



236 E Gay Street
West Chester, PA

FOR SALE | 3,300 SF Building | Two-Stories

Prime Downtown Retail Opportunity

AVISON
YOUNG

Property overview

236 E Gay Street, West Chester, PA

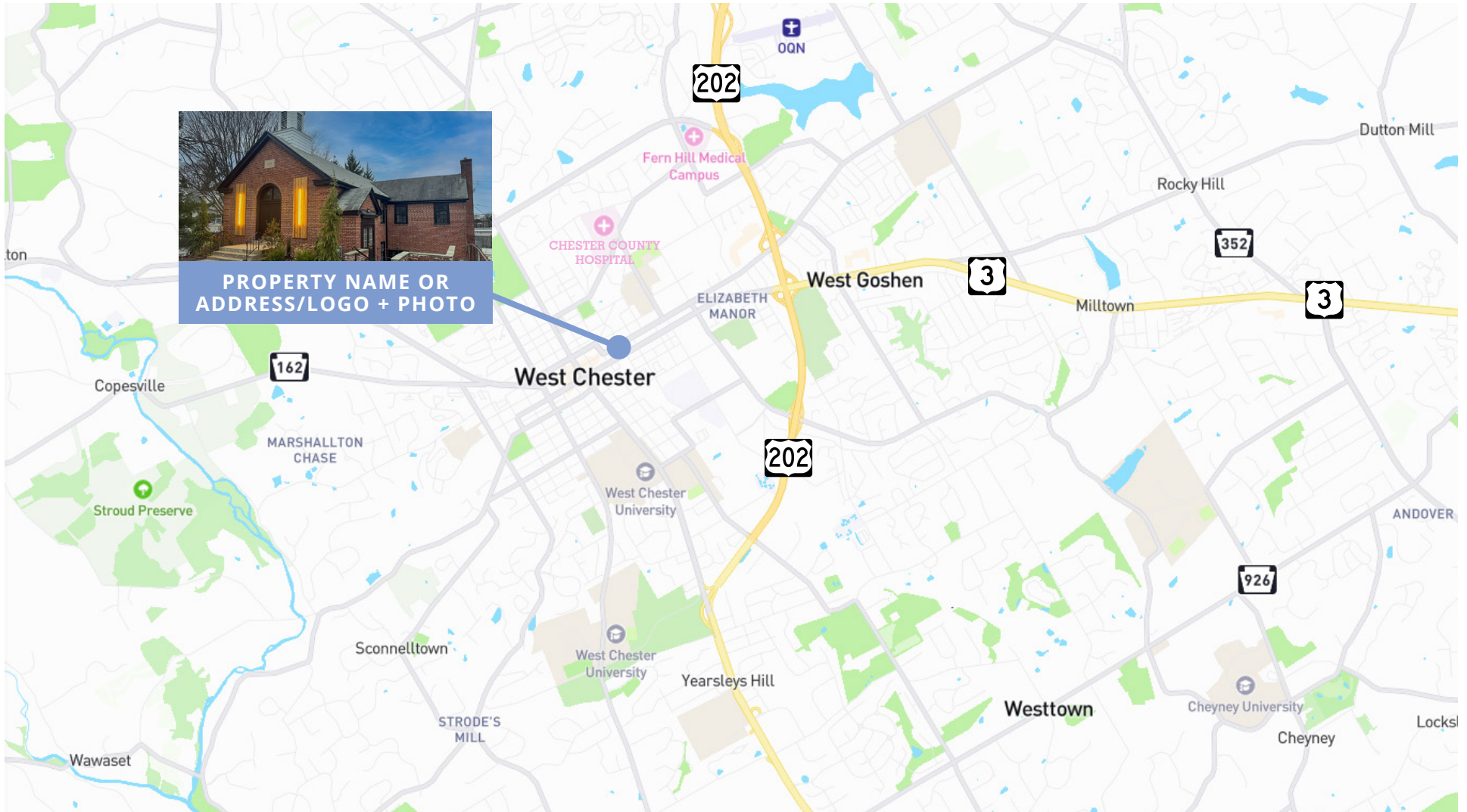
A versatile 3,300 SF bi-level retail building located in the heart of West Chester Borough. Formerly a church, the structure offers distinctive architectural character and flexible interior layout options suitable for a range of commercial uses.

Building Size	3,300 SF
Floors	2
Acreage	0.15 Acres
Zoning	Town Center District
Utilities	Public
Parking	Street parking only
Township	Borough of West Chester
Unique Features	Former church with bi-level configuration



Location map

Strategically positioned within West Chester's walkable core, offering immediate access to major corridors and regional connectivity.



Nearby amenities



- 1 Limoncello West Chester
- 2 Lorenzo's Steak, Hoagies and Pizza
- 3 Mas Mexicali Cantina
- 4 Barnaby's - West Chester
- 5 Kooma West Chester
- 6 Jersey Mike's Subs
- 7 Sedona Taphouse
- 8 Wawa



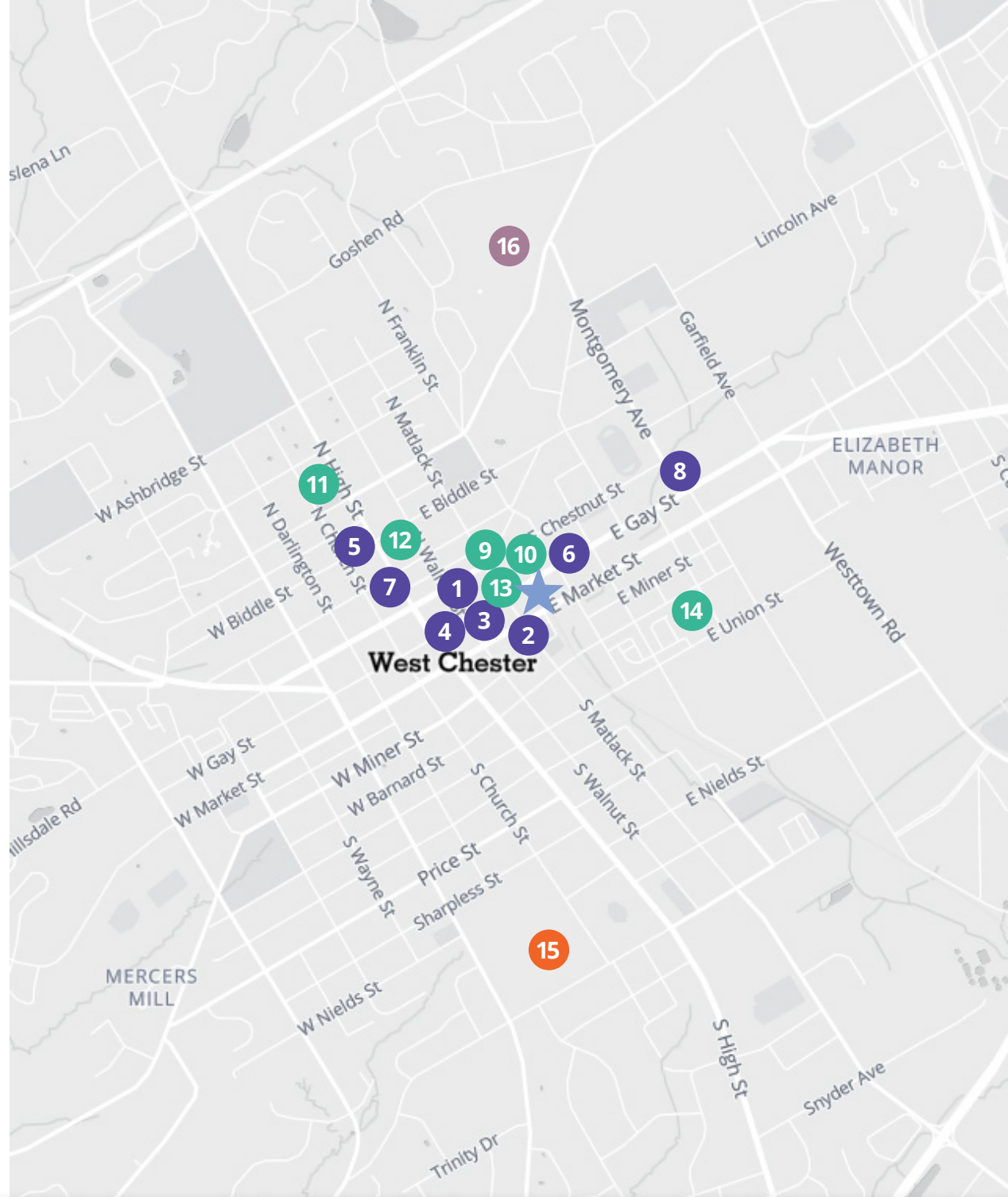
- 9 Chestnut Square Apartments
- 10 Chestnut Street Lofts
- 11 Washington Square Apartments
- 12 The Greentree Building
- 13 Market Street Flats
- 14 Union Court Apartments



- 15 West Chester University



- 16 Chester County Hospital



Zoning & property uses

Zoning: Town Center District

The Town Center District supports commercial and mixed-use activity consistent with West Chester's historic downtown character. Regulations emphasize pedestrian-friendly design, compatibility with surrounding neighborhoods, and preservation of the borough's traditional retail environment.

By-Right Uses

- Religious uses
- Community facilities
- Personal service shops
- Retail stores
- Single-family attached
- Two-family attached
- Two-family semi-detached
- Banks
- Office
- Restaurants
- Multi-family
- Single-family detached
- Two-family detached
- Mixed-use (ground-floor retail/office with residential above)



Demographics at-a-glance

Location & market context

Situated in the heart of downtown West Chester, 236 E Gay Street benefits from a highly educated, affluent, and steadily growing population base. The surrounding area is supported by a strong employment core, particularly within healthcare and professional services, driving consistent daytime population and consumer activity.

The property is just minutes from West Chester University, a major regional institution with over 17,000 students and a significant faculty and staff presence. This built-in population provides a steady flow of foot traffic and demand for retail, dining, and service-oriented uses.

Additionally, proximity to Penn Medicine Chester County Hospital, a leading 329-bed healthcare facility, further anchors the area with a strong base of medical professionals and visitors. The hospital's comprehensive care services contribute to a stable employment hub and reinforce the area's position as a key healthcare destination within Chester County.

With continued residential growth, including hundreds of new market-rate apartment units in the pipeline, the West Chester market continues to see increasing demand driven by its walkable downtown, institutional presence, and high quality of life.



EMPLOYMENT

64,820

LABOR FORCE POPULATION



POPULATION

118,955

TOTAL CURRENT POPULATION



HEALTHCARE

~92%

INSURED POPULATION 18-64



INCOME

\$128,400

MEDIAN HOUSEHOLD INCOME



BUSINESS

8,900

+ Employees



EDUCATION

62% of residents

BACHELOR'S DEGREE

Get in touch



Tommy Ciccarone Jr.
Principal
+1 610 999 5800
tommy.ciccarone@avisonyoung.com

Visit us online
avisonyoung.com

300 Barr Harbor Drive, Suite 150, Conshohocken, PA 19428

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