

42 E LANCASTER AVE

PAOLI, PA | 19301

E LANCASTER AVE ±26,000 VPD

DARBY RD ±8,000 VPD

±750-2,000 SF AVAILABLE *FOR LEASE*

±1,048 SF includes
dedicated entrance
& private restroom

±2,000 SF

±750 SF

±1,000 SF Lower Level



ALEC WERNER | JANE MCGILL

For Leasing Information: 610.321.1111 | Learn more online at www.bennettwilliams.com



COMMERCIAL BROKERAGE. *Redefined.*



POPULATION
3 MILE- 41,286
5 MILE- 94,997
7 MILE- 221,945



EMPLOYEES
3 MILE- 45,370
5 MILE- 95,596
7 MILE- 207,300



AVERAGE HHI
3 MILE- \$226,290
5 MILE- \$233,136
7 MILE- \$200,148



HOUSEHOLDS
3 MILE- 16,576
5 MILE- 37,743
7 MILE- 89,745



PRIME COMMERCIAL SPACE – HEART OF PAOLI

42 E Lancaster Ave, Paoli, PA

- Position your business along one of the Main Line's most traveled corridors. This highly visible commercial space at 42 E Lancaster Avenue offers excellent frontage, prominent signage opportunities, and convenient on-site parking. Located in the vibrant center of Paoli, the property benefits from strong traffic counts, close proximity to the Paoli Train Station, and a mix of national retailers and local businesses.
- Whether you're a retailer, service provider, or professional office user, this flexible space provides a rare opportunity to establish a presence in a well-connected and desirable location.

Highlights:

- Excellent visibility on Route 30 (Lancaster Ave)
- Ample parking
- High foot and vehicle traffic
- Close to Paoli Train Station
- Surrounded by thriving residential neighborhoods and commercial activity



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ZONING

CHAPTER 208. ZONING

Article XVIII. Town Center Districts

§ 208-68. Purpose.

Town Center Districts are intended to be consistent with Article VIIA of the Pennsylvania Municipalities Planning Code (Act 247) and are designed to improve the aesthetic quality and walkability of the area and streetscape, support the economic viability of the area, and promote opportunities for mixed-use buildings which permit residential and nonresidential uses above or behind nonresidential uses.

§ 208-69. Use regulations.

Mixed uses are encouraged. Land and buildings may be used and occupied for any one or combination of the following uses, and no other, unless otherwise specified.

- A. The following residential uses are permitted as stand-alone uses where the lots containing such uses do not have frontage along a major arterial highway as defined in the Township's Comprehensive Plan, and are permitted as part of a mixed-use development, provided no residential use shall be permitted on the ground floor of a mixed-use development when the development has frontage on a major arterial highway, unless approved pursuant to §208-69K below:
 - (1) Single-family attached dwelling (townhouse).
 - (2) Two-family detached dwelling (duplex).
 - (3) Multifamily dwelling.
- B. Retail (excluding auto sales).
- C. Office.
- D. Personal services.
- E. Public or private club or lodge.
- F. Technical school.
- G. Library.
- H. Restaurant (excluding drive-in/drive-through facility), provided that any outdoor consumption shall meet all of the following requirements:
 - (1) Outdoor seating must be contiguous to the establishment preparing the food being served and shall not extend beyond the limits of the establishment's frontage(s).
 - (2) If any outdoor seating extends into any public right-of-way, an unobstructed walk way at least six feet wide shall be maintained for pedestrian circulation.
- I. Surface parking facility, subject to the requirements of §208-72D below, §208-103 and §181-49 of the Township Subdivision and Land Development Ordinance.
- J. Structured parking facility, subject to the requirements of §208-72D below and §181-49 of the Township's Subdivision and Land Development Ordinance.

- K. The following stand-alone uses when authorized as a conditional use pursuant to §208-117:
 - (1) Single-family attached dwelling (townhouse), two-family detached dwelling (duplex), or multifamily dwelling (apartment house), when any lot containing such use:
 - (a) Has frontage on a major arterial highway;
 - (b) Abuts a railroad;
 - (c) Has a maximum lot depth, measured from the major arterial highway, of 125 feet;
 - (d) Has a maximum of one curb cut per 100 feet of frontage and sufficient turning area to negate the necessity for any vehicle to back out onto the major arterial highway; and
 - (e) Is not feasible for mixed-use development, as demonstrated by the applicant.
 - (2) Day-care center, provided that:
 - (a) Outdoor play or instruction areas shall be located at least 50 feet from any street line or property line and shall be provided with landscape screening sufficient to buffer adjoining properties from noise or other disturbances.
 - (b) In addition to the general parking requirements of §208-103, an off-street drop off area shall be provided which is sufficient to accommodate not less than one vehicle per five individuals enrolled.
- L. Signs when erected and maintained in accordance with the provisions of Article XXV.
- M. The following standalone uses when authorized as a special exception pursuant to §208-150: [Added 1-18-2022 by Ord. No. HR-447]
 - (1) Short-term rental.



ABOUT THE AREA

Paoli is a suburban community located approximately 25 miles west of Philadelphia in Chester County, Pennsylvania. Nestled within the townships of Tredyffrin and Willistown, Paoli is surrounded by the neighboring communities of Malvern, Berwyn, Phoenixville, and West Chester. The area is historically significant as the site of the Battle of Paoli, a notable event during the American Revolutionary War that took place on September 20, 1777.



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MARKET AERIAL



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RETAIL BROKERS NETWORK COMMERCIAL BROKERAGE. *Redefined.*

Bennett Williams

COMMERCIAL REAL ESTATE



OUR LOCATIONS:

YORK OFFICE:

3528 Concord Rd.
York, PA 17402

EXTON OFFICE:

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

WEST CHESTER OFFICE:

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

LANCASTER OFFICE:

150 Farmington Lane, Suite 201
Lancaster, PA 17601

STATE COLLEGE OFFICE:

330 Innovation Blvd, Suite 205
State College, PA 16803

NEW JERSEY OFFICE:

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



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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.

