

Opportunities for this space include:

- Farm-to-Table Restaurant
- Café/Coffee House
- Pastries & Desserts
- Wine Tasting & Cellar
- Artisan Bakery
- Flower Shop
- Specialty Gifts
- Artisan Soaps
- Book Store
- Office Spaces
- Creative Studios
- And More...



NATHAN JESTER HOUSE

AVAILABLE FOR LEASE

225 BRINTON'S BRIDGE ROAD • WEST CHESTER, PA 19382

H. Frank Rupp, Jr., *Owner*
484.443.8833

painterhousesuites@gmail.com

HISTORIC
— Est. 1758 —

Dilworthtown

www.HistoricDilworthtown.com

HISTORIC

— Est. 1758 —

Dilworthtown



NH 22-001 002

Artist Rendering of Campus Improvement Concept

Historic Dilworthtown is **NOW LEASING!**

We have over 10 available spaces for restaurants, offices, cafés, gift shops, outdoor events, and more...

4 miles to Downtown West Chester (West Chester University)

1391 Old Wilmington Pike ±16,000 ft²

| | | | | | |
|----------|--|--|--|--|---------|
| G | | | | | more... |
| H | | | | | |
| I | | | | | |

225 Brinton's Bridge Road ±3,100 ft²

| | | | | |
|----------|--|--|--|--|
| J | | | | |
| K | | | | |
| L | | | | |
| M | | | | |

1388 Old Wilmington Pike ±14,000 ft²

| | | | | | |
|----------|--|--|--|--|---------|
| B | | | | | more... |
| C | | | | | more... |
| D | | | | | more... |

Coming Fall '22

1395 Birmingham Road ±1,500 ft²

| | | | | | |
|----------|--|--|--|--|---------|
| E | | | | | more... |
| F | | | | | more... |

275 Brinton's Bridge Road ±3,999 ft²

| | | | | | |
|----------|--|--|--|--|--|
| A | | | | | |
|----------|--|--|--|--|--|

8 miles to Kennett Square (Longwood Gardens)

Map Legend:

| | | | | | | |
|-----------------------------|-------------|--------------|-----------|------------|-----------------|------------------------|
| | | | | | | |
| 2 nd Floor Space | Event Space | Parking Area | Stop Sign | Walk Paths | Campus Boundary | Township & County Line |

*Formerly the "Inn Keeper's Kitchen" **Formerly the "Blue Pear Bistro"

Potential Tenant Business Icon Legend:

| | | | | | | | | | | | | | | | | | | | | | | | |
|----------|---------------|--------------|-----------|------------|--------------|------------|----------------------|-------------|--------|-------------|---------------------|-------------|------------|--------------------|---------|------------|--------------|----------------|--------------|-----|---------|-------------|----------|
| | | | | | | | | | | | | | | | | | | | | | | | |
| Antiques | Artisan Goods | Bakery/Cakes | Bike Shop | Blacksmith | Beer/Brewery | Book Store | Cocktails/Distillery | Coffee/Café | Dining | Event Space | Fashion/Accessories | Flower Shop | Gift Store | Ice Cream/Desserts | Jewelry | Live Music | Office Space | Pottery Studio | Salon/Barber | Spa | Storage | Wine/Winery | Workshop |

HISTORIC Dilworthtown

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For Leasing Inquiries, Call:
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NATHAN JESTER HOUSE

LISTING DETAILS:

Property Address: 225 Brinton’s Bridge Road
West Chester, PA 19382

Building Rate: \$24 sqft / year

Available Interior Space (Square Footage Excludes Basement and Attic): ±2,920 sqft

Flagstone Patio Rate: \$18 sqft / year

Available Exterior Space (Square Footage Excludes Brick Patio and Rear Pathway): ±180 sqft

Sewer: Public (BCWSA)

Water: Public (AQUA)

Electricity: 200 Amps (PECO)

Fuel: Natural Gas (PECO)

County: Chester County

Township: Birmingham Township

Zoning: C-H (Historic-Commercial District)

PROPERTY DESCRIPTION:

The *Nathan Jester House* is one of the most beautiful, untapped gems of *Historic Dilworthtown*. Built in approximately 1800, it functioned as the home of the late *Dilworthtown Inn* owner, Jim Barnes. While he used it primarily as his escape from the fast-paced restaurant life, we are intending to adapt its use as a café and bakery. We are looking for it to offer its patrons: coffee, desserts, baked goods, and specialty gifts.

The property is already zoned the same C-H (Historic-Commercial District) as the rest of the campus and we are willing to work with tenants to renovate it for commercial use. The building is being offered as a whole or as first floor café/bakery and as private suites on the second floor. The second floor would be perfect for creative individuals wanting to teach: painting, pottery, jewelry making, yoga, hold book clubs, or as general office space. Our hope is the house becomes a hub for creativity and whimsy and provides the community with the same welcoming retreat that Jim Barnes’ enjoyed.

PROPERTY FEATURES:

- ±1,460 sqft (1ST Floor)
- ±1,221 sqft (2ND Floor)
- ±180 sqft (Flagstone Patio)
- Built ~1800. North-side addition added in 2003.
- One, (Uni-Sex) Restroom on the 1ST Floor and Two, (Uni-Sex) Restrooms on the 2ND Floor.
- There are 185 Shared, Off-Street Parking Spots in *Historic Dilworthtown*. It may be possible to add additional parking spaces in close proximity to the *Nathan Jester House* (see *Campus Improvement Concept* rendering on Page 2).
- Dining, High-Top and Outdoor Tables Available.



The Store (A)



Customer Ordering Area (B) / Kitchen



The Lounge (C)

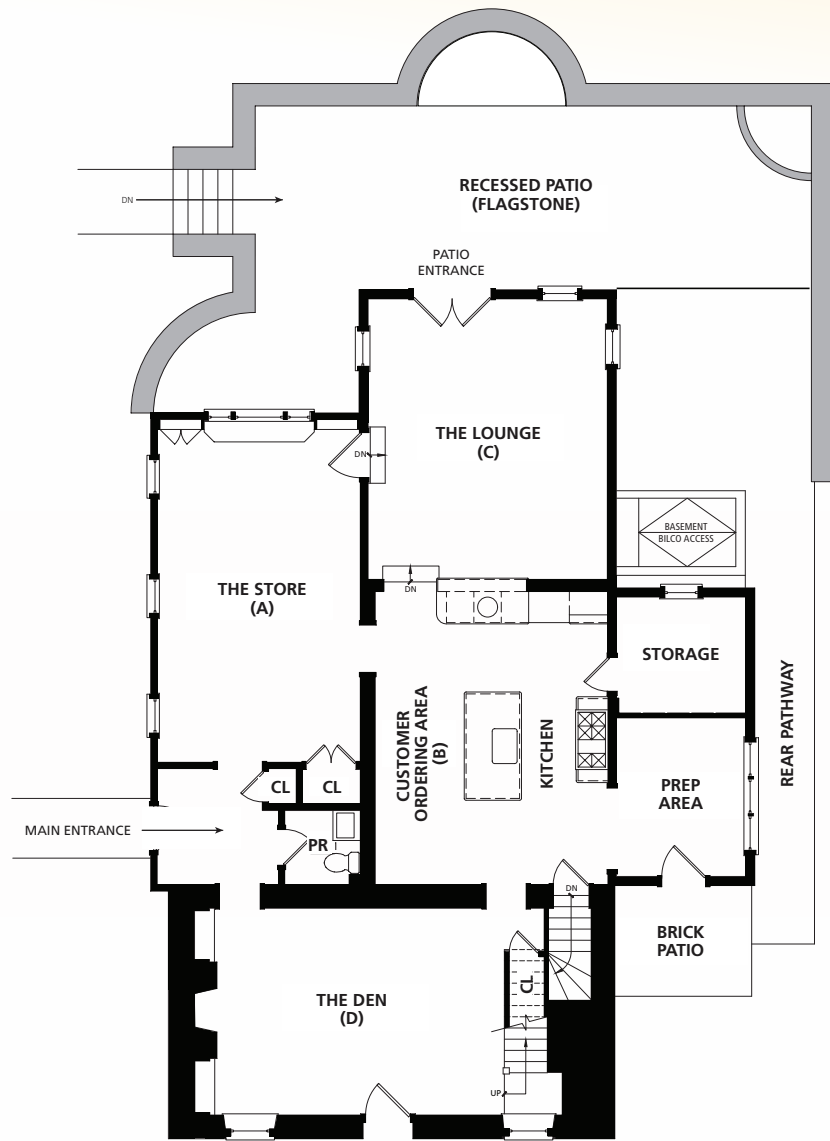


The Den (D)

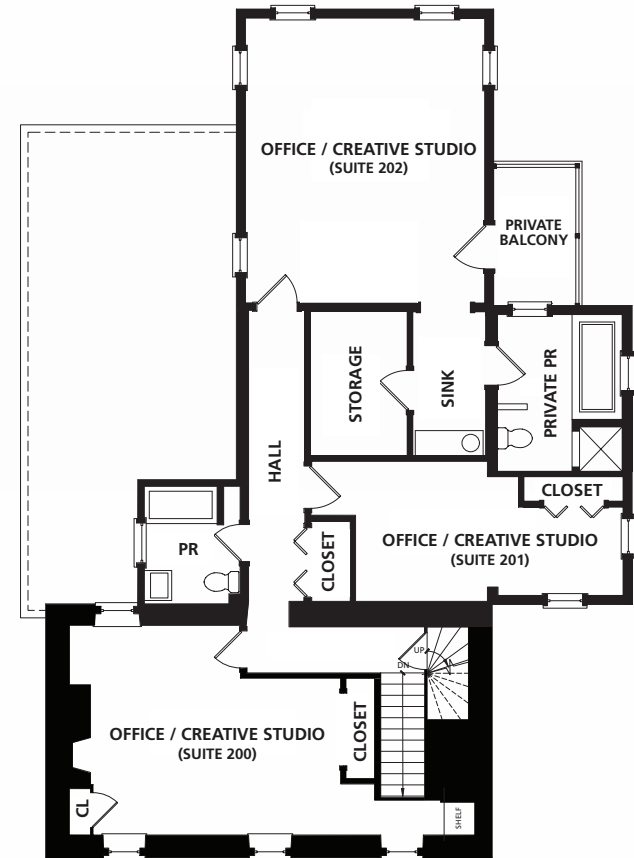


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FIRST FLOOR

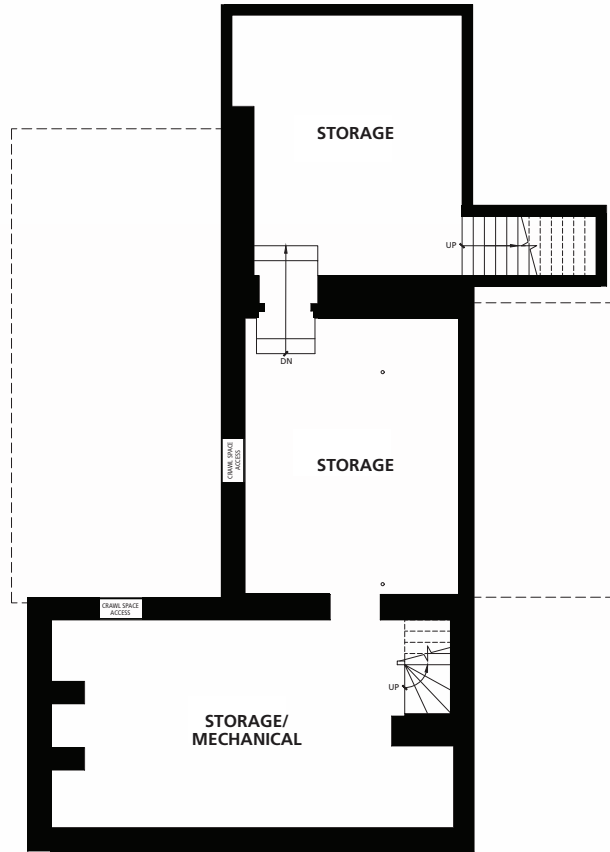


SECOND FLOOR

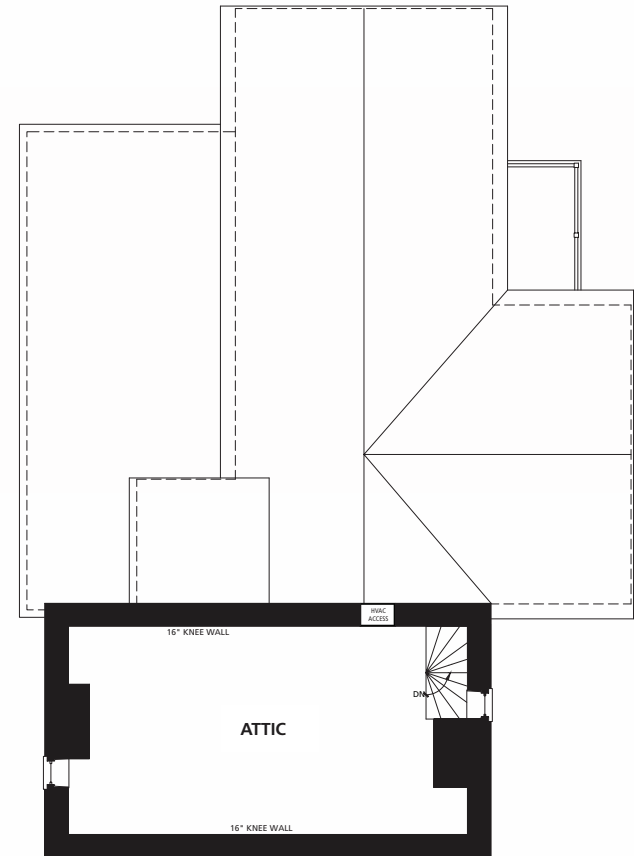


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BASEMENT



ATTIC



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DEMOGRAPHIC INFORMATION:

| | 1 Mile | 3 Miles | 5 Miles |
|-----------------------------|-----------|-----------|-----------|
| Total Population: | 2,604 | 25,967 | 93,133 |
| Male: | 1,298 | 13,182 | 45,516 |
| Female: | 1,306 | 12,785 | 47,617 |
| Median Age: | 48 | 45 | 39 |
| Population 25 years & Over: | 1,899 | 18,949 | 61,261 |
| Total Households: | 994 | 9,226 | 33,959 |
| Median Household Income*: | \$158,508 | \$128,864 | \$101,875 |
| Average Household Income*: | \$204,895 | \$172,507 | \$143,385 |

Source: U.S. Census Bureau, 2020 American Community Survey, Tables B19001, B19013, B19025, B01001



POPULATION PROJECTIONS:

State and county population projections.

| | 2000 | 2010 | 2020 | 2030 | % Population Change | | | % Population Change 2020-2030 |
|-------------------|---------|---------|---------|-----------|---------------------|-----------|-----------|-------------------------------|
| | | | | | 2000-2010 | 2010-2020 | 2020-2030 | |
| Delaware | 783,600 | 897,934 | 992,035 | 1,042,869 | [Bar] | [Bar] | [Bar] | 5% |
| New Castle County | 500,265 | 538,479 | 571,058 | 585,990 | [Bar] | [Bar] | [Bar] | 3% |

Source: Delaware Population Consortium, Annual Population Projections. October 2021.

| | 2000 | 2010 | 2020 | 2030 | % Population Change | | | % Population Change 2020-2030 |
|-----------------|------------|------------|------------|------------|---------------------|-----------|-----------|-------------------------------|
| | | | | | 2000-2010 | 2010-2020 | 2020-2030 | |
| Pennsylvania | 12,281,054 | 12,702,379 | 13,230,170 | 13,759,594 | [Bar] | [Bar] | [Bar] | 4% |
| Chester County | 433,501 | 498,886 | 533,837 | 573,576 | [Bar] | [Bar] | [Bar] | 7% |
| Delaware County | 550,864 | 558,979 | 588,436 | 622,307 | [Bar] | [Bar] | [Bar] | 6% |

Source: Pennsylvania State Data Center, Pennsylvania State University Harrisburg, State and County Population Projections by Age and Gender, Pennsylvania: 2010 to 2040, 2014.





a Painter House Suites, LLC property

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