

5000 WEST CHESTER PIKE

NEWTOWN SQUARE, PA | 19073



**±2,500 SF
FOR LEASE**



TOMMY CICCARONE | BILL HESS | JAMIE SCHMIDT

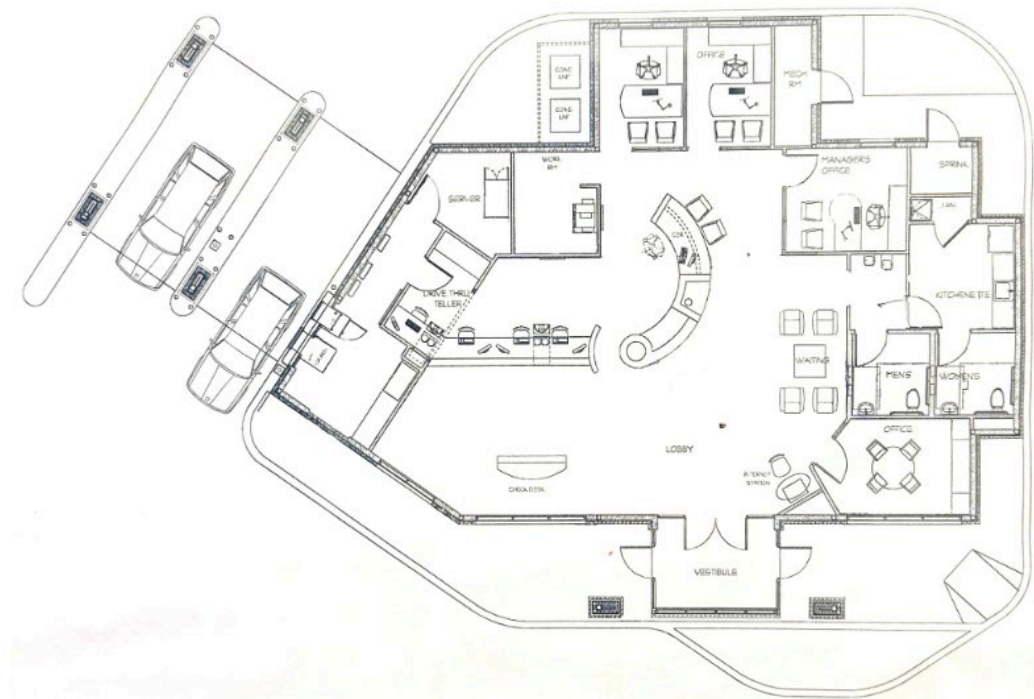
For Lease Information: 484.947.5334 | Learn more online at www.bennettwilliams.com



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
- Utilities: 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.



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TOWNSHIP: EDMONT 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.¹

SITE PLAN



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MARKET AERIAL



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Bennett Williams

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York, PA 17402

LANCASTER OFFICE:

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Lancaster, PA 17601

EXTON OFFICE:

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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

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