

AVAILABLE FOR SALE

Commercial and Industrial Opportunity

5.6+ AC Mixed Use Site For Sale



734 W. CYPRESS STREET, KENNETT SQUARE, PA. 19348



Gary Lorgus

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610 Freedom Business Center
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Property Overview

- ± 5.6 acres
- Located in Kennett and New Garden Townships, Chester County
- Zoned C-Commercial (Kennett) and C/I-Commercial/Industrial (New Garden), allowing a variety of uses
- Public Water and Sewer
- Partial Land Approvals in Place
- Highway Occupancy Permit issued
- Shopping nearby



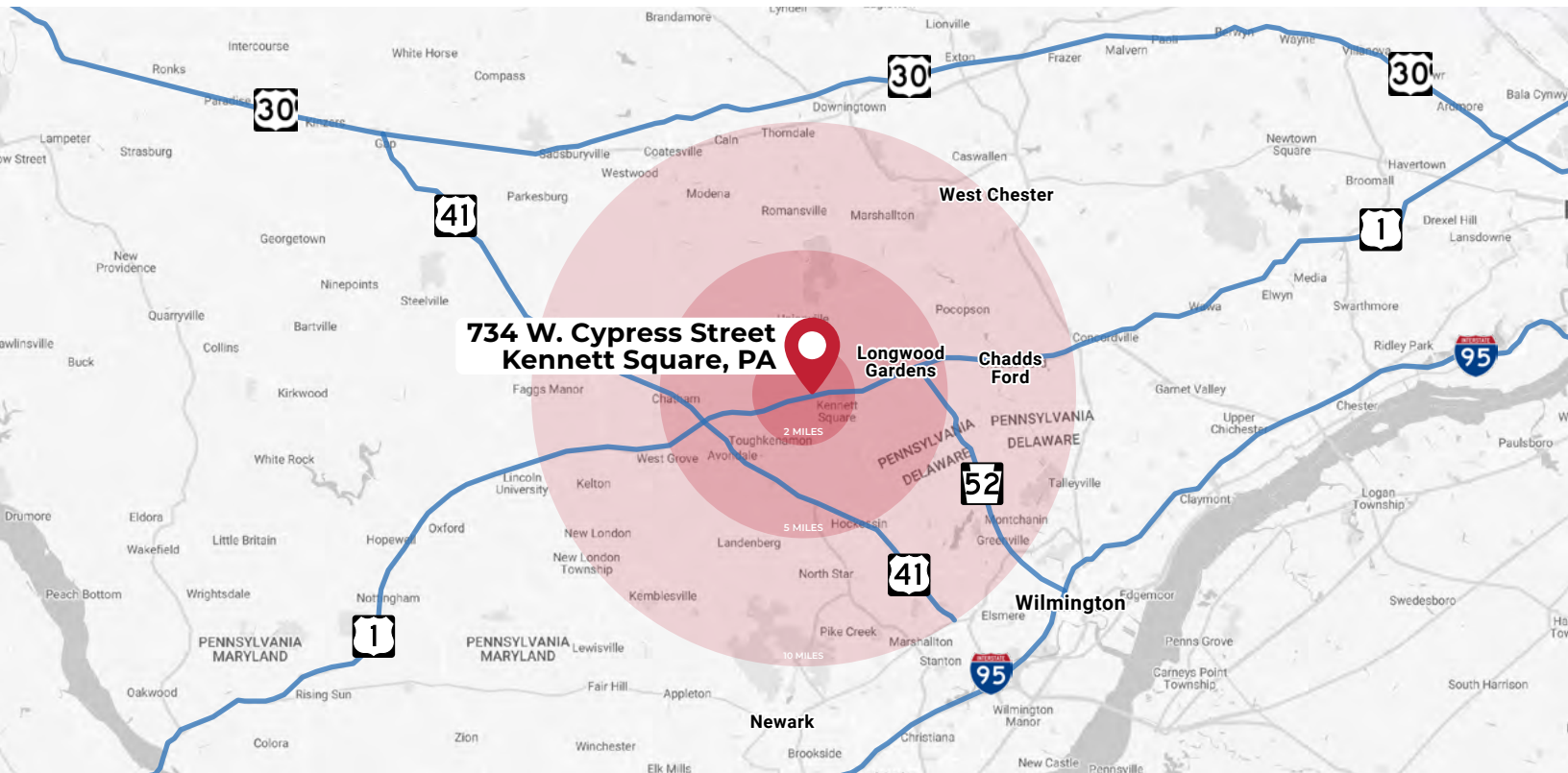
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Location



Demographics

POPULATION	2 MILES	5 MILES	10 MILES
2025 Population	14,797	51,596	233,164
2025 Households	5,053	18,329	87,099
Avg Household Size	2.8	2.7	2.6
Avg Household Income	\$135,675	\$168,765	\$152,860
Median Home Value	\$493,278	\$601,502	\$477,279
Median Age	38.6	43.9	44.1

Traffic

STREETS	TRAFFIC VOLUME	COUNT YEAR
W. Baltimore Pike between N. Mill Rd and N. Thompson Rd.	AADT 5464	August 2023
W. Cypress Street between S. Mill Rd. and N. Thompson Rd.	AADT 5895	August 2023

Source: PennDOT

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734 W. Cypress St., 5.6+ acres for Sale



COMMERCIAL REAL ESTATE DONE SMARTER.



Our key focus is to optimize the performance of your real estate portfolio through smart real estate solutions.

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