

# FORMER BANK BUILDING FOR SALE

1584 PAOLI PIKE, WEST CHESTER, PA

±1,762 SF ON ±1.10 ACRES FOR SALE



## property highlights.

- Bank building fronting Paoli Pike available for sale
- Drive-thru accessible
- Paoli Pike Traffic Count: 10,895 VPD
- Zoning: C2
- Perfect for Medical, Fast Food, Dentist, Wireless or Office
- Property Tax Estimate (2019): \$10,041.75
- Asking Price: \$700,000

## stats.

2019 DEMOGRAPHICS*	1 MILE	3 MILES	5 MILES
EST. POPULATION	5,125	44,595	122,731
EST. HOUSEHOLDS	2,163	17,997	46,422
EST. AVG. HH INCOME	\$146,879	\$131,374	\$131,140



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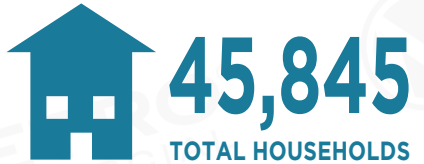
get in touch.

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\*DEMOGRAPHICS BASED ON A 5-MILE RADIUS



**5 Mile Schools and Colleges**

- West Chester University - 17,306
- Immaculata University - 4,456
- East High School - 1,245
- B. Reed Henderson High School - 1,220
- Fugett Middle School - 884
- Saints Peter & Paul School - 425
- East Goshen Elementary School - 412
- Saints Simon and Jude School - 366
- West Chester Christian School - 120
- Goshen Friends School - 70

**Major Attractions**

- Hershey Mill's Golf Club
- Natural Lands' Willisbrook Preserve
- QVC Studio Park
- West Chester Railroad Co
- American Helicopter Museum & Education Center
- West Goshen Community Park

**Major Employers**

- Vanguard Group Inc - 8,000
- Cerner Corp - 5,000
- Chester County Hospital - 1,668
- Sungard HE - 1,650
- UNISYS Corp - 1,500
- Strawberry Bakery - 1,300
- Paoli Hospital - 1,109
- Lasko Products Inc - 1,100
- Communications Test Design Inc - 1,000
- Weston Solutions Inc - 1,000
- Teva Pharmaceuticals USA - 1,000
- Qvc Inc - 900
- Saint-Gobain Corp - 800
- A Duie Pyle Inc - 650
- Ricoh Americas Corp - 600
- Devereux Human Resources - 560
- Children's Intellectual - 541
- Bryn Mawr Rehab Hospital - 517

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UNIVERSITY SCHOLARS PROGRAM  
PALCS

Wawa

PAOLI PIKE 10,895 VPD

DRIVE THRU LANE

PYLON

±1,762 SF  
±1.10 ACRES

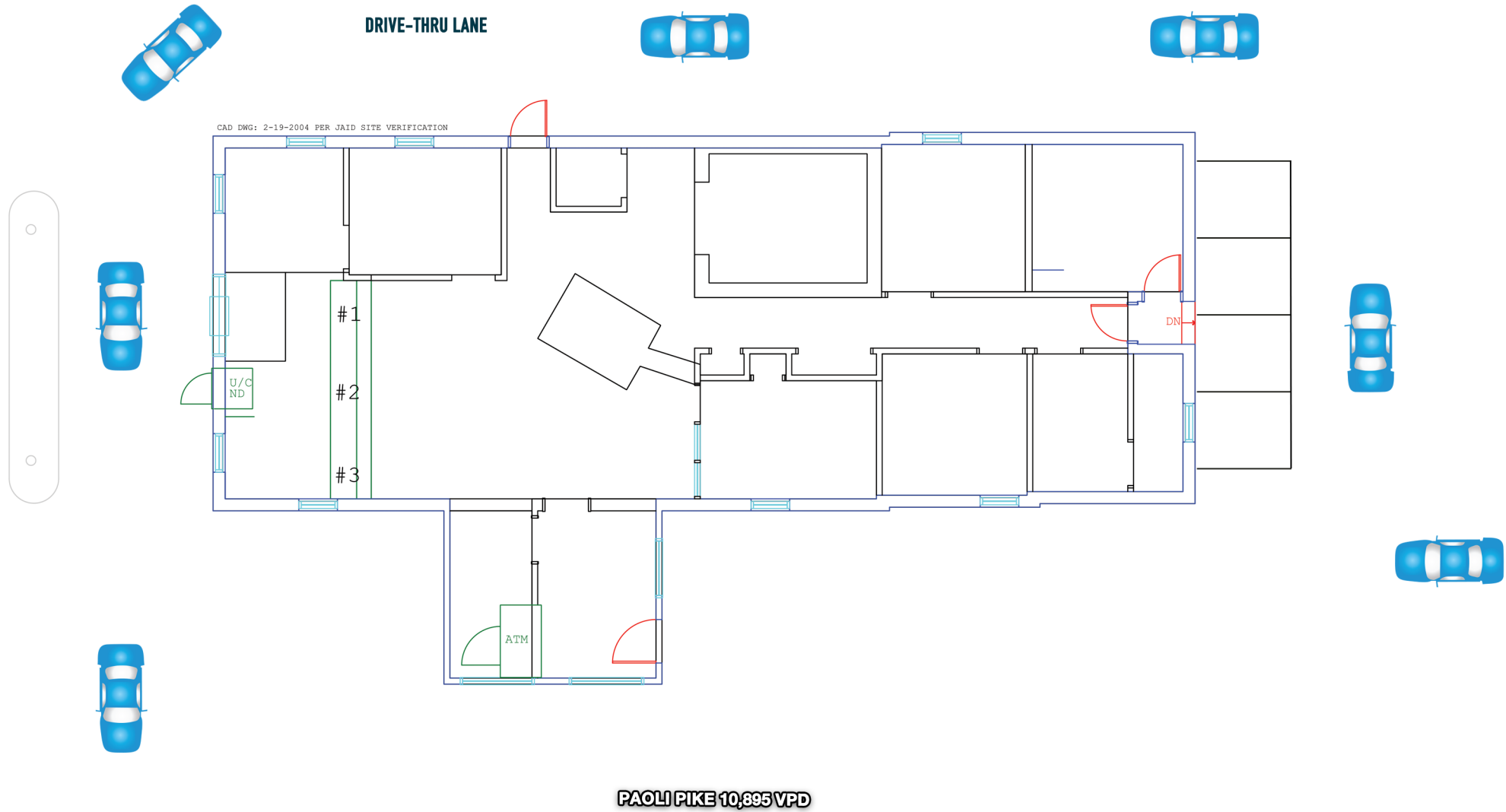
EAST GOSHEN  
ELEMENTARY SCHOOL

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# SPACE PLAN



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