

AVAILABLE FOR SALE

# Commercial and Industrial Opportunity

5.6+ AC Mixed Use Site For Sale



734 W. CYPRESS STREET, KENNETT SQUARE, PA. 19348



**Gary Lorgus**

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## Property Overview

- $\pm$  5.6 acres
- Located in Kennett and New Garden Townships, Chester County
- Zoned C-Commercial (Kennett) and C/I-Commercial/Industrial (New Garden), allowing a variety of uses
- Public Water
- Partial Land Approvals in Place
- Highway Occupancy Permit issued
- Shopping nearby



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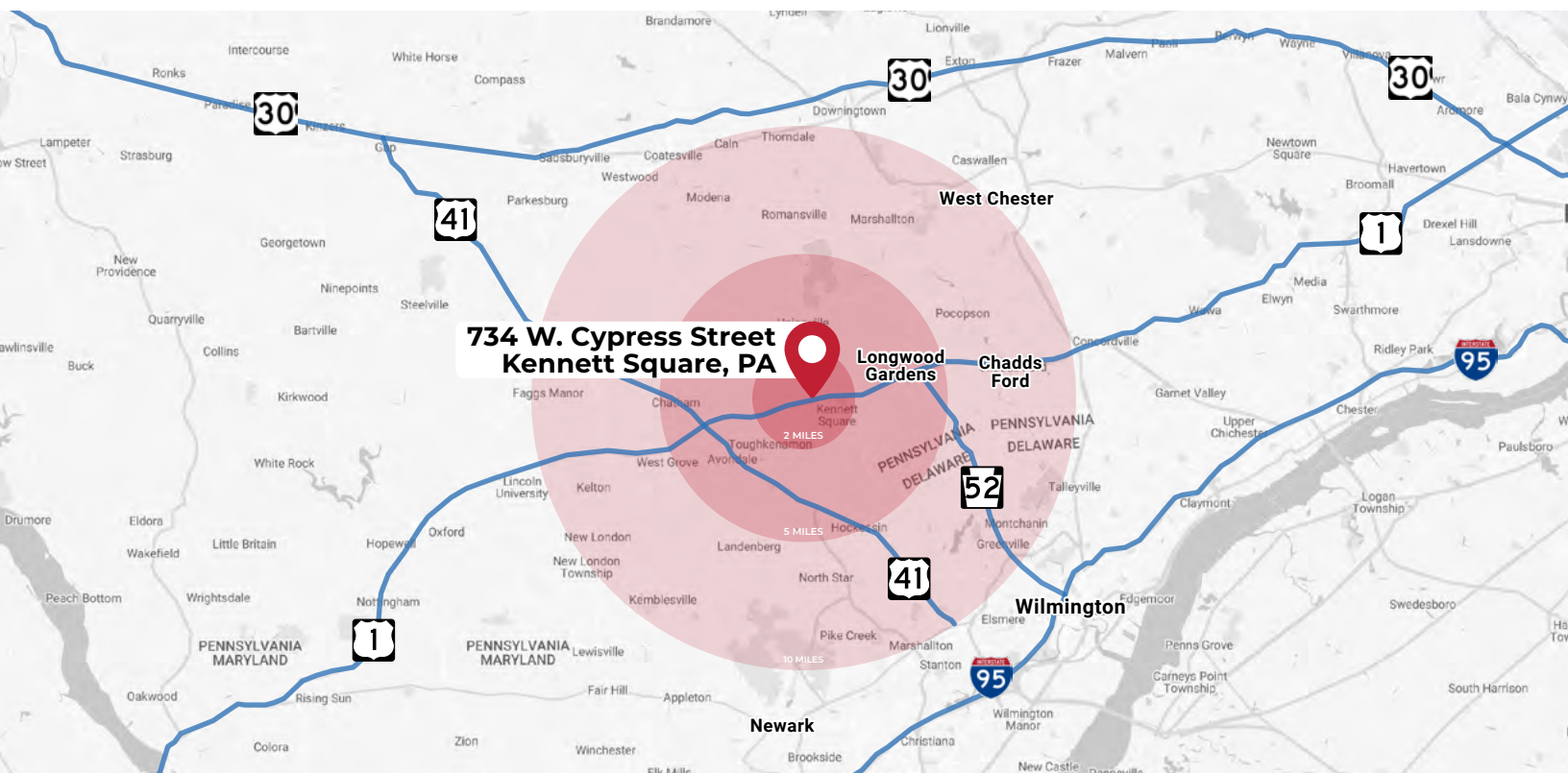
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## Location



## Demographics

| POPULATION           | 2 MILES   | 5 MILES   | 10 MILES  |
|----------------------|-----------|-----------|-----------|
| 2025 Population      | 14,797    | 51,596    | 233,164   |
| 2025 Households      | 5,053     | 18,329    | 87,099    |
| Avg Household Size   | 2.8       | 2.7       | 2.6       |
| Avg Household Income | \$135,675 | \$168,765 | \$152,860 |
| Median Home Value    | \$493,278 | \$601,502 | \$477,279 |
| Median Age           | 38.6      | 43.9      | 44.1      |

## Traffic

| STREETS                                                   | TRAFFIC VOLUME | COUNT YEAR  |
|-----------------------------------------------------------|----------------|-------------|
| W. Baltimore Pike between N. Mill Rd and N. Thompson Rd.  | AADT 5464      | August 2023 |
| W. Cypress Street between S. Mill Rd. and N. Thompson Rd. | AADT 5895      | August 2023 |

Source: PennDOT

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734 W. Cypress St., 5.6+ acres for Sale



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