

For Sale

BRANCH & MULTI-TENANT OFFICE BUILDING

Bennett Williams
COMMERCIAL REAL ESTATE



**1.71 ACRES
SIGNALIZED
INTERSECTION**



CHILMARK
REAL ESTATE SERVICES, LLC

**34 & 42 EAST LANCASTER AVENUE
PAOLI, PA 19301**

INVESTMENT HIGHLIGHTS



BUILDING(S) SUMMARY: Price - \$4,375,000.00 Price - \$147.36 PSF

➤ Total Square Footage: 29,690

➤ Office: 26,588

➤ First Bank Branch: 3,102 SF

➤ Year Built: 2004 Renovated: 2017

➤ Taxes: 34- \$15,409.00
42- \$74,840.00

➤ Land: 1.71 Acres

TENANT	SUITE	SQ FT LEASED	LEASE TERM	BASIC RENT		LEASE STRUCTURE
				ANNUAL	PSF	
Y2 ACADEMY	1	2,075	9/1/22 - 8/31/24	\$36,312	\$17.50 psf	Gross
FANELLI HARPER	2	4,107	7/1/04 - MTM	\$82,140	\$20.00 psf	Gross
MALVERN CAPITAL	3	2,077	4/1/17 - 3/31/27	\$43,617	\$21.00 psf	Gross
SHUSTERMAN REP	4	1,048	12/1/18 - MTM	\$19,500	\$18.61 psf	Gross
VACANT	5	7,504	-	-	-	-
VACANT	Lower Level	8,433	-	-	-	-
FIRST BANK	BRANCH	3,102	NEW TEN YEAR TERM	PROPOSED \$93,000	\$30.00 psf	NNN



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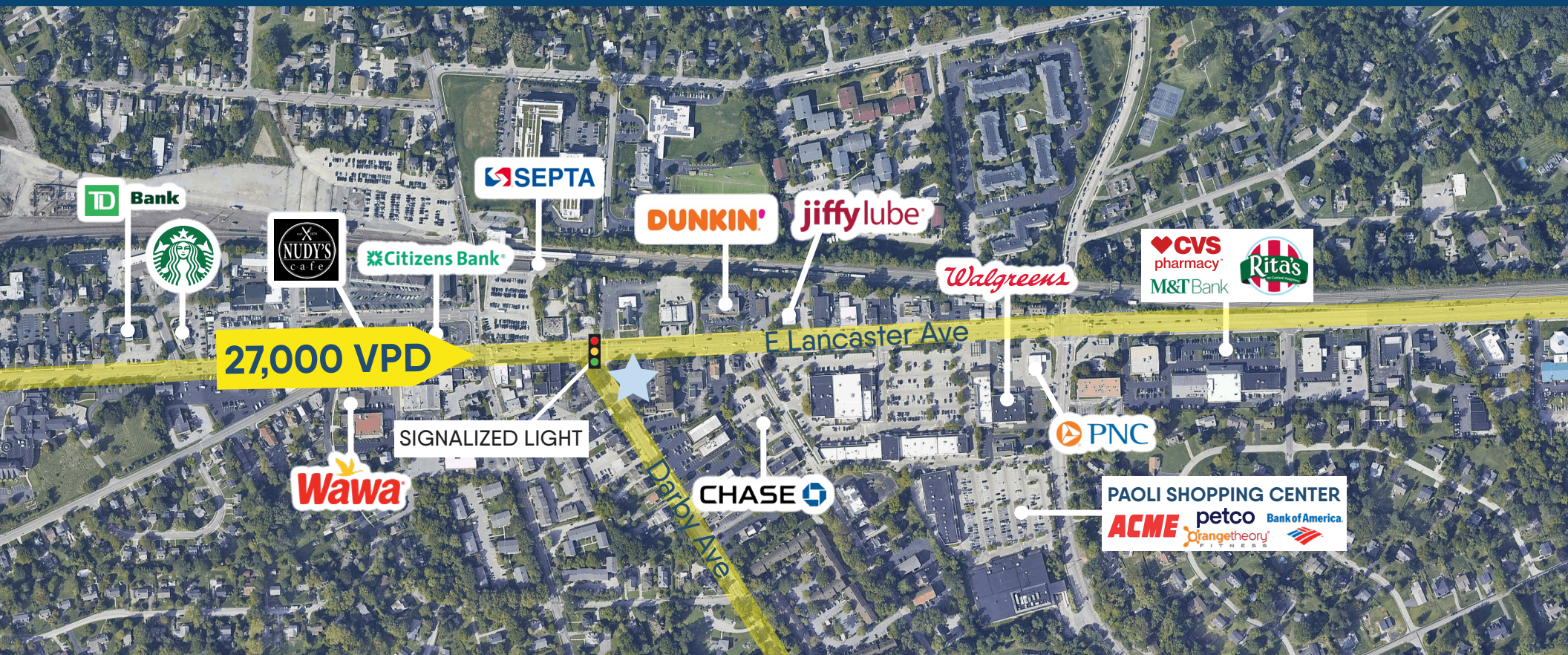
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PAOLI, PA 19301

PROPERTY OVERVIEW:

34 & 42 East Lancaster Avenue consists of a 3,102 SF single tenanted **branch** with drive-thru along with an approximately 26,588 SF **office** building. The **1.7 acre** parcel boasts exceptional corner visibility at the intersection of East Lancaster Avenue and Darby Road.

The property has been meticulously maintained and is strategically located within the center of Paoli which includes approximately 85 surface parking spaces.

Roughly **27,000** vehicles passing the Property each day further supporting this strong US RT 30 location.



34 & 42 EAST LANCASTER AVENUE PAOLI, PA 19301

PROPERTY HIGHLIGHTS

UTILITIES Public

PARKING 85 Spaces

TOWNSHIP Tredyffrin

ZONING Town Center

Town Center Districts are designed to improve the aesthetic quality and walk-ability of the area and streetscape, support the economic viability of the area, and promote opportunities for mixed-use buildings which permit residential and non-residential uses above or behind non-residential uses

PERMITTED

USES (INCLUDE BUT NOT LIMITED TO)

- Retail (excluding auto sales)
- Office
- Multi-Family (above or behind non-residential use)
- Personal Services
- Public or private club or lodge
- Restaurant (excluding drive-thru)
- Technical School
- Library
- Day-Care Center (Conditional Use)



POPULATION

2023
2028 Projection

2 MILES

19,880
39,256

5 MILES

97,630
102,781

10 MILES

538,210
556,909



TOTAL BUSINESSES

2023

2,084

6,811

33,443



TOTAL EMPLOYEES

2023

25,725

91,406

377,509



INCOME

2023

Average HH
Median HH

\$178,099
\$143,928

\$184,554
\$140,755

\$151,293
\$121,705



HOUSEHOLDS

2023 (est)
2028 Projection

7,870
8,187

37,320
42,379

188,780
219,219



ABOUT PAOLI

Paoli is a part of the MAIN Line.

The Philadelphia Main Line, known simply as the Main Line, is an informally delineated historical and social region of suburban Philadelphia, Pennsylvania. Lying along the former Pennsylvania Railroad's once prestigious Main Line, it runs northwest from Center City Philadelphia parallel to Lancaster Avenue, also known as U.S. Route 30.

Paoli Hospital (Main Line Health)

231-bed, not-for-profit, acute care hospital in Paoli, Pennsylvania. In 2014, the hospital was re-accredited as a Level II Trauma Center, the only one in Chester County.

Conestoga High School All Rankings

#279 in National Rankings
#5 in Pennsylvania High Schools
#6 in Philadelphia, PA Metro Area High Schools
#175 in STEM High Schools

ABOUT THE BANK

Sample of Personal and Business Loans & Services

Asset Based Lending
Business Express
Private Equity Banking
SBA Lending
Term Loans
Online Banking
Mobile Banking
Construction Financing
Auto Loans
Residential Mortgage Loans
Home Equity Loans and Lines of Credit
Overdraft Protection

www.firstbanknj.com

Nasdaq Global Market: FRBA
\$3.61 Billion in assets
26 full service branches



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UNDERSTANDING; Chilmark has been engaged by the owner to use its best efforts to assist in the sale of the property. This information has been obtained from sources believed reliable but has not been verified for accuracy or completeness. Any reference income, square footages, expenses and so forth are estimates or approximates. Chilmark or its personnel makes no guarantee, representation or warranty and accepts no responsibility or liability as to the accuracy, completeness, or reliability of the information contained herein. Any interested party should perform its own independent, investigation of the property and verify all information. The information herein is subject to change.