



FOR LEASE

DOWNTOWN KENNETT SQUARE OFFICE SUITE ABOVE LIBERTY PLACE



148 W STATE STREET | KENNETT SQUARE, PA

PROPERTY HIGHLIGHTS



- 4,442 SF Class A Office Suite in Downtown Kennett Square
- Corner Suite Provides Abundant Natural Light with Views onto State Street
- Directly Above The Market at Liberty Place – Community and Destination Event Space with 8+ Vendors
- On-Site Parking Lot with Additional Parking Nearby for Overflow
- Full ADA Access with Signage Options on State Street
- Vibrant Downtown Kennett Square Location – Walking Distance to Shops/Restaurants/Nightlife



LEASE RATE: \$22 PSF NNN

PROPERTY PHOTOS



148 W STATE STREET | KENNETT SQUARE, PA

DOWNTOWN KENNETT SQUARE





The Market at Liberty Place is a 10,000-square-foot destination in the heart of downtown Kennett Square, offering a unique mix of local businesses, food vendors, live music, and community events. Since opening in 2013, The Market has grown into a popular gathering place that attracts residents, visitors, families, and professionals throughout Kennett Square and the surrounding Chester County area. Its welcoming atmosphere and diverse offerings create a lively destination throughout the year, contributing to the strong sense of community and activity that defines downtown Kennett Square.

A Piece of American History

Liberty Place has a history unlike almost any other building in Kennett Square.

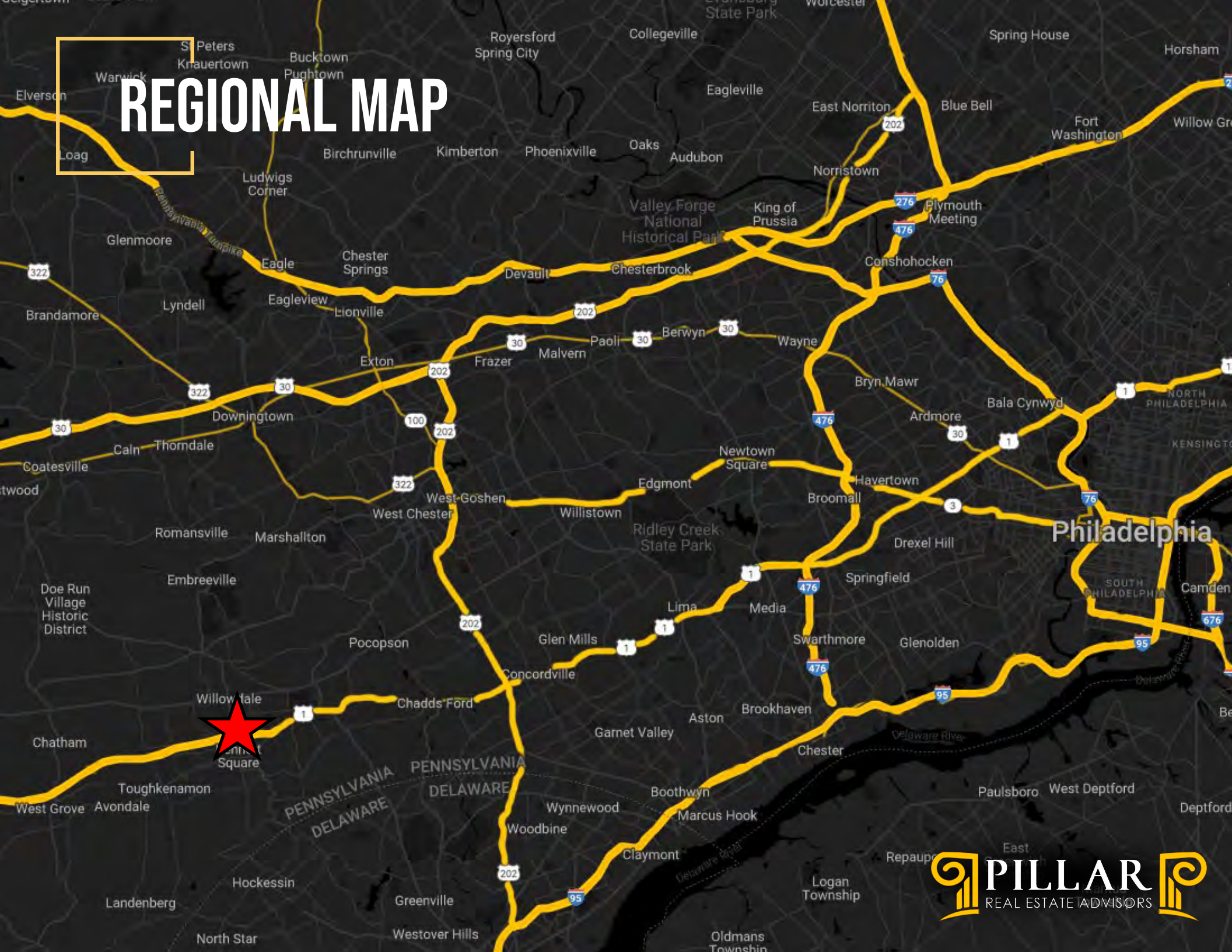
Constructed in 1948, the building incorporates steel salvaged from the **Joshua Alexander, a World War II-era Liberty Ship**. Built in a Baltimore shipyard using Bethlehem steel, the vessel was part of the famed Liberty Ship program that helped transport troops, equipment and critical supplies during World War II.

Following the war, steel from the ship was repurposed in the construction of 148 West State Street. The property later became a longtime Kennett Square landmark and eventually served as the corporate headquarters of Genesis Health Ventures.

Today, appropriately named **Liberty Place**, the property carries that history forward as a distinctive mixed-use office, retail and dining destination in the heart of downtown Kennett Square.

From Liberty Ship to Liberty Place — a piece of World War II history reimagined for the next generation.

REGIONAL MAP



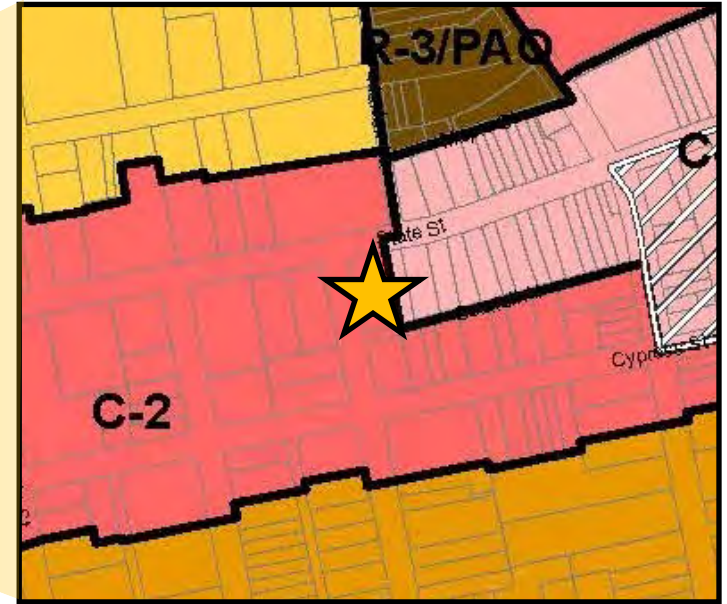
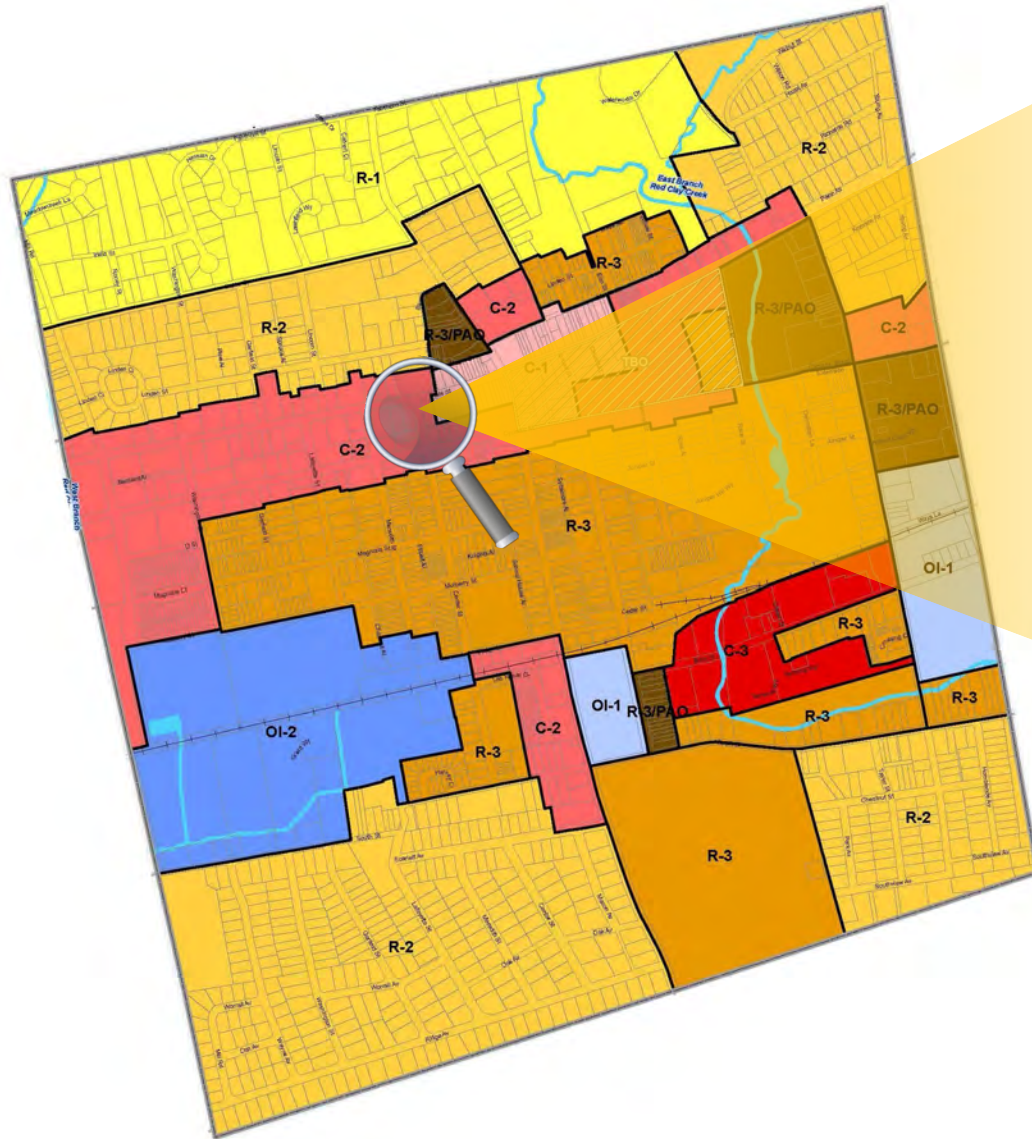
Kennett Square is a charming borough located in southern Chester County, Pennsylvania, known for its historic architecture, lively downtown, and scenic surroundings. With a population of just over 6,000, Kennett Square offers a peaceful, small-town atmosphere while still being within easy reach of major urban centers like Philadelphia and Wilmington.

One of the town's main attractions is its vibrant downtown area, which features a wide variety of locally-owned shops, restaurants, and cafes. Visitors can explore art galleries, antique stores, and specialty boutiques, or enjoy a meal at one of the many popular eateries. In addition, Kennett Square is famous for its mushroom industry, with over 65% of the nation's mushroom crop being produced in the surrounding area. The town celebrates this unique heritage with an annual Mushroom Festival, which draws thousands of visitors each year.

The Kennett Square community also offers plenty of opportunities for outdoor recreation, with numerous parks, nature preserves, and hiking trails located within a short drive. Longwood Gardens, a world-renowned horticultural display garden, is just a few miles outside of town and attracts visitors from around the globe. With its combination of small-town charm, lively downtown, and scenic surroundings, Kennett Square is a great place to live, work, and visit.



ZONING MAP



ZONING: C-2
SECONDARY COMMERCIAL

**All zoning information should be independently verified with governing municipality

ZONING CODE

23-19 C-2 Secondary commercial district.

- (a) Purpose. The purpose of the C-2 District is to encourage a variety of commercial uses, moderate density residential uses, and other appropriate uses which support and reinforce the primary retail district and that fit with the purpose as set forth in section 23-3 of this chapter.
- (b) Uses Permitted by Right. Each of the following principal uses and their accessory uses are permitted by right in the C-2 Secondary Commercial District, provided that the use type, dimensional, and all other applicable requirements of this chapter are satisfied. Any change in use, occupancy, or purpose, on a property within the Historic District shall be reviewed by borough staff, who may make recommendations to borough council, including the imposition of conditions, in connection with any requests for a certificate of appropriateness under the HARB ordinance. Borough council shall have the power to impose those conditions on the approval of a certificate of appropriateness, as recommended by borough staff.
- (1) The retail sale of dry goods, variety and general merchandise, clothing, food, flowers, beverages, drugs, household goods, supplies or furnishings, and the sale and repair of jewelry, watches, clocks, optical goods, radios and televisions, or musical, professional, or scientific instruments are permitted by right, unless that use is listed in subsection (c), Special Exception Uses, below.
 - (2) Business offices, banks, financial services, medical office buildings, professional offices, and professional/administrative services.
 - (A) Uses may not include a drive in/through facility without meeting the special exception requirements for a land use with a drive in/through facility as outlined in section 23-29 of this chapter.
 - (3) Commercial indoor recreation.
 - (4) Commercial warehousing and storage, when incidental to a retail use. The warehousing and storage shall be related to that retail use and serving no other facility.
 - (5) Essential public uses including, but not limited to, arts centers, offices for a civic organization, museum, library, and post office (not including a post office distribution center).
 - (6) Group home. [See subsection 23-29(c)(22)]
 - (7) Hotel/motel.
 - (8) Movie theater.
 - (9) Nursery/greenhouse.
 - (10) Residential uses—Any use allowed as a by right use in the R-3 Zoning District.
 - (11) Outdoor recreation, including public parks, private membership clubs (i.e. swimming, skate parks, tennis), and picnic groves.
 - (12) Restaurant, without drive in/through service.
 - (13) Parking facilities.
 - (14) Brewpub.
 - (15) Microbrewery.
 - (16) Nanobrewery.
 - (17) Regional brewery.
 - (18) Wine bar/BYOF.
 - (19) Personal Service.
 - (20) Alternative learning center.
 - (21) Revitalization/Additional uses of properties, pursuant to section 23-19(k).
- (c) Special Exception Uses. Each of the following principal uses and their accessory uses may be permitted in the C-2 Secondary Commercial District by the zoning hearing board in accordance with the standards contained in section 23-29 of this chapter:
- (1) Adult day care center;
 - (2) Adult entertainment uses;
 - (3) Animal hospital/ kennel;
 - (4) Auditorium/theater;
 - (5) Automobile oriented uses and automobile sales;
 - (6) Bar/tavern;
 - (7) Bus station/terminal;
 - (8) Commercial outdoor recreation;
 - (9) Fast food restaurant;
 - (10) Fire station;
 - (11) Health club;
 - (12) Hospital;
 - (13) Institutional uses—Class I or Class II;
 - (14) Land uses with a drive in/drive-through feature;
 - (15) Open air seasonal market;
 - (16) Planned development;
 - (17) Public uses that are not otherwise listed herein;
 - (18) Rooming house/boarding house;
 - (19) Warehouse and industrial uses—Limited to the following uses:
 - (A) Major auto repairs;
 - (B) Recycling collection facilities;
 - (C) Radio/television transmitter;
 - (D) Truck or bus repair.
 - (20) Telephone exchange building;
 - (21) Tennis club.
- (d) Conditional Use—RC Neighborhood Development (RCND).
- (1) Purpose. The RCND is designed for the redevelopment of large tracts situated within the C-2 Secondary commercial district in order to foster the creation of human scaled, pedestrian friendly, residential and mixed use neighborhoods, including appropriate dimensional requirements, yard requirements and design standards.

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