

1314 WEST CHESTER PIKE

WEST CHESTER, PA 19382



**3,350 SF
FOR SALE**



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COMMERCIAL REAL ESTATE
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PROPERTY HIGHLIGHTS

FOR SALE | 1314 WEST CHESTER PIKE

- SF: 3,350 (2 Floors)
- Acres: .28
- Land SF: 32,309
- Township: East Goshen
- Zoning: C-4 (Planned Highway Commercial)
- Utilities: Public Utilities
- Taxes: \$9,168.00
- Parking: 15
- Frontage: 200 Feet

- Age of roof
 - Original (2005)
- HV/AC systems
 - 1st Floor System: Original (2005)
 - 2nd Floor System: 2018
- Water Heater (both floors)
 - Installed 2.29.16
- Generator
 - Genrac
- ADA: 1st Floor



ZONING: PLANNED HIGHWAY COMMERCIAL

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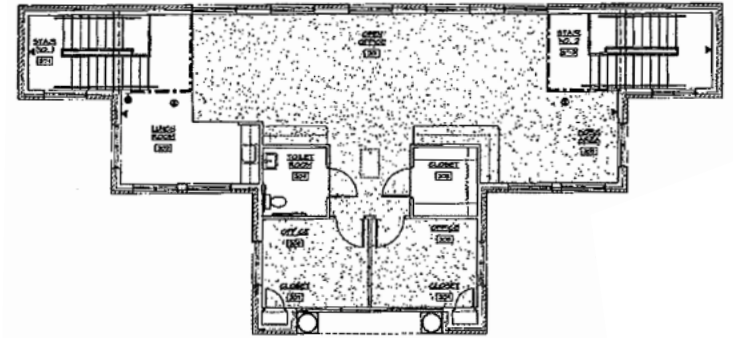
§ 240-16. C-4 Planned Highway Commercial District.

- A.** Specific intent. In addition to the objectives stated in §§ 240-3 and 240-13, this district is intended to provide for the nonregular or nondaily shopping and personal service needs of Township residents and other residents in the region and for multiple-family residential developments at locations along major accessways. Providing marginal access roads, limited vehicular access points, shared parking between uses and other means to limit vehicular access points on to a highway is particularly encouraged in this district.
- B.** Uses permitted by right. The following principal uses are permitted by right in the C-4 District if the area, bulk and all other applicable requirements of this chapter are satisfied, provided that adult uses are specifically prohibited in the C-4 District:
- (1)** Personal service establishment, including the following uses and other personal service uses that the applicant proves to the clear satisfaction of the Zoning Officer are very closely similar in character: retail and/or self-service dry cleaning and laundry, tailor, barber shop, beauty salon, dressmaker and shoe repair.
 - (2)** Retail sales of the following items and other items that the applicant proves to the clear satisfaction of the Board of Supervisors are very closely similar in character, and without any sale of gasoline:
 - (a)** Furniture and home furnishings.
 - (b)** Gift items, legal drugs, newspapers, cameras, stationery, books, cigarettes, flowers, custom-made crafts, luggage and candy.
 - (c)** Shoes, cosmetics and apparel or apparel accessories.
 - (d)** Hardware, paint, wallpaper, glass and interior decorating supplies.
 - (e)** Groceries and related items for common household use.
 - (f)** Retail bakeries and other custom production of salads and similar foods.
 - (g)** Household appliances.
 - (h)** General merchandise such as is commonly found within department stores, five-and-ten variety stores and general merchandise discount stores.
 - (i)** Musical instruments.

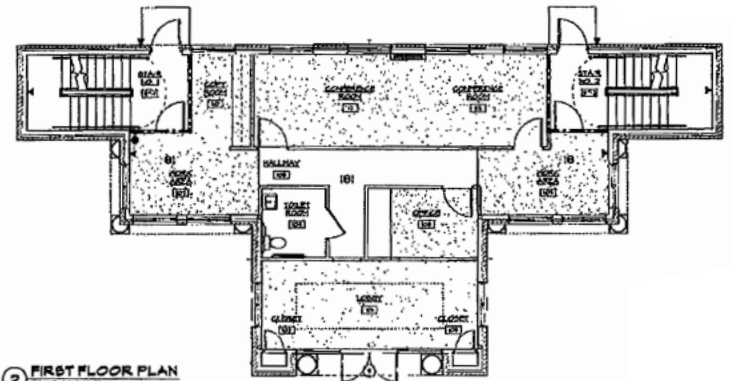
- (3)** Standard restaurant (which may include occasional take-out service) or fast-food restaurant, but not including drive-through service and not including a food stand.
- (4)** Sales and service of office equipment, such as computers and photocopiers.
- (5)** Health/exercise/tennis club, provided that facilities for all athletic activities shall be indoors.
- (6)** Place of worship.
- (7)** Public or private primary or secondary school.
- (8)** Civic, social and fraternal associations.
- (9)** Single-family detached dwelling.
- (10)** Indoor recreation such as bowling alleys or indoor baseball practice.
- (11)** Retail nurseries or lawn and garden supply store.
- (12)** Banks, savings and loan or other financial institutions.
- (13)** Facility for mailing, reproduction, faxing, commercial art, photography and/or stenographic services.
- (14)** Business office, provided that no goods are sold on site.
- (15)** Professional office, including offices of attorneys, doctors, accountants, physicians, dentists, realtors, financial consultants, brokers, engineers, architects or other recognized professions.
- (16)** A lawfully permitted dwelling unit used as a group home, in accordance with the requirements of § 240-38 for such use.
- (17)** Movie or performing arts theater, not including an adult use.
- (18)** Forestry in accordance with the standards of § 240-34.1. [Added 10-29-2002 by Ord. No. 129-Q-02]
- (19)** Medical marijuana dispensary. [Added 7-11-2017 by Ord. No. 129-B-2017]



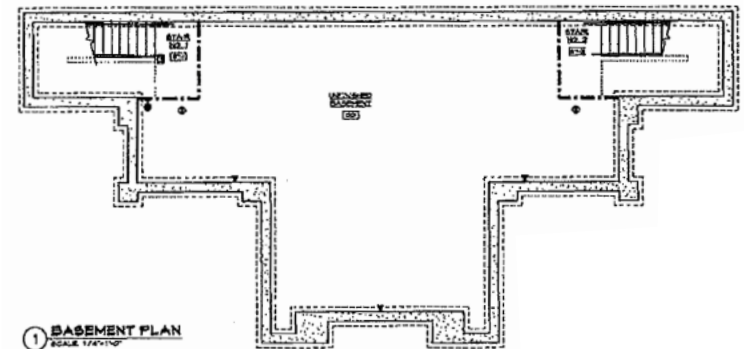
FLOOR PLAN



5 SECOND FLOOR PLAN
SCALE 1/4"=1'-0"



2 FIRST FLOOR PLAN
SCALE 1/4"=1'-0"







1 BASEMENT PLAN
SCALE 1/4"=1'-0"



EAST GOSHEN TOWNSHIP

East Goshen Township, located in Chester County, Pennsylvania, is a vibrant suburban community about 30 miles west of Philadelphia. Known for its family-friendly atmosphere, excellent schools, and low crime rates, the township offers a high quality of life. Residents enjoy outdoor activities at East Goshen Park and seasonal community events. Its rich history, Quaker roots, and historic landmarks add to its charm. Conveniently located near major highways and SEPTA rail stations, East Goshen is ideal for commuters. The township also features diverse housing options, a strong local economy, and a focus on sustainability and preserving open spaces.

DEMOGRAPHICS	3 MILE	5 MILE	7 MILE
 POPULATION	77,620	144,210	197,252
 TOTAL EMPLOYEES	40,130	66,051	91,903
 AVERAGE HHI	\$86,819	\$95,161	\$99,667
 TOTAL HOUSEHOLDS	30,195	57,015	77,558



MARKET AERIAL



TOMMY CICCARONE | ALEC WERNER
 For Sale Information: 610.999.5800 | Learn more online at www.bennettwilliams.com

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York, PA 17402

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Lancaster, PA 17601

EXTON OFFICE:

1 E. Uwchlan Ave.
Suite 409, Exton, PA 19341

STATE COLLEGE OFFICE:

330 Innovation Park, Suite 205
State College, PA 16803

WEST CHESTER OFFICE:

107 E Chestnut St, Suite 1
West Chester, PA 19380

NEW JERSEY OFFICE:

236 E. Route 38, Suite 130
Moorestown, NJ 08057

LISTING AGENTS:



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About Bennett Williams

Since its founding in 1956, Bennett Williams Commercial, Inc. has offered full Commercial Real Estate services to the Central Pennsylvania region and beyond. We have served thousands of commercial, industrial and retail clients as we have grown in size and reputation. With our team of both experienced and knowledgeable executives as well as young and energetic professionals, we have the team to handle any commercial real estate need.

Bennett Williams is a member of the Retail Brokers Network (RBN), a partnership of the best regional retail brokerage firms servicing all of the major markets across the United States. Our affiliates are handpicked ensuring that our clients receive top quality service and representation in any market they need help in, with 61 offices across 65+ markets and 700+ members.

