



*DILWORTHTOWN INN*

## **RESTAURANT FOR LEASE**

1391 OLD WILMINGTON PIKE • WEST CHESTER, PA 19382

H. Frank Rupp, Jr., *Owner*  
484.443.8833  
painterhousesuites@gmail.com

HISTORIC  
— Est. 1758 —

*Dilworthtown*

[www.HistoricDilworthtown.com](http://www.HistoricDilworthtown.com)

# HISTORIC

— Est. 1758 —

# Dilworthtown



01122-00-001

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 ft<sup>2</sup>

<b>G</b>					more...
<b>H</b>					
<b>I</b>					

225 Brinton's Bridge Road ±3,100 ft<sup>2</sup>

<b>J</b>					
<b>K</b>				more...	
<b>L</b>					
<b>M</b>				more...	

1388 Old Wilmington Pike ±14,000 ft<sup>2</sup>

<b>B</b>						more...
<b>C</b>						more...
<b>D</b>		more...				

**Coming Fall '22**

1395 Birmingham Road ±1,500 ft<sup>2</sup>

<b>E</b>						more...
<b>F</b>			more...			

275 Brinton's Bridge Road ±3,999 ft<sup>2</sup>

<b>A</b>						
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8 miles to Kennett Square (Longwood Gardens)

**Map Legend:**

2 <sup>nd</sup> 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

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For Leasing Inquiries, Call:  
**484-443-8833**  
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FIRST FLOOR



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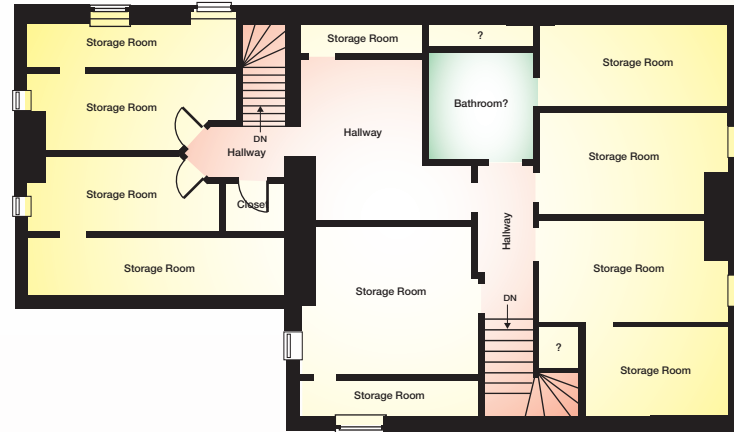
SECOND FLOOR



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**DEMOGRAPHIC INFORMATION:**

	<i>1 Mile</i>	<i>3 Miles</i>	<i>5 Miles</i>
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				5%
New Castle County	500,265	538,479	571,058	585,990				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				4%
Chester County	433,501	498,886	533,837	573,576				7%
Delaware County	550,864	558,979	588,436	622,307				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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