



RARE FOR SALE FLEX SPACE

West Chester Borough



323 SOUTH MATLACK STREET | WEST CHESTER, PA



PILLAR REAL ESTATE ADVISORS

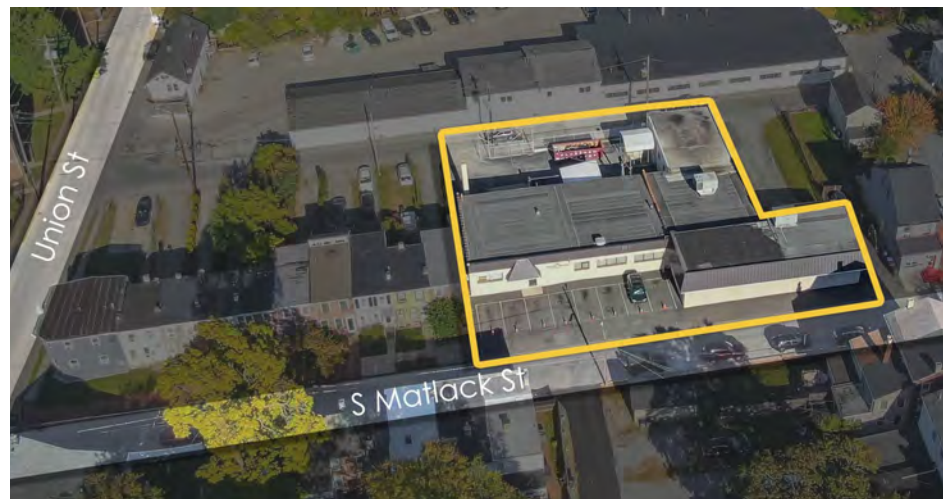
P: 484-887-8202 | www.PillarRealEstateAdvisors.com

535 N. Church Street, West Chester, PA 19380

EXISTING PROPERTY HIGHLIGHTS

- 11,546 SF of flex space in downtown West Chester
- Ample parking and yard space
- Loading dock and drive in door
- Space can be subdivided
- Stand alone building
- Signage available
- Located on south side of West Chester Borough with easy access to Route 202

SALES PRICE: \$1,400,000



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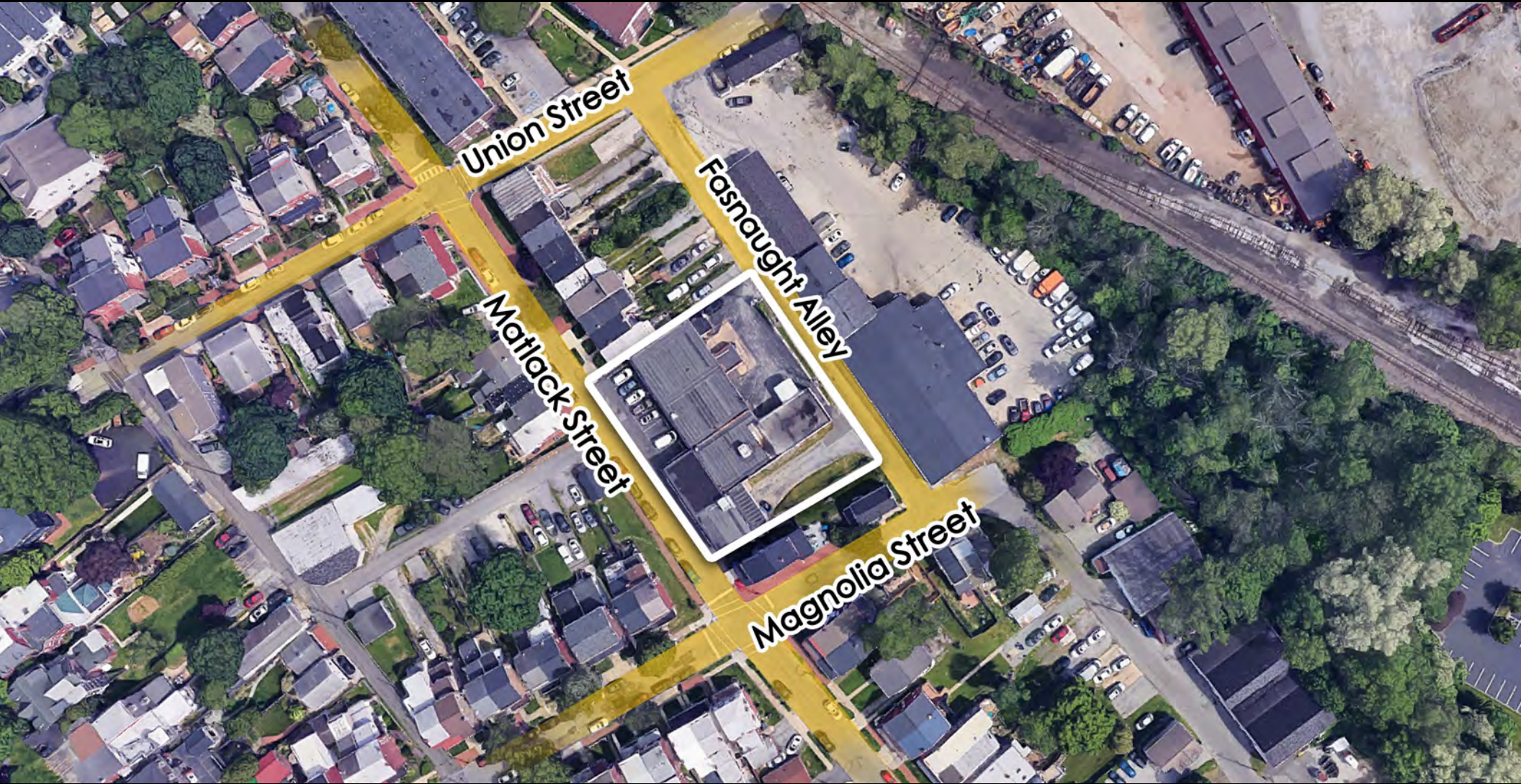
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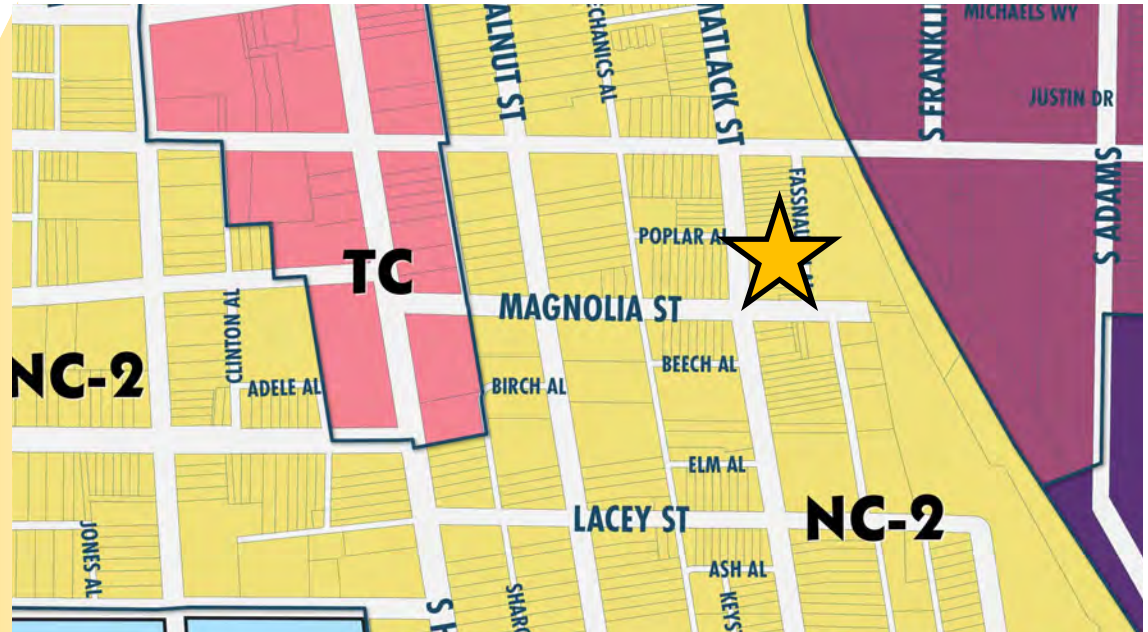
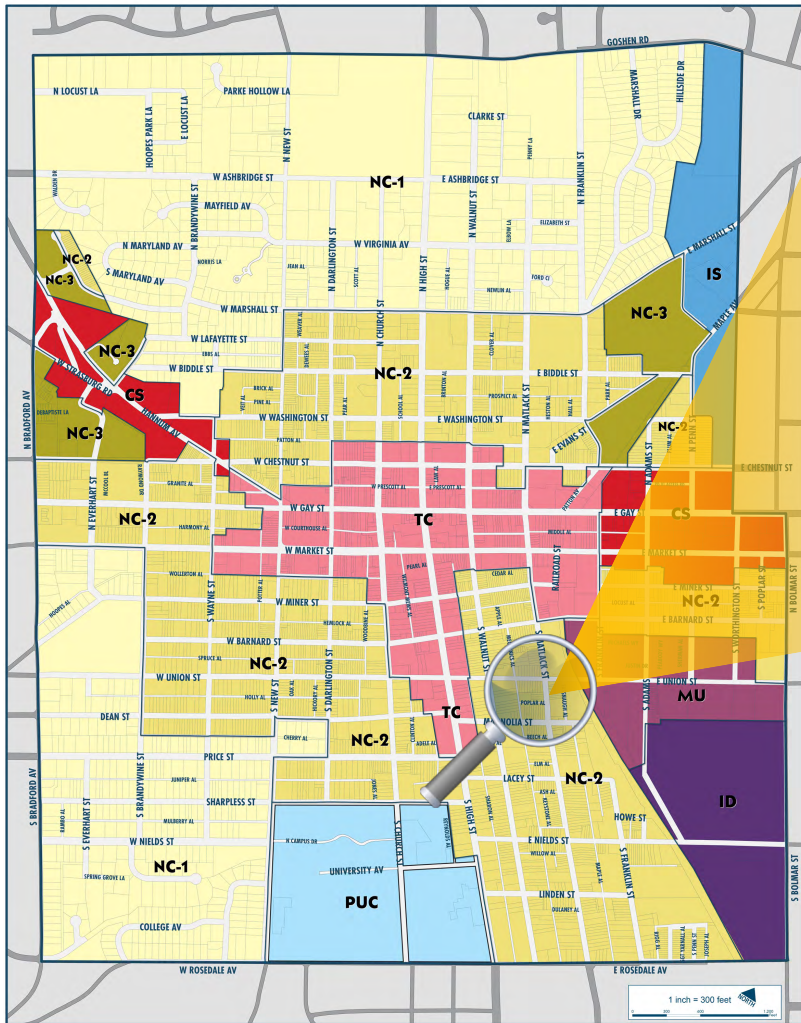
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NC-2: NEIGHBORHOOD CONSERVATION 2

LEGEND

NC-1	NEIGHBORHOOD CONSERVATION 1	MU	MIXED USE	IS	INSTITUTIONAL
NC-2	NEIGHBORHOOD CONSERVATION 2	TC	TOWN CENTER	PUC	PLANNED UNIVERSITY CAMPUS
NC-3	NEIGHBORHOOD CONSERVATION 3	CS	COMMERCIAL SERVICE	ID	INDUSTRIAL

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West Chester

pennsylvania

West Chester is the historic county seat and a vibrant part of the Brandywine River Valley.

With more than 60 shops and 65 restaurants, West Chester can keep you busy for an entire day. Enjoy historic walking tours at your leisure.

West Chester was named to the top ten "Best Small Town Downtowns in the United States" by Bert Sperling and Peter Stander, authors of Best Places to Raise a Family.

Hosting over 100 events annually, West Chester brings thousands of visitors and residents to the area on a regular basis.



@westchesterviews



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BRINGING EXPERIENCE, PROFESSIONALISM, AND INTEGRITY
TO COMMERCIAL REAL ESTATE BROKERAGE

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