

FOR SALE

**813** N CHESTER  
ROAD  
WEST CHESTER, PA



**HIGH-VISIBILITY WEST CHESTER COMMERCIAL SPACE**

+/- 5,197 SQUARE FEET AVAILABLE

**AVISON  
YOUNG**

## PROPERTY OVERVIEW



## HIGHLIGHTS

This commercial property offers a rare combination of square footage, parking, and a fully built-out kitchen infrastructure ideal for food service, production, or specialty retail. With  $\pm 5,197$  SF of interior space on 24,570 SF of land, the site provides strong functionality and flexibility within East Goshen Township's C-2 Local Convenience zoning.

The building includes a second-generation kitchen, multiple prep areas, extensive refrigeration, and two hoods - an 8-ft hood and a large 17-ft hood - supporting a wide range of culinary operations. Additional features include public utilities, two restrooms, and  $\pm 20$  parking spaces, making this a turnkey opportunity in a high-demand corridor.

Building Size	+/- 5,197
Parking	+/- 20 Spaces
Capacity	52 People
Land Area	24,570 SF
Municipality	East Goshen Township
Zoning	C-2, Local Convenience
Utilities	Public
Kitchen Type	2nd Generation Kitchen
Refrigeration	Freezer, refrigerator, 2 coolers
Grease Trap	Installed
Restrooms	2 (Non-ADA)

# Area demographics

3 MILES

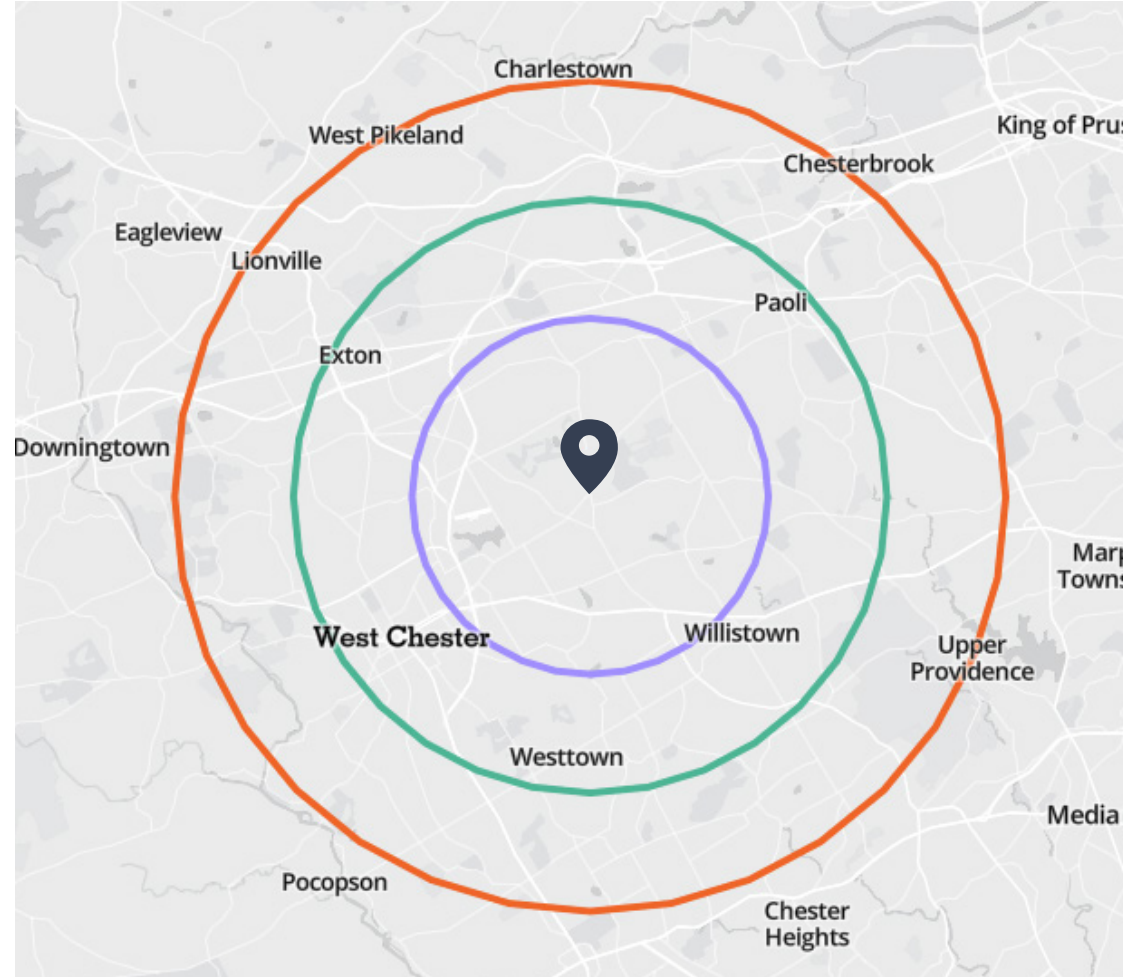
Population	38,200	Median Age	39.4
Daytime Population	41,000	Avg. HH Size	2.54
Total Employees	17,800	Median HH Income	\$112,000
		High School Graduate	95%
		Bachelor's/Graduate Degree	53%
		Unemployment Rate	3.4%

5 MILES

Population	92,500	Median Age	40.2
Daytime Population	108,000	Avg. HH Size	2.58
Total Employees	46,500	Median HH Income	\$118,500
		High School Graduate	96%
		Bachelor's/Graduate Degree	55%
		Unemployment Rate	3.3%

7 MILES

Population	152,300	Median Age	40.8
Daytime Population	178,000	Avg. HH Size	2.61
Total Employees	74,200	Median HH Income	\$121,300
		High School Graduate	96%
		Bachelor's/Graduate Degree	56%
		Unemployment Rate	3.2%



Located at the intersection of two heavily traveled corridors, the site benefits from strong visibility with approximately **18,000–20,000 vehicles per day on Paoli Pike** and **14,000–16,000 vehicles per day along Route 352**.

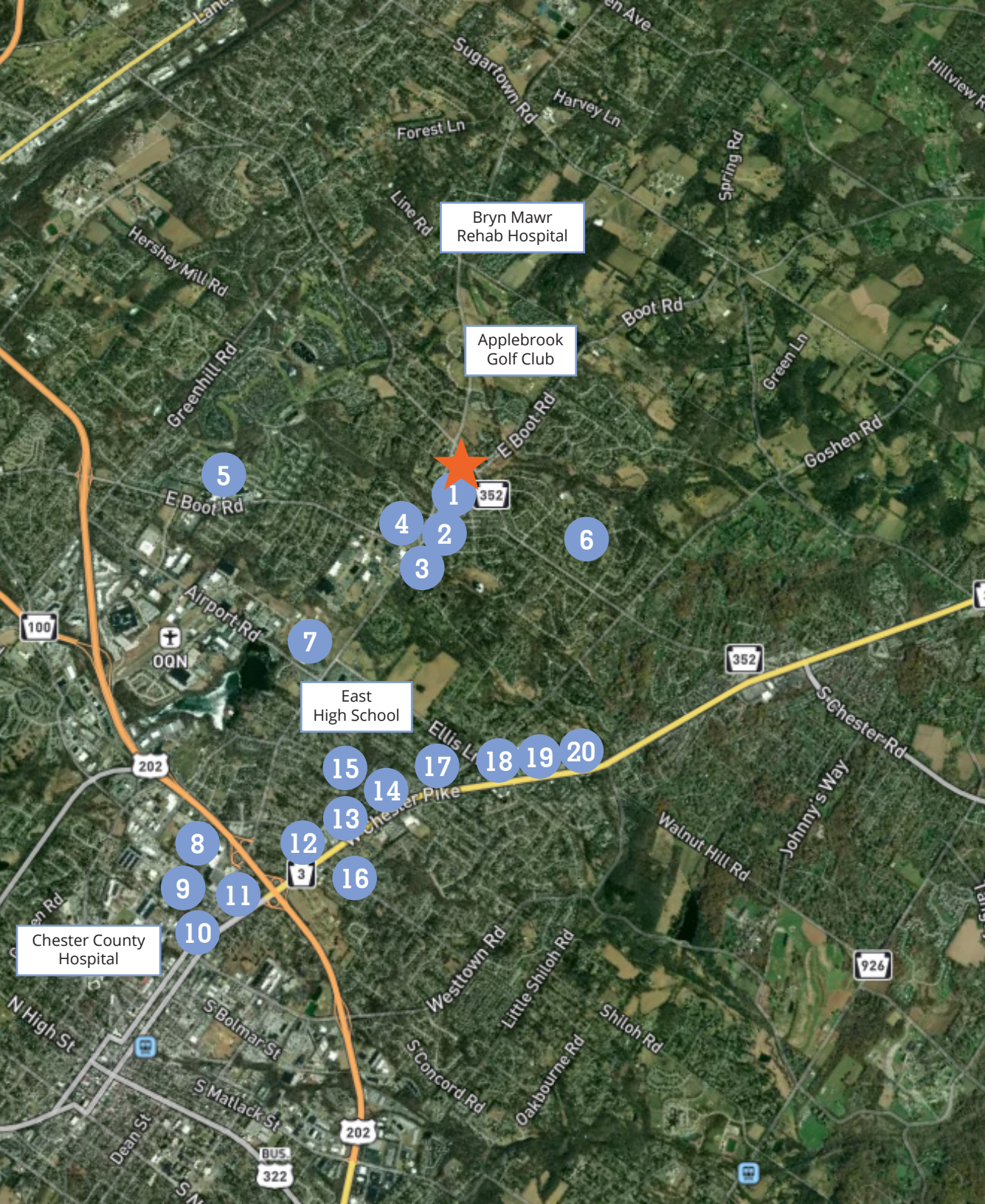
# Zoning information

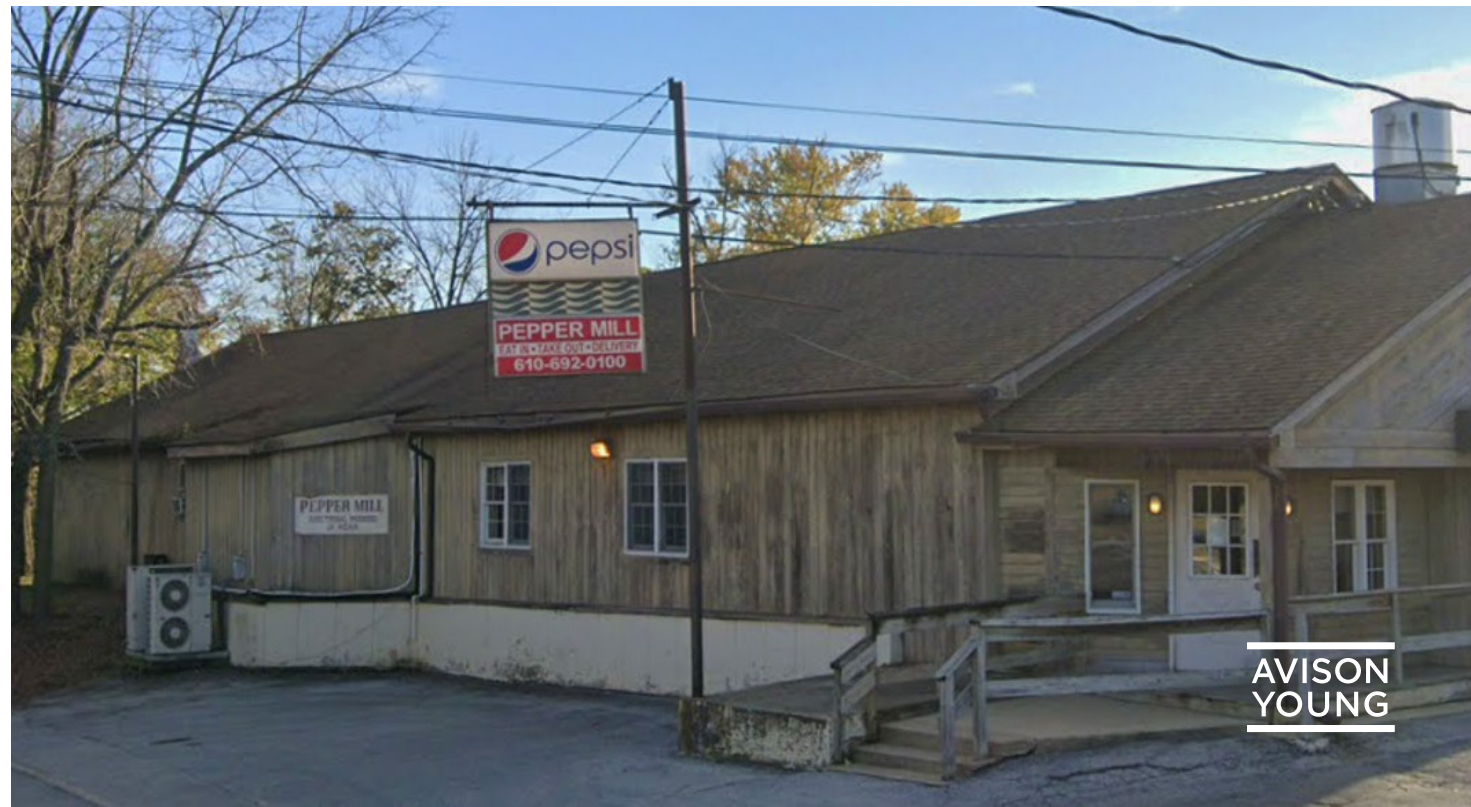
## C-2, Local Convenience Commercial District

- (1) Personal service establishment, including the following uses and other personal service uses that the applicant proves to the clear satisfaction of the Board of Supervisors are very closely similar in character: retail and/or self-service dry cleaning and laundry, tailor, barber shop, beauty salon, dressmaker and shoe repair.
- (2) Retail sales of the following items and other items that the applicant proves to the clear satisfaction of the Board of Supervisors are very closely similar in character:
- (a) Furniture and home furnishings.
  - (b) Gift items, newspapers, cameras, stationary, books, cigarettes, flowers, custom-made crafts, luggage and candy.  
[Amended 7-11-2017 by Ord. No. 129-B-2017]
  - (c) Shoes, cosmetics and apparel or apparel accessories.
  - (d) Hardware, paint, wallpaper and interior decorating supplies.
  - (e) Groceries and related items for common household use.
  - (f) Retail bakeries and other custom production of salads and similar foods.
  - (g) General merchandise such as is commonly found within department stores, "five and ten" variety stores and general merchandise discount stores.
  - (h) Musical instruments or household appliances.
- (3) Standard restaurant (which may include occasional take-out service) but not including drive-through service, a fast-food restaurant or a food stand.
- (4) Professional offices, including offices of attorneys, accountants, physicians, dentists, realtors, financial consultants, brokers, engineers, architects or other recognized professions.
- (5) Government office operated by a municipality, county, state or federal government, by a school district or by a legally constituted municipal authority or a United States Postal Service facility.
- (6) Public library.
- (7) Tennis and/or exercise club.
- (8) Bank, savings and loan or other financial institution.
- (9) Mailing, reproduction, faxing, commercial art, photography and/or stenographic services.
- (10) Sale or service of office equipment, such as computers and photocopiers.
- (11) Forestry in accordance with the standards of § 240-34.1.  
[Added 10-29-2002 by Ord. No. 129-Q-02]
- (12) Wireless communications facilities on Township-owned property, subject to compliance with the standards in § 240-15H.  
[Added 8-16-2011 by Ord. No. 129-H-11]

# Nearby amenities

- 1 Wawa
- 2 Patelmo's Pizzeria
- 3 Dunkin'
- 4 CVS
- 5 GIANT
- 6 Lavinia's Cookies
- 7 YMCA
- 8 Chick-fil-a
- 9 Staples
- 10 ACME Markets
- 11 Chipotle Mexican Grill
- 12 Dunkin'
- 13 Applebee's Grill + Bar
- 14 El Comalito Mexican Taqueria
- 15 Panera Bread
- 16 Wawa
- 17 New West Chester Diner
- 18 Nick's Roast Beef
- 19 The Stone Tavern
- 20 Pica's Restaurant







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**Tommy Ciccarone**

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

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

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