

5000 WEST CHESTER PIKE

NEWTOWN SQUARE, PA | 19073



**±2,500 SF
FOR LEASE**

BW BILL HESS | JAMIE SCHMIDT

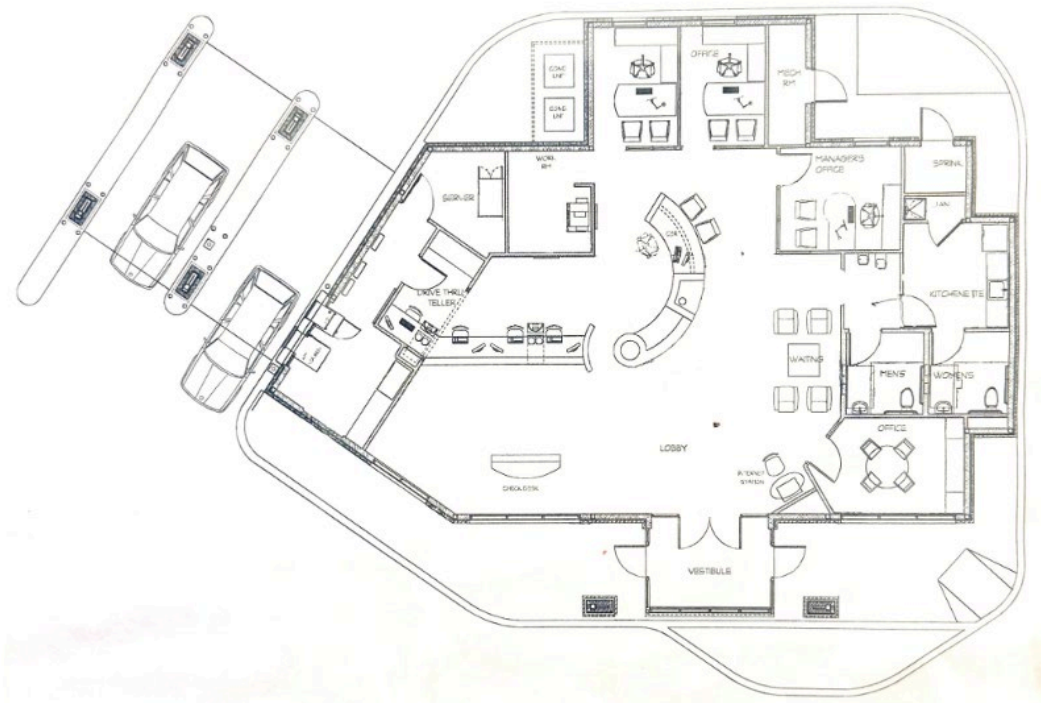
For Lease Information: 610.321.1111 | Learn more online at www.bennettwilliams.com

ACTIVE MEMBER OF:
RETAIL BROKERS
NETWORK

COMMERCIAL BROKERAGE. *Redefined.*





PROPERTY HIGHLIGHTS

- SF: ±2,500 SF
- Corner of RT. 3 & Providence Rd
- 31,000 VPD & 11,000 VPD
- Former WSFS Bank
- Two drive-through lanes
- Utilites: Public



DEMOGRAPHICS

1 MILE 3 MILE 5 MILE

	POPULATION	1,245	17,405	92,360
	TOTAL EMPLOYEES	906	15,832	50,006
	AVERAGE HHI	\$172,862	\$229,530	\$209,278
	TOTAL HOUSEHOLDS	567	6,899	36,281

PROPERTY OVERVIEW

5000 West Chester Pike offers a premier 2,500 SF freestanding retail opportunity positioned at the high-visibility, signalized corner of Route 3 and Providence Road. The site benefits from strong daily traffic counts of 31,000 VPD on West Chester Pike and 11,000 VPD on Providence Road, providing constant exposure to both local and regional commuters. Formerly occupied by WSFS Bank, the building features two existing drive-through lanes, efficient layout potential, and ample on-site parking. This is an ideal location for retail, service, financial, or quick-service users seeking maximum visibility and accessibility in a well-established corridor.

TOWNSHIP: EDGEMONT TOWNSHIP | ZONING: C-2 HIGHWAY COMMERCIAL

§ 365-81. Use regulations.

A building may be erected, altered or used, and land may be used or occupied, subject to the provisions of Article XVIII and Article XIX, for any one or more of the following uses and for no other:

A. Permitted principal uses:

(1) Shops and stores for the retail sale of such items as antiques, books, beverages, dry goods, flowers and plants, foodstuffs, gifts, garden supplies, hardware, household appliances, jewelry, notions, periodicals, stationery, tobacco, paint, wearing apparel and other like merchandise.

(2) Personal services which are demonstrated to have limited impact on available infrastructure and resources, such as dry cleaning (counter service only), shoe repair, tailor, dressmaker, photographer and travel agency. For other personal service, see

§ 365-81C.

(3) Repair services such as shops for appliances, watches, bicycles, locks, and the like.

(4) Shops for carpentry, woodworking, cabinetmaking, furniture and upholstery, electrical repair, metalworking, blacksmithing, tinsmithing, and the like.

(5) Establishments serving food or beverages, such as restaurants, cafes, ice cream shops; provided, however, that no such establishments shall be conducted wholly or partially as a drive-in or drive-through service establishment providing service to customers in automobiles or service of food and/or drinks for immediate consumption outside the building in which the business is conducted.

(6) Professional and medical offices and banks without drive-through service.

(7) Physical and arts education, such as facilities/studios for dance, art, drama, music, martial arts and similar uses, including health clubs with limited amenities (specifically excluding: locker rooms, cafes, pools, saunas, tennis/squash courts, basketball courts or racquetball courts or similar facilities).

(8) Art galleries, libraries and museums open to the public.

(9) Community center, adult education center or similar facility.

(10) Publishing, printing, lithography, bookbinding or similar establishment.

(11) Municipal use.

(12) Single-family attached dwelling.

(13) Garden apartment.

(14) Vertical mixed-use.

B. Permitted accessory uses.

(1) Accessory uses on the same lot and customarily incidental to the principal uses permitted in § 365-81A herein.

(2) Parking in accordance with Article XX.

(3) Signs in accordance with Article XXI.

C. Conditional uses. (Refer to Article XXXII, § 365-191.) The following uses and their related accessory uses, provided that a satisfactory environmental impact assessment report is prepared, as set forth in Article XXII.

(1) Automobile service station; provided, however; that a fuel pump, light standard, air tower, water outlet or similar installation of such a facility shall be placed no closer than 25 feet off the street line within the required front yard.

(2) Drive-through banks, and drive-in and drive-through service places.

(3) Automobile sales agency for the sales and/or service of automobiles, trucks, mobile and modular homes, boats and recreational vehicles.

(4) Funeral home.

(5) Club or lodge.

(6) Child day-care center in accordance with Article XXVII.

(7) Adult daily living center.

(8) Commercial recreation, public or semipublic swimming pool and other similar facility.

(9) Establishment serving food or beverages, such as restaurants of the following types: drive-in service, drive-through service and fast-food.

(10) Tavern.

(11) Wagering and gambling establishment.

(12) Personal services which are demonstrated to have or pose a significant impact on

existing infrastructure and resources and are not of the type permitted in § 365-81 above, such as dry-cleaning plant and laundromat.

(13) Convenience store, with accessory gas pumps and accessory car wash.

(14) Pharmacy/drugstore, with or without drive-through service.

(15) Marijuana dispensary facility in accordance with the Medical Marijuana Act [Act of Apr. 17, 2016, P.L. 84. No. 16] as amended.]

SITE PLAN



MARKET AERIAL



EDGEMONT SQUARE SC

GIANT **SHERWIN WILLIAMS**

P.J. WHELIHAN'S **FINE WINE & GOOD SPIRITS**

five BEL'W

NEWTON SQUARE SC

ACME **Michaels**

HAIR CUTTERY **Manhattan BAKEL**

SITE

31,000 VPD
11,000 VPD DAILY

Bennett Williams

COMMERCIAL REAL ESTATE

OUR LOCATIONS:

YORK OFFICE:

3528 Concord Rd.
York, PA 17402

LANCASTER OFFICE:

150 Farmington Lane, Suite 201
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

NEW JERSEY OFFICE:

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

LISTING AGENTS:



BILL HESS

bhess@bennettwilliams.com



JAMIE SCHMIDT

jschmidt@bennettwilliams.com

CONTACT US

610.321.1111 | www.bennettwilliams.com

LANDLORD
REPRESENTATION

TENANT
REPRESENTATION

INVESTMENT
SALES

PROPERTY
MANAGEMENT



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.

