

OFFERING MEMORANDUM



Deli Grove

1401 S Whitford Road
West Chester PA 19380

Deli Grove

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DELI GROVE

01

Executive Summary

Investment Summary

Location Summary

OFFERING SUMMARY

ADDRESS	1401 S Whitford Road West Chester PA 19380
COUNTY	Chester County
BUILDING SF	3,480 SF
LAND SF	21,850 SF
YEAR BUILT	1988
YEAR RENOVATED	2018
OWNERSHIP TYPE	Fee Simple

FINANCIAL SUMMARY

OFFERING PRICE	\$825,000
PRICE PSF	\$237.07

DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
2020 Population	5,845	37,371	126,154
2020 Median HH Income	\$121,907	\$108,823	\$98,963
2020 Average HH Income	\$146,924	\$138,161	\$129,091

- Excellent Retail Location - High barrier to entry
- Flexible Zoning options
- New Roof (2016)
- New Roof (2018)
- 8,957 Vehicles AADT



KW Commercial is pleased to present 1401 S Whitford Road, also known as Deli Grove, a West Chester neighborhood staple for over 40 years. Deli Grove was established in 1988 and has been serving the community as a well-known deli/sandwich shop/grocer for generations. The location has a PA Lottery Sales license for both pick tickets and scratch-off tickets. The opportunity provides a new owner to reimagine how this location will serve the growing community for a variety of uses.

Deli Grove operates as a deli, grill, eat-in neighborhood joint, and a grocery/convenience store. They offer hot and cold sandwiches, burgers, fries, ice cream, and many more menu options. Included in the sale of the property is all inventory, ranges, ovens, tables and chairs, shelves and counters, etc.

New roof (2016), New 5 ton A/C units (2) installed (2018). 16 allotted private parking spots.

The location is surrounded by residential neighborhoods on all sides and is situated just 3 miles from downtown West Chester borough, 3 miles from downtown Exton, and 4 miles from Downingtown, PA.

Nestled in the heart of Pennsylvania's Brandywine Valley, West Chester is a picturesque and historic community that offers small-town charm with cosmopolitan flair. The Philadelphia Inquirer called it "one of the world's most perfect small towns." And West Chester has received a multitude of awards and recognitions.

Main Street America recognizes West Chester with the Great American Main Street Award, awarded the top ten "Best Small Town Downtowns in the United States" by Bert Sperling and Peter Stander, authors of Best Places to Raise a Family. It is home to more than 65 restaurants and 75 retail establishments, boutiques, and art galleries. Hosting over 100 events annually, West Chester brings thousands of visitors and residents to the downtown area on a regular basis.

West Chester's is home to QVC and the downtown area hosts The QVC West Chester Christmas Parade, one of the area's premier events, and is Nationally Broadcasted.

West Chester University of Pennsylvania is the largest of the 14 public institutions in the Pennsylvania State System of Higher Education and the fourth-largest university in the Philadelphia area with current enrollment at 17,500 students.

The University offers more than 100 graduate and undergraduate programs in the arts and sciences, business and public affairs, the social sciences, visual and performing arts, health sciences, and teacher education.

Undergraduates are encouraged to participate in experiential learning opportunities, which range from internships to collaborative research with faculty members. In 2014, WCU launched a Summer Undergraduate Research Institute that offers even more undergraduates the chance to pursue significant research. Service-learning is an integral component of many courses at West Chester and the keystone of the Honors College.

Locator Map





02

Property Description

Property Features

Aerial Map

Parcel Map

Additional Maps

Pictures with Captions

DELI GROVE

PROPERTY FEATURES

BUILDING SF	3,480
LAND SF	21,850
YEAR BUILT	1988
YEAR RENOVATED	2018
# OF PARCELS	1
ZONING TYPE	R1
BUILDING CLASS	Commercial
LOCATION CLASS	B
NUMBER OF STORIES	1
NUMBER OF BUILDINGS	1
NUMBER OF PARKING SPACES	16
STREET FRONTAGE	Yes
TRAFFIC COUNTS	8,957 Vehicles
NUMBER OF INGRESSES	2
NUMBER OF EGRESSES	2

NEIGHBORING PROPERTIES

NORTH	Main Street at Exton
SOUTH	Downtown West Chester
EAST	Wawa / CVS
WEST	Downtown Downingtown

MECHANICAL

HVAC	Central
ELECTRICAL / POWER	Peco

















03

Demographics

Demographic Details

Demographic Charts

DELI GROVE

POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	4,790	31,965	109,192
2010 Population	5,770	35,641	120,210
2020 Population	5,845	37,371	126,154
2025 Population	5,893	40,496	131,199
2020 African American	266	1,355	6,688
2020 American Indian	5	69	211
2020 Asian	1,001	4,793	11,112
2020 Hispanic	197	1,177	7,656
2020 Other Race	39	298	2,595
2020 White	4,378	30,033	102,630
2020 Multiracial	156	812	2,877
2020-2025: Population: Growth Rate	0.80 %	8.10 %	3.95 %

2020 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	27	418	2,812
\$15,000-\$24,999	34	429	2,194
\$25,000-\$34,999	72	632	2,618
\$35,000-\$49,999	111	729	3,203
\$50,000-\$74,999	320	2,063	7,332
\$75,000-\$99,999	194	1,850	5,842
\$100,000-\$149,999	545	3,336	9,946
\$150,000-\$199,999	413	1,957	5,895
\$200,000 or greater	402	2,540	7,780
Median HH Income	\$121,907	\$108,823	\$98,963
Average HH Income	\$146,924	\$138,161	\$129,091

HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2000 Total Housing	1,640	12,035	41,685
2010 Total Households	2,072	13,250	45,087
2020 Total Households	2,118	13,955	47,623
2025 Total Households	2,141	15,189	49,676
2020 Average Household Size	2.76	2.65	2.53
2000 Owner Occupied Housing	1,471	9,174	28,543
2000 Renter Occupied Housing	160	2,629	11,994
2020 Owner Occupied Housing	1,888	10,789	32,257
2020 Renter Occupied Housing	230	3,166	15,365
2020 Vacant Housing	29	642	2,479
2020 Total Housing	2,147	14,597	50,102
2025 Owner Occupied Housing	1,905	10,934	32,800
2025 Renter Occupied Housing	236	4,255	16,876
2025 Vacant Housing	31	673	2,651
2025 Total Housing	2,172	15,862	52,327
2020-2025: Households: Growth Rate	1.10 %	8.55 %	4.25 %

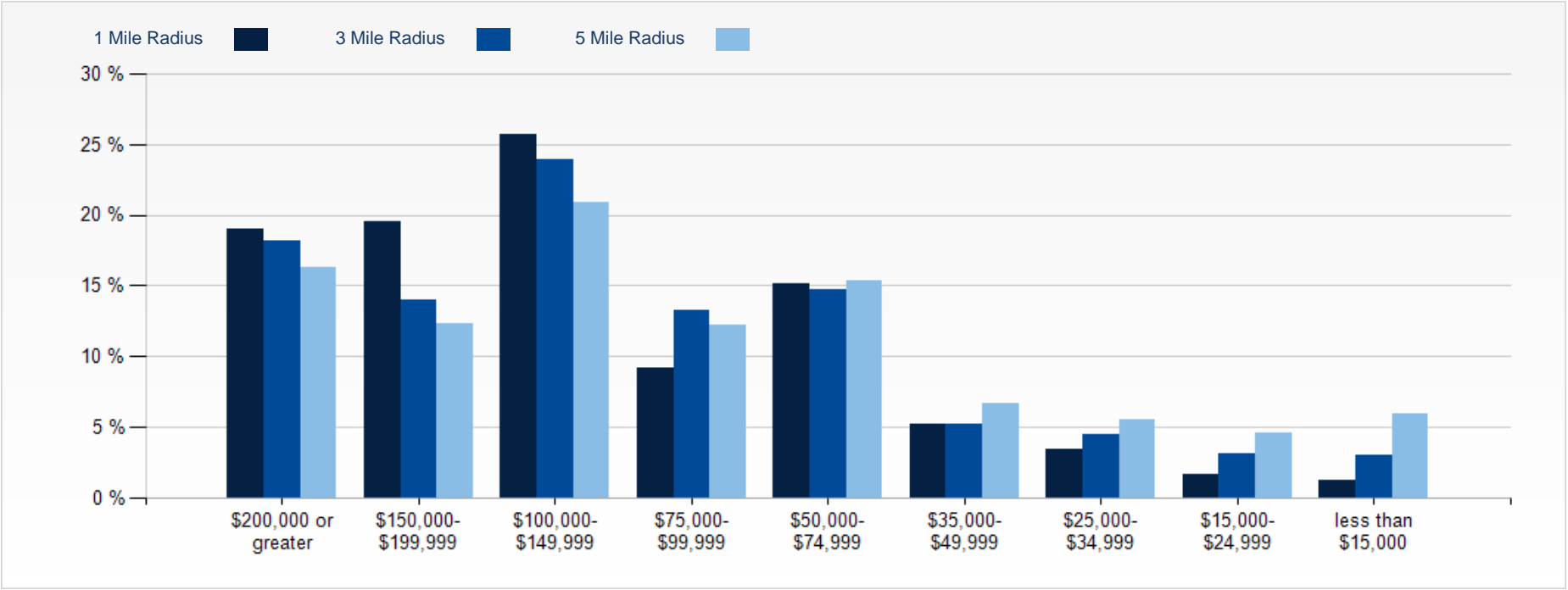
2020 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2020 Population Age 30-34	420	2,059	7,782
2020 Population Age 35-39	477	2,603	8,263
2020 Population Age 40-44	415	2,718	7,704
2020 Population Age 45-49	402	2,674	7,535
2020 Population Age 50-54	438	2,727	8,058
2020 Population Age 55-59	433	2,782	8,553
2020 Population Age 60-64	398	2,472	7,873
2020 Population Age 65-69	306	1,969	6,529
2020 Population Age 70-74	200	1,430	5,019
2020 Population Age 75-79	122	923	3,354
2020 Population Age 80-84	79	596	2,431
2020 Population Age 85+	64	691	2,978
2020 Population Age 18+	4,396	28,037	99,945
2020 Median Age	39	41	38

2020 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$102,896	\$89,547	\$81,305
Average Household Income 25-34	\$123,607	\$108,108	\$100,713
Median Household Income 35-44	\$153,374	\$127,228	\$121,253
Average Household Income 35-44	\$161,687	\$147,117	\$145,509
Median Household Income 45-54	\$140,094	\$142,169	\$137,457
Average Household Income 45-54	\$170,541	\$181,842	\$178,965
Median Household Income 55-64	\$135,823	\$124,409	\$116,972
Average Household Income 55-64	\$162,626	\$157,254	\$154,203
Median Household Income 65-74	\$94,858	\$84,303	\$79,727
Average Household Income 65-74	\$126,896	\$111,142	\$105,805
Average Household Income 75+	\$69,375	\$67,270	\$74,479

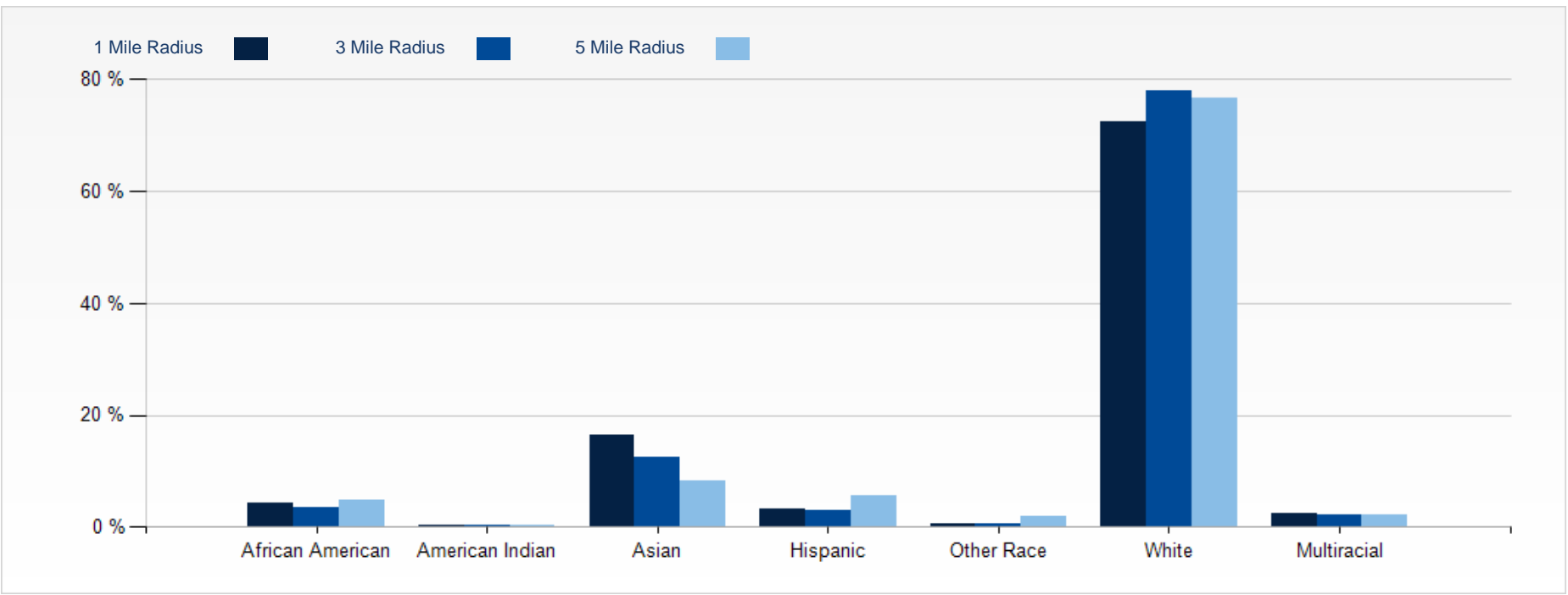
2025 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2025 Population Age 30-34	415	2,598	8,306
2025 Population Age 35-39	506	2,611	8,510
2025 Population Age 40-44	458	2,970	8,804
2025 Population Age 45-49	369	2,798	7,734
2025 Population Age 50-54	401	2,704	7,492
2025 Population Age 55-59	402	2,657	7,884
2025 Population Age 60-64	382	2,670	8,102
2025 Population Age 65-69	333	2,357	7,460
2025 Population Age 70-74	251	1,838	6,044
2025 Population Age 75-79	179	1,323	4,531
2025 Population Age 80-84	88	787	2,936
2025 Population Age 85+	77	766	3,148
2025 Population Age 18+	4,469	30,796	104,845
2025 Median Age	40	41	39

2025 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$112,313	\$100,125	\$90,568
Average Household Income 25-34	\$139,506	\$119,710	\$111,794
Median Household Income 35-44	\$157,557	\$148,804	\$134,158
Average Household Income 35-44	\$177,805	\$167,390	\$162,648
Median Household Income 45-54	\$153,016	\$155,100	\$146,738
Average Household Income 45-54	\$190,938	\$201,569	\$194,885
Median Household Income 55-64	\$151,095	\$139,439	\$127,644
Average Household Income 55-64	\$182,748	\$179,233	\$172,548
Median Household Income 65-74	\$106,751	\$93,430	\$86,290
Average Household Income 65-74	\$147,081	\$130,070	\$121,134
Average Household Income 75+	\$76,611	\$77,114	\$82,879

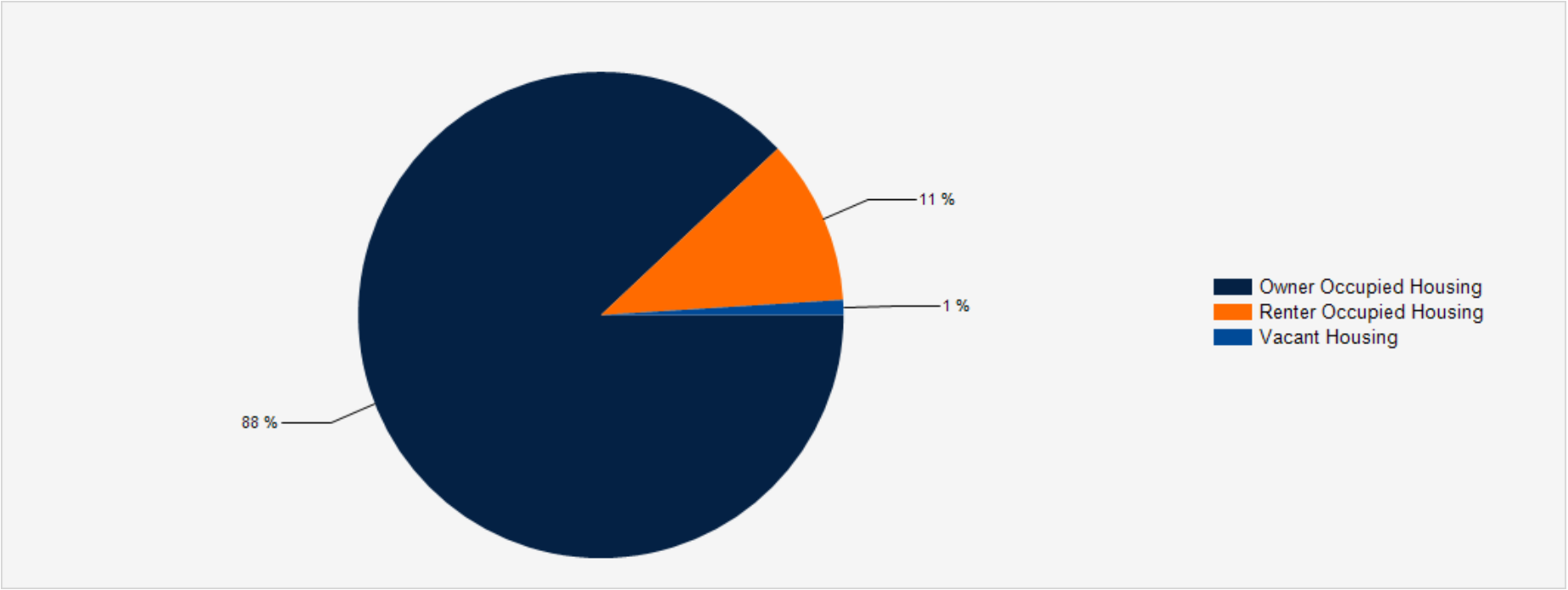
2020 Household Income



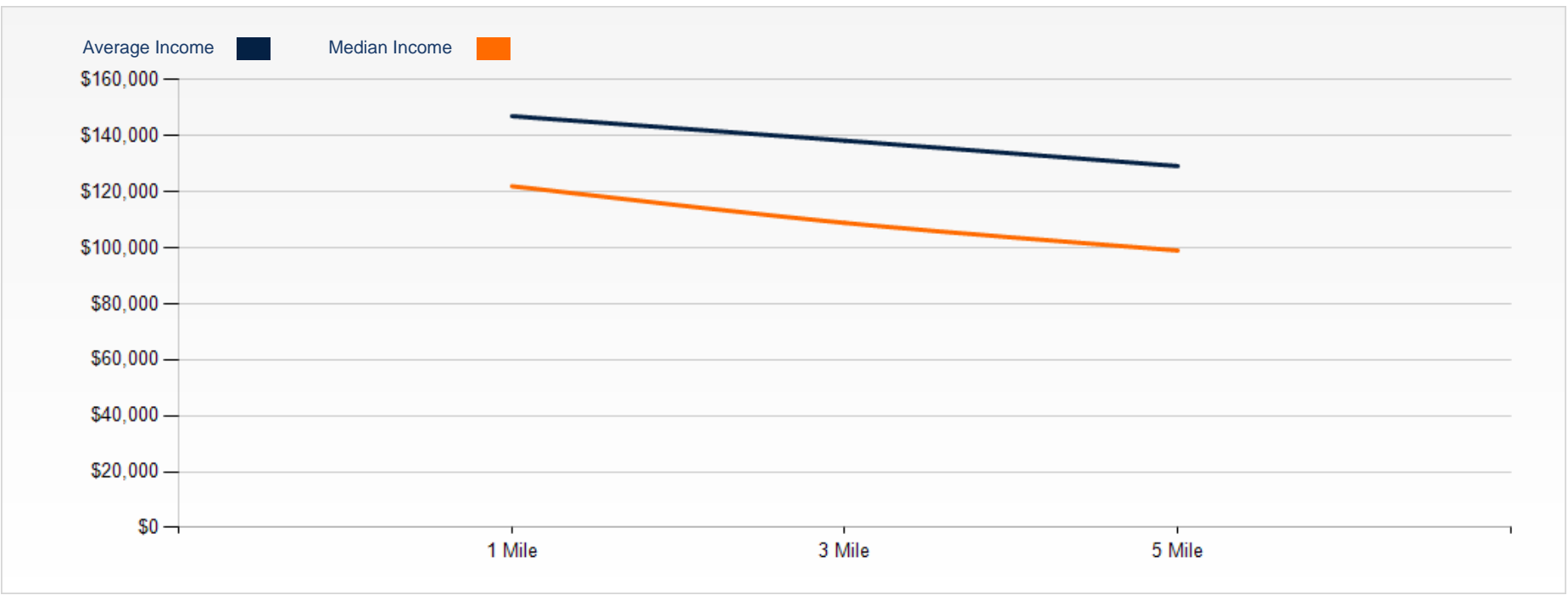
2020 Population by Race



2020 Household Occupancy - 1 Mile Radius



2020 Household Income Average and Median



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