



433 Hannum Avenue

West Chester, Pennsylvania

- 1,200 SF retail unit available for lease
- Adjacent to convenient store, gas station, and car wash
- (2) curb cuts on Hannum Avenue and (1) on N. Wayne Street
- Traffic count on Hannum Ave: 14,871 VPD
- Redfin Walk Score®: 91 (Walker's Paradise)
- Ample parking
- Located in densely populated West Chester
- Close proximity to West Chester University, numerous shopping destinations and cultural attractions



Demographics	1 mi	3 mi	5 mi
Population	21,995	55,413	107,348
Households	7,674	19,774	39,998
Median Household Income	\$58,157	\$84,765	\$94,326

LEASE RATE **Negotiable**

For more information:

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