

9N
HIGH
West Chester, PA

PREMIER WEST CHESTER RESTAURANT LOCATION
IN THE CENTER OF IT ALL



BEST IN CLASS

- +/-14,000 SF Available High-end Restaurant Space
- Beautiful High Ceilings, historic accents throughout the space
- Abundant Natural Light
- Separate Service Elevator. Kitchen to upper level
- Located in the center of West Chester Borough on High Street between Gay Street and Market Street
- Close Proximity to Chester County Courthouse and Administrative Offices
- Over 1,000 Public Parking Spaces within 1 Block
- TI Package Available for qualified tenants



*Conceptual restaurant rendering



CURRENT

CONCEPT





CURRENT

CONCEPT





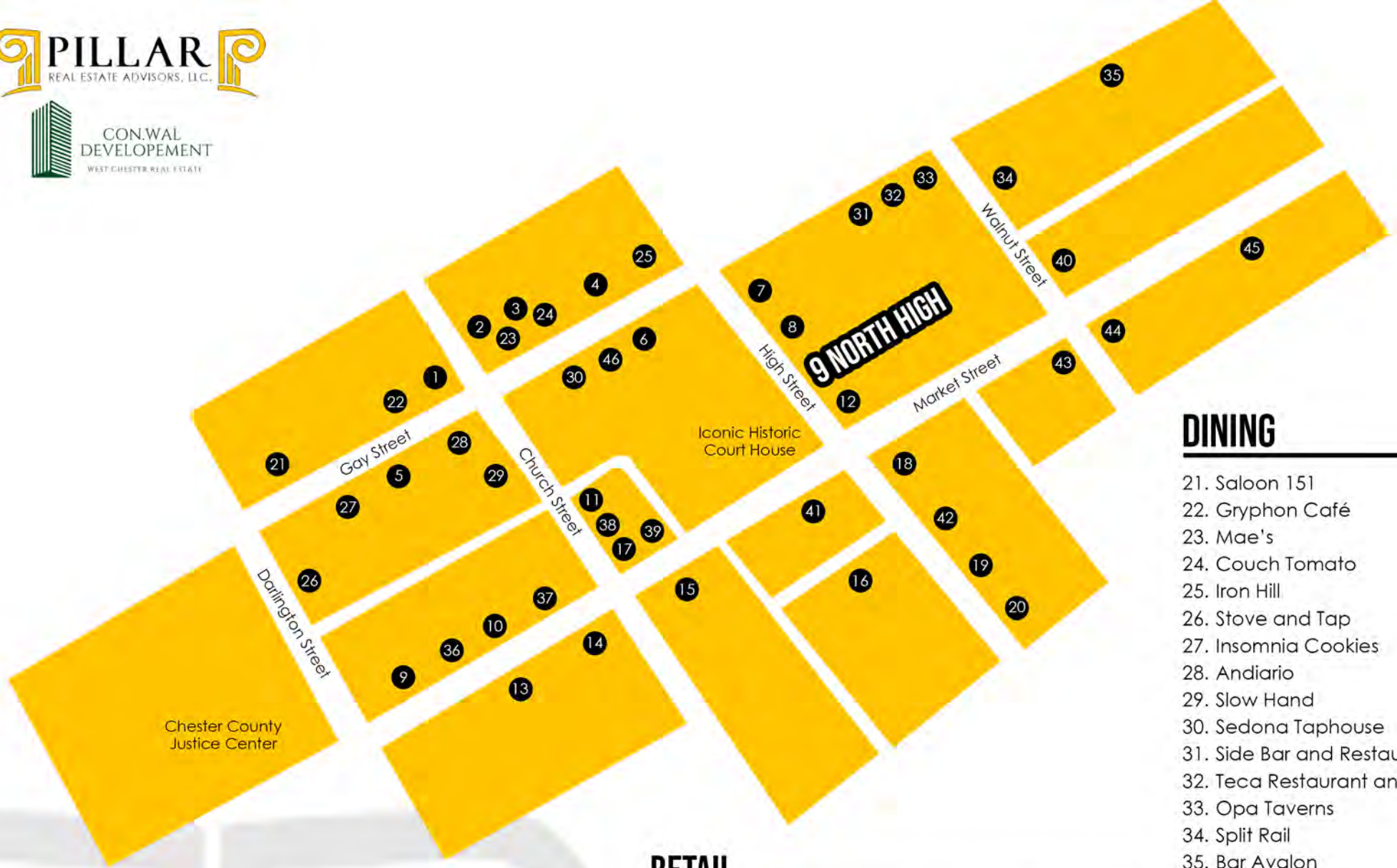
CURRENT

CONCEPT



WEST CHESTER PUBLIC PARKING





MEET THE NEIGHBORS

RETAIL

- | | |
|------------------------------|----------------------|
| 1. Melena's Vintage Boutique | 11. Yori's Bakery |
| 2. Fairmans | 12. BB&T |
| 3. KALY | 13. Carlino's Market |
| 4. Big Jewelers | 14. Fulton Bank |
| 5. Taylor's Music | 15. Santander |
| 6. La Chic Boutique | 16. Eclat Chocolate |
| 7. Sunset Hill Jewelers | 17. Kilwins |
| 8. Wells Fargo | 18. Chase |
| 9. The 5 Senses | 19. Phineas Gage |
| 10. Hop Fidelity | 20. Sensory Spa |

DINING

- 21. Saloon 151
- 22. Gryphon Café
- 23. Mae's
- 24. Couch Tomato
- 25. Iron Hill
- 26. Stove and Tap
- 27. Insomnia Cookies
- 28. Andiaro
- 29. Slow Hand
- 30. Sedona Taphouse
- 31. Side Bar and Restaurant
- 32. Teca Restaurant and Bar
- 33. Opa Taverns
- 34. Split Rail
- 35. Bar Avalon
- 36. Pietro's Prime
- 37. Sterling Pig Public House
- 38. Greystone
- 39. Mercato
- 40. Limoncello
- 41. Market Street Grill
- 42. Barnaby's
- 43. Ram's Head Bar and Grill
- 44. Más Mexicali Cantina
- 45. Bonchon
- 46. Kildares Irish Pub



THE SOCIAL
SOUTHERN SCRATCH KITCHEN & BAR

CHESTNUT SQUARE

market street flats

the **SPLIT RAIL** tavern

Limoncello

MÁS
REGIONAL CANTINA

UNITED STATES POSTAL SERVICE

OPA
taverna
west Chester, PA

RAMS HEAD
BAR & GRILL

RITE AID

teca

WELLS FARGO

BB&T

CHASE

SB Side Bar RESTAURANT

Gay Street

Market Street

High Street



DRIVE TIMES

9 North High
West Chester, PA

Philadelphia

Philadelphia
International
Airport

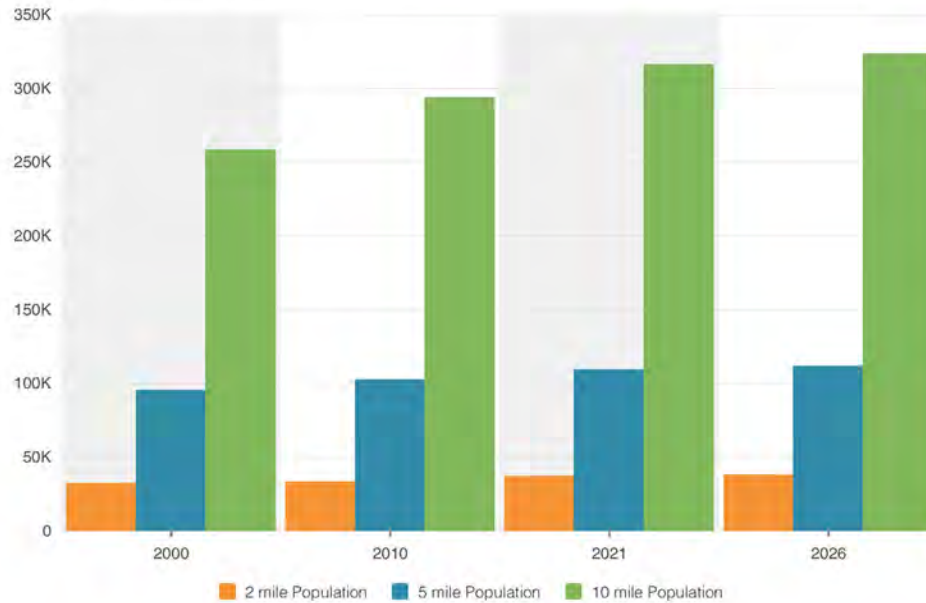
Chadds Ford

Wilmington

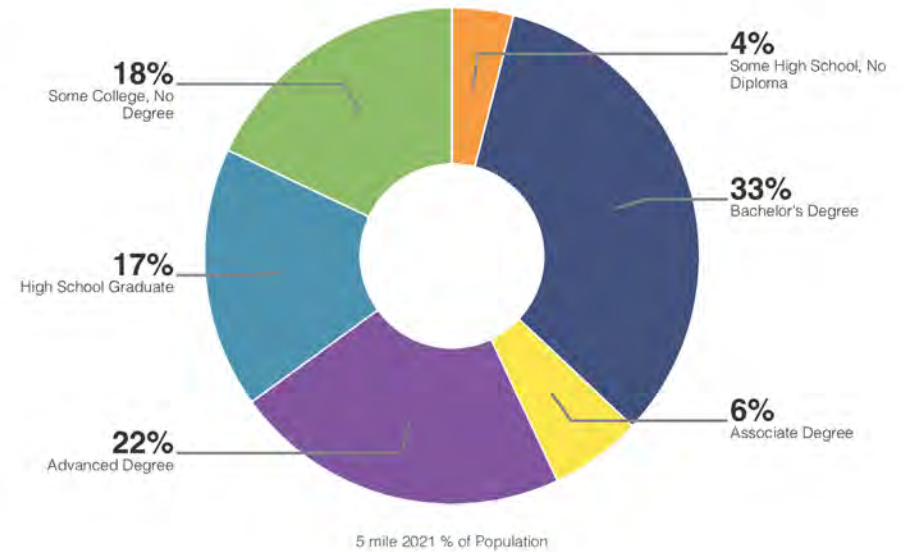
DRIVE TIMES	
Center City Philadelphia	57 Minutes
Philadelphia International Airport	43 Minutes
Wilmington, DE	41 Minutes

DEMOGRAPHICS

POPULATION



EDUCATION

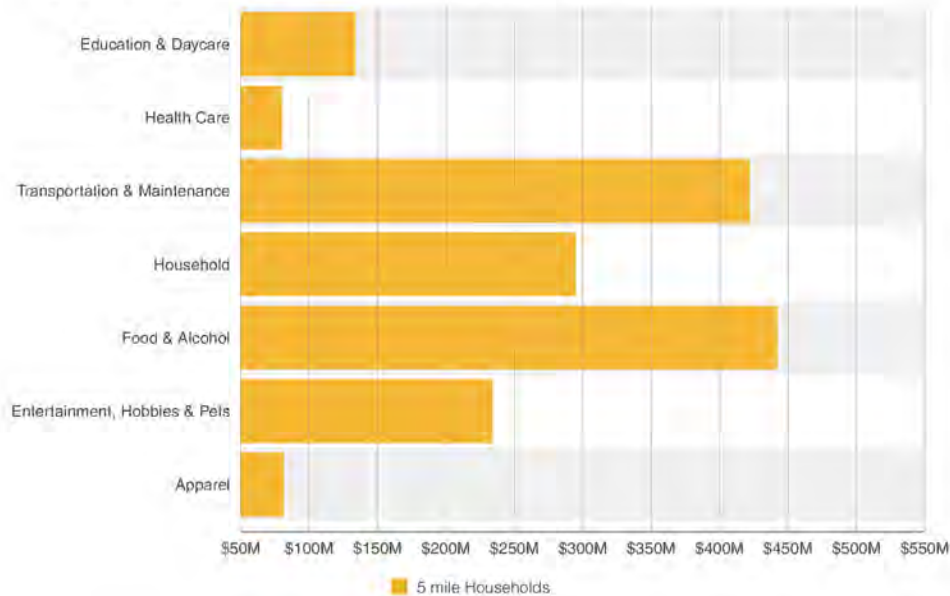


DAYTIME EMPLOYMENT

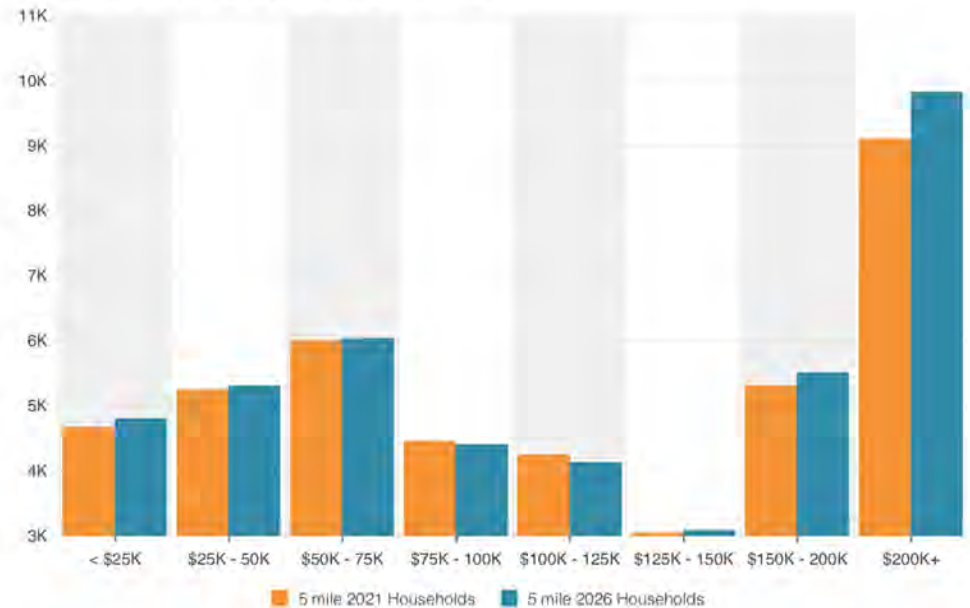
Radius	2 mile			5 mile			10 mile		
	Employees	Businesses	Employees Per Business	Employees	Businesses	Employees Per Business	Employees	Businesses	Employees Per Business
Service-Producing Industries	22,977	2,910	8	52,301	5,589	9	173,457	16,067	11
Trade Transportation & Utilities	3,250	394	8	8,546	810	11	35,044	2,491	14
Information	639	70	9	1,472	140	11	12,265	418	29
Financial Activities	2,038	343	6	4,803	722	7	23,045	2,152	11
Professional & Business Services	3,721	574	6	9,093	1,101	8	22,033	2,982	7
Education & Health Services	6,498	825	8	13,827	1,618	9	44,417	4,854	9
Leisure & Hospitality	2,803	239	12	5,461	421	13	18,813	1,225	15
Other Services	1,633	322	5	5,733	594	10	12,039	1,629	7
Public Administration	2,395	143	17	3,366	183	18	5,801	316	18
Goods-Producing Industries	4,476	362	12	10,032	754	13	27,253	2,083	13
Natural Resources & Mining	37	6	6	102	15	7	550	56	10
Construction	1,945	252	8	4,211	527	8	10,160	1,458	7
Manufacturing	2,494	104	24	5,719	212	27	16,543	569	29
Total	27,453	3,272	8	62,333	6,343	10	200,710	18,150	11

DEMOGRAPHICS

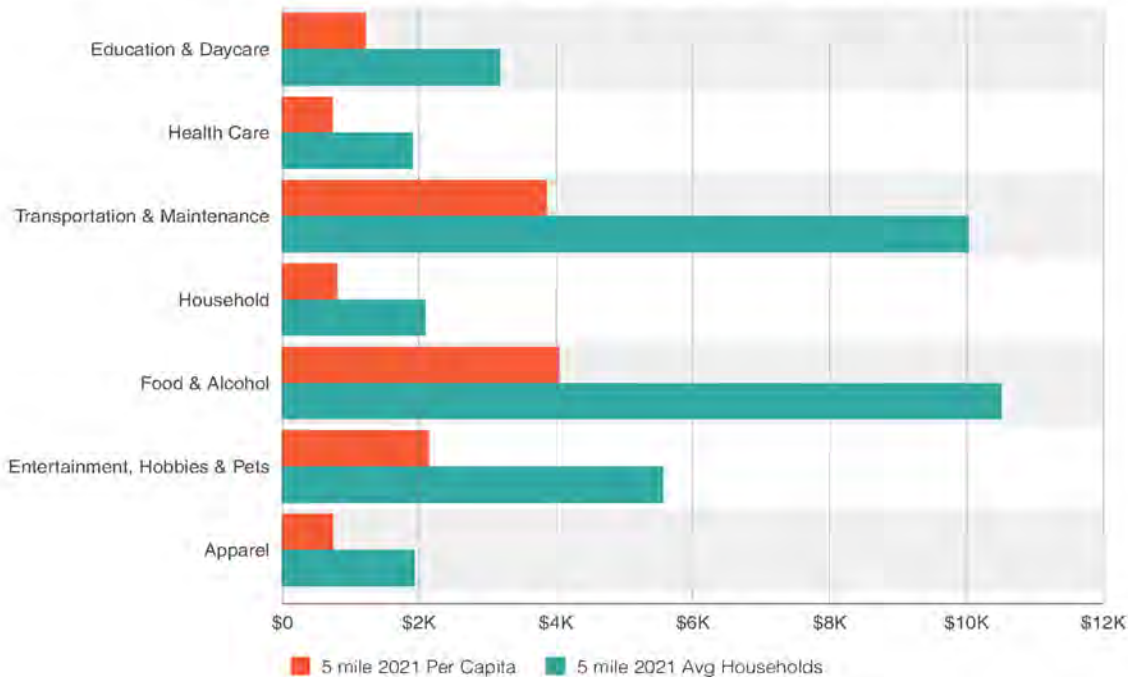
CONSUMER SPENDING



HOUSEHOLD INCOME



PER CAPITA & AVERAGE HOUSEHOLD SPENDING



To determine the fastest-growing counties statewide and nationwide, Stacker used data from the U.S. Census Bureau. Counties were ranked based on the highest population growth from 2010 to 2020.

Chester County ranked in third place in Pennsylvania and No. 169 nationwide. It saw a population change of 43,842 in that period.

Percentage-wise, Chester County recorded an 8.9 percent increase. This puts it again in third place in Pennsylvania and No. 617 nationally.

In 2020, the county had a population of 534,413, which made it the seventh-largest county in Pennsylvania and the 133rd-largest county nationwide.



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