

MSC

17 W. GAY STREET

WEST CHESTER, PA

SEVY'S

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

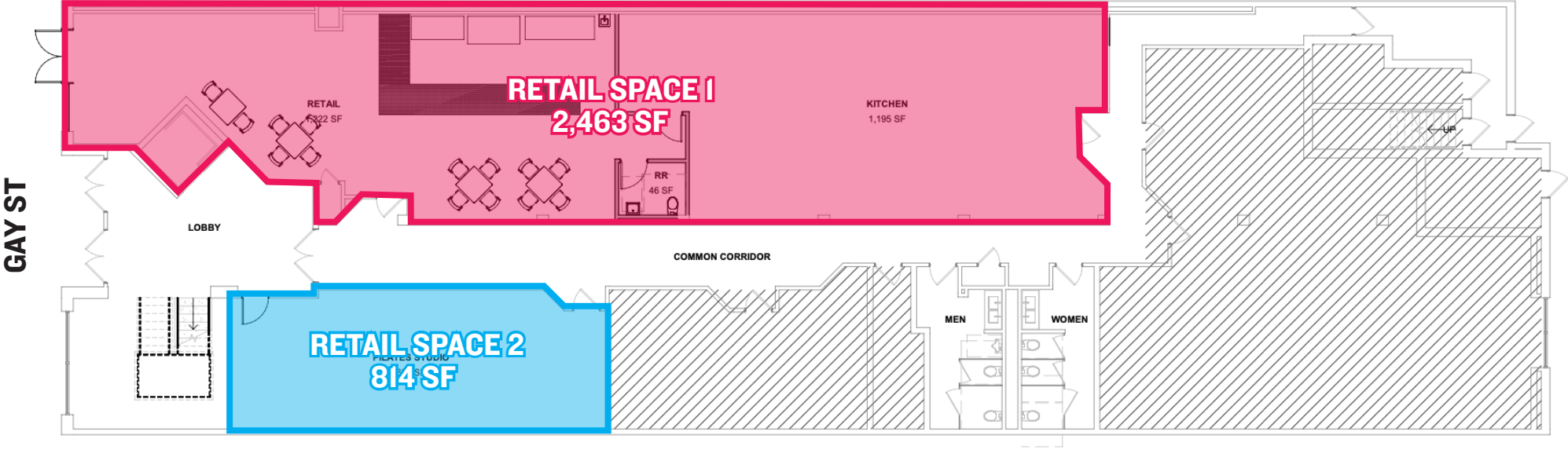
DEMOGRAPHICS

EST. POPULATION		EST. EMPLOYEES	
5 min	34,381	5 min	21,536
7 min	47,114	7 min	25,906
10 min	75,918	10 min	39,609
EST. AVG HH INCOME		EST. MEDIAN AGE	
5 min	\$140,026	5 min	32.6
7 min	\$151,582	7 min	34.6
10 min	\$166,287	10 min	36.9

The information contained herein has been obtained from sources deemed reliable. MSC cannot verify it and makes no guarantee, warranty or representation about its accuracy. Any projections, opinions, assumptions or estimates provided by MSC are for discussion purposes only and do not represent the current or future performance of a property, location or market.

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FLOOR PLAN



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WEST CHESTER

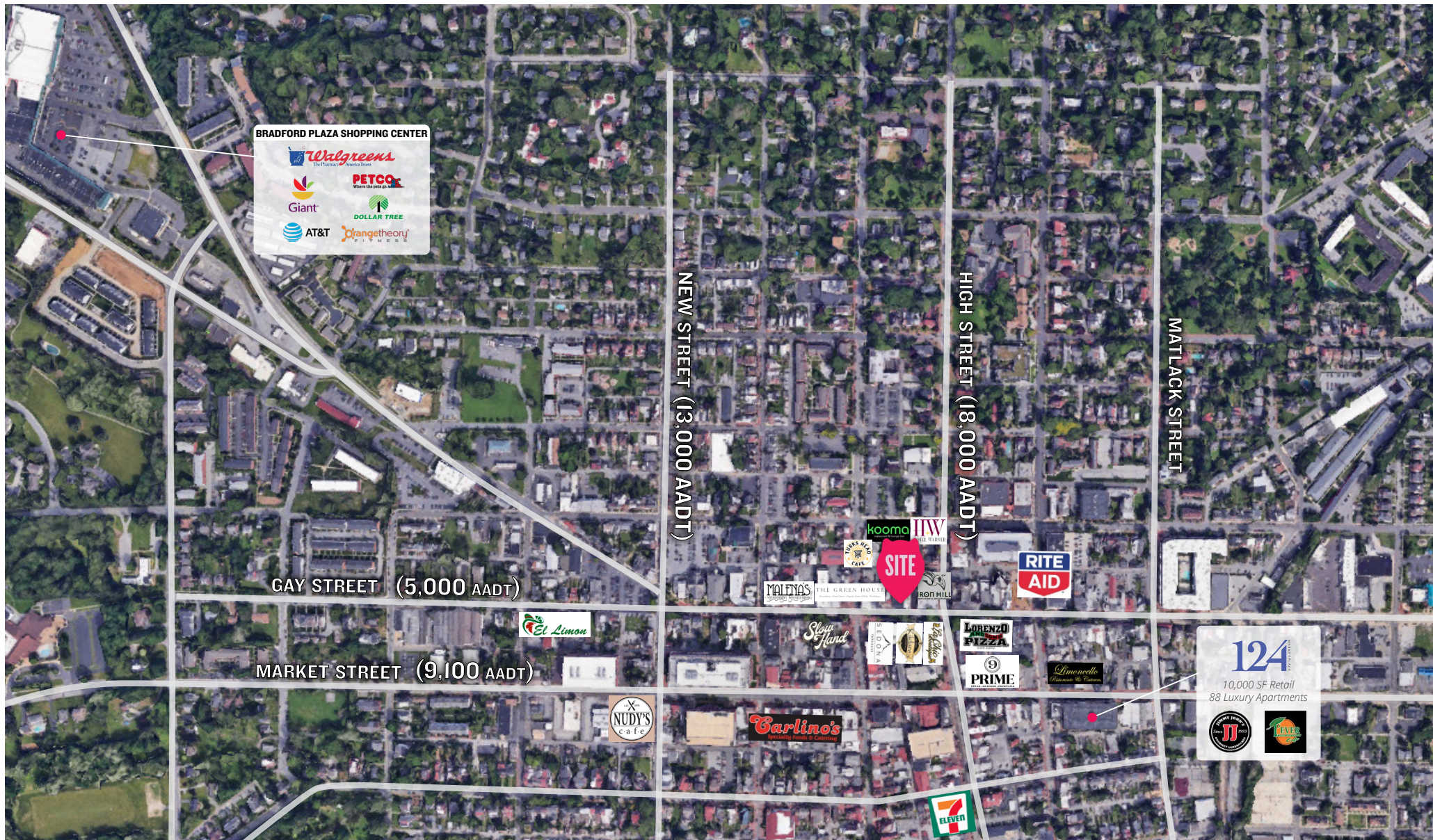
Downtown West Chester, PA, is a charming and walkable hub known for its beautifully preserved historic architecture, vibrant local shops, and diverse dining scene. Centered around Gay Street, the borough offers a blend of old-world character and modern energy, with cozy cafés, independent boutiques, 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.



WEST CHESTER PUBLIC PARKING IN IMMEDIATE PROXIMITY TO SITE



AERIAL



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