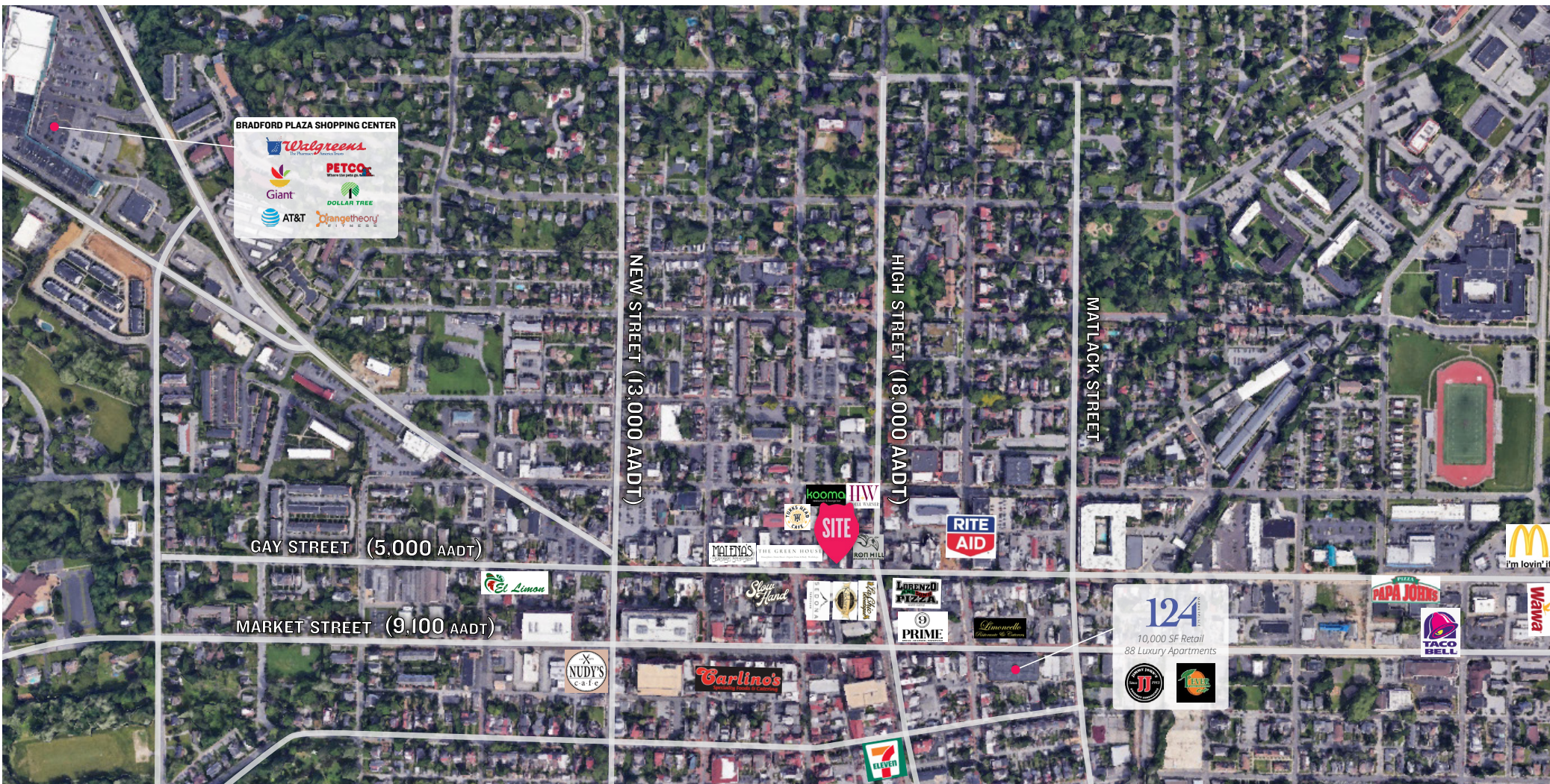
FLOOR PLAN



WEST CHESTER PUBLIC PARKING IN IMMEDIATE PROXIMITY TO SITE



AERIAL



MSC

For more information:

Jake Rosenberg | Retail Specialist
jrosenberg@hellomsc.com | 215.883.7406

Brittany Goldberg | Executive Vice President
bgoldberg@hellomsc.com | 610.299.9729

UNRUH TURNER
BURKE & FREES
ATTORNEYS AT LAW

17

Spotts

UNRUH TURNER
BURKE & FREES
ATTORNEYS AT LAW
DONATION
&
CERITON

UNRUH TURNER
BURKE & FREES
ATTORNEYS AT LAW
LENSA
M

