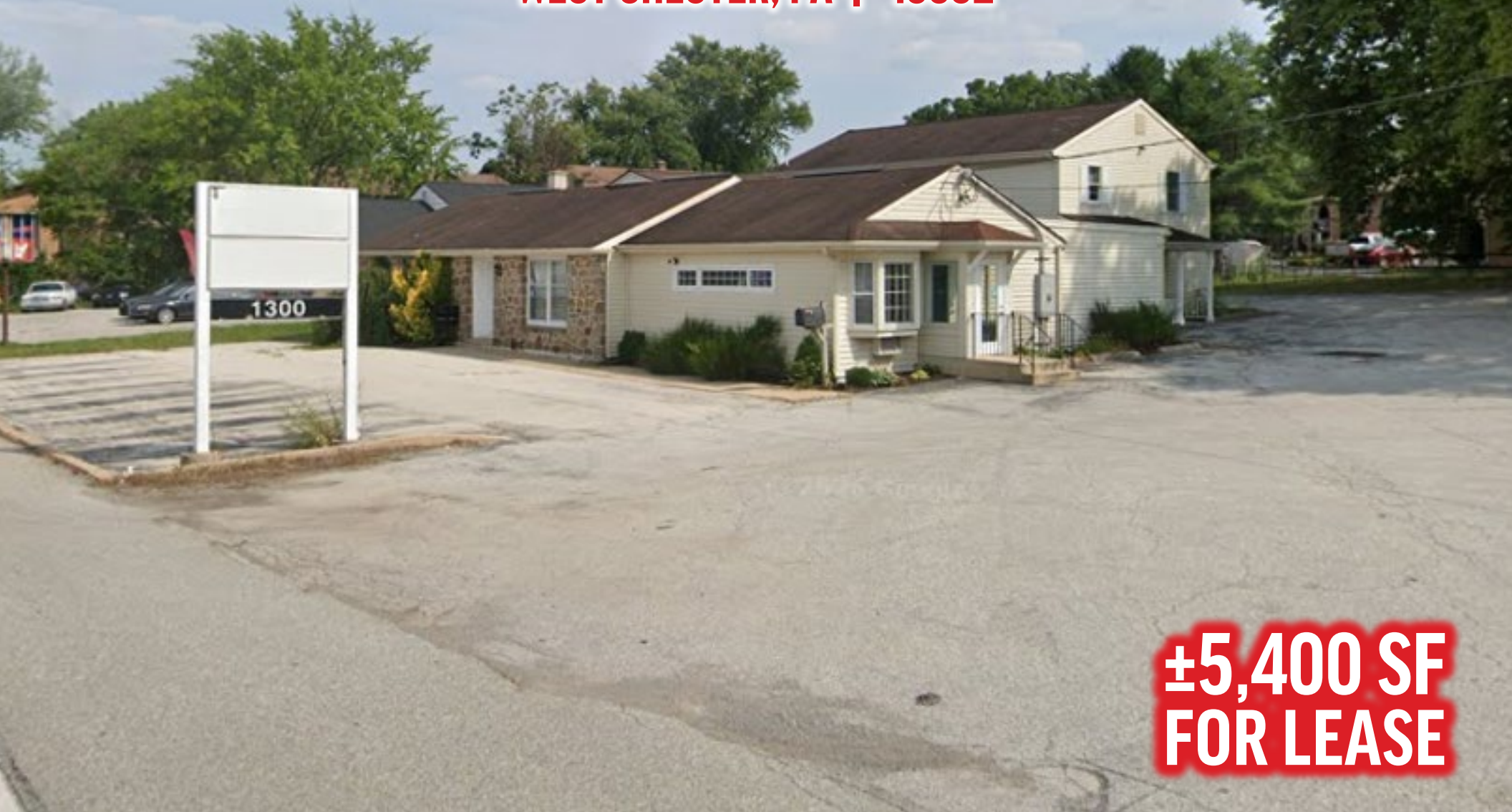


1300 WEST CHESTER PIKE

WEST CHESTER, PA | 19382



**±5,400 SF
FOR LEASE**

BW ALEC WERNER

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: 5,400+/-
- Township: East Goshen Township
- Zoning: C4, Planned Highway Commercial
- Parking: 30+ Parking Spots
- Signalized Intersection
- Traffic Counts: 35,000+ VPD
- Signage: Marquee
- Ideal Uses: Retail, Medical Office

DEMOS



POPULATION

1 MILE

9,603

3 MILE

68,074

5 MILE

122,947



EMPLOYEES

2,024

37,942

58,395



AVERAGE HHI

\$133,304

\$146,774

\$177,561



HOUSEHOLDS

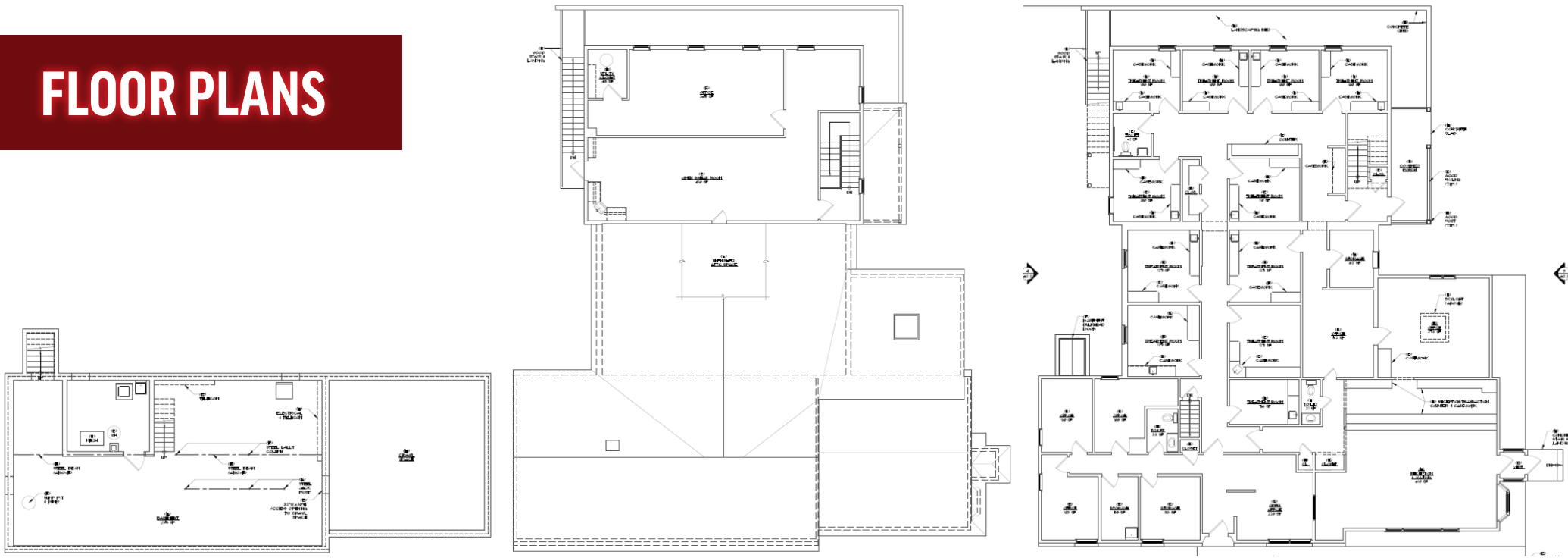
3,961

27,174

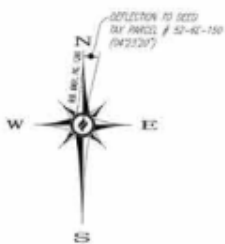
46,858

TRAFFIC COUNTS: WEST CHESTER PIKE ±36,000 VPD | WEST CHESTER BYP ±67,000 VPD

FLOOR PLANS



SITE PLAN



TITLE REPORT NOTE FOR TAX PARCEL #52-6C-150

- The survey was performed utilizing a concession for the purpose for Linear 15a Insurance Corporation, Policy No. A75-200582, dated 4/16/2004. Schedule B of the title commitment contains the following survey related matters (Items numbers below correspond to the matters from the title commitment and are indicated on the plan or survey when applicable):
10. Easement of 20-foot wide sanitary sewer on Mac, Deed Book 151 page 894. (Plotted herein)
 11. Rights granted to Philadelphia Electric Company and the Telephone Company in Mac, Deed Book 160 page 76, 163 page 773 and 150 page 73. (Shareable evidence of electric and telecommunications facilities plotted herein)
 12. Rights granted to State 79 of Chester County by Mac, Deed Book 146 page 214. (Shareable evidence of telecommunications facilities plotted herein)
 13. Easements divided by survey made by James Engineering Co. dated 1-5-1979 in Plat Book 18 page 10-21 building setbacks (Plotted herein); 20, 20 foot wide sanitary sewer easement. (Plotted herein)

$R=175.00'$
 $\Delta = 50^{\circ}01'08''$
 $L=152.77'$
 $CH=147.97'$
 $N01^{\circ}22'54''W$

$R=200.00'$
 $\Delta = 52^{\circ}23'32''$
 $L=182.88'$
 $CH=176.58'$
 $N02^{\circ}34'06''W$
 $N=200.00(0)$
 $L=182.88'$

ZONING REQUIREMENTS*

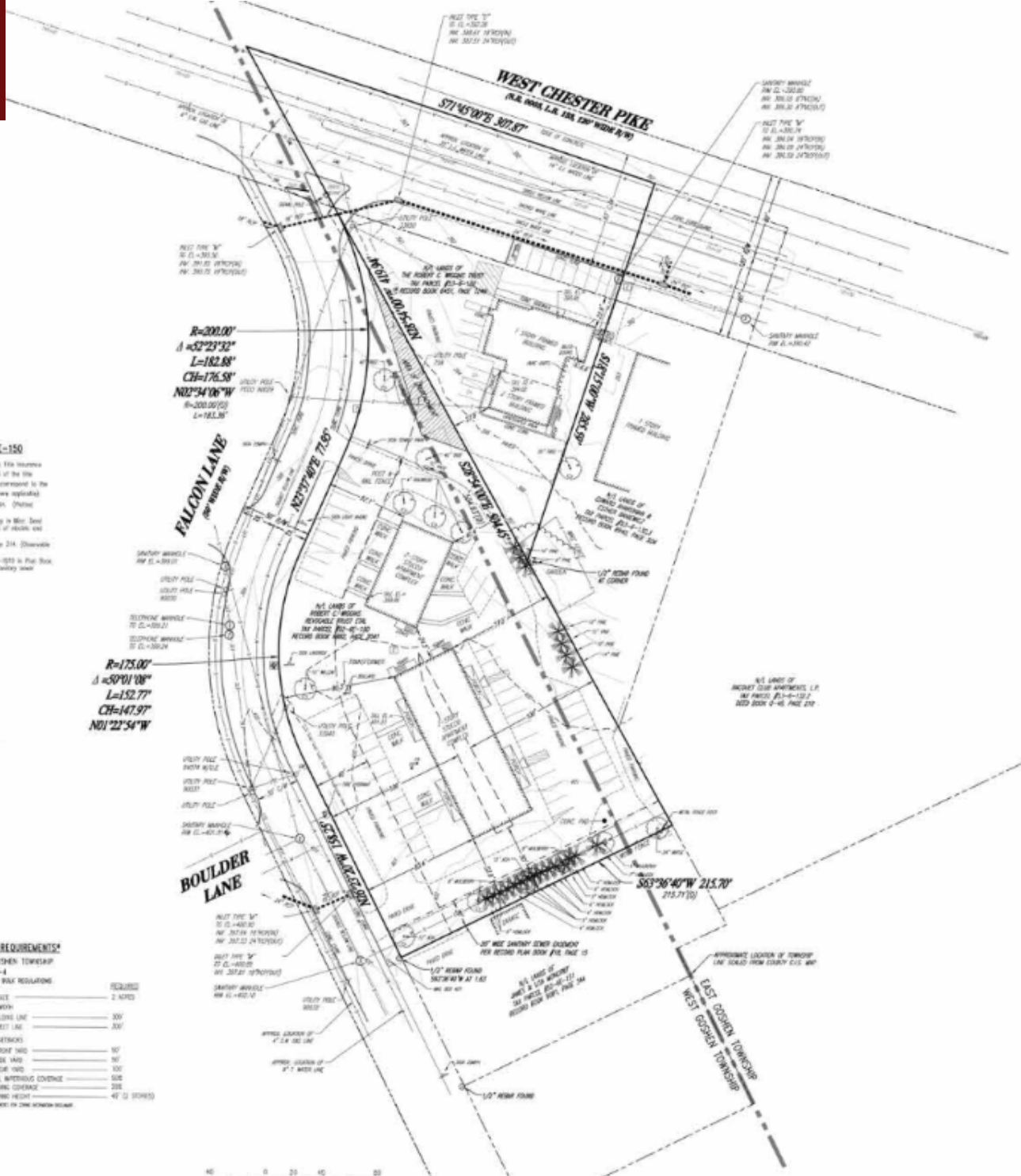
WEST GOSHEN TOWNSHIP
 ZONE C-4

AREA AND RULE REGULATIONS	REQUIRED
MIN. LOT SIZE	4 ACRES
MIN. LOT WIDTH	
AT BUILDING LINE	40'
AT STREET LINE	50'
BUILDING SETBACKS	
MIN. FRONT YARD	100'
MIN. SIDE YARD	50'
MIN. REAR YARD	100'
MIN. LOT COVERAGE	25%
MIN. OPEN AREA	25%
MIN. PAVED SURFACE	55%
MAX. BUILDING HEIGHT	35'

ZONING REQUIREMENTS*

EAST GOSHEN TOWNSHIP
 ZONE C-4

AREA AND RULE REGULATIONS	REQUIRED
MIN. LOT SIZE	2 ACRES
MIN. LOT WIDTH	
AT BUILDING LINE	300'
AT STREET LINE	300'
BUILDING SETBACKS	
MIN. FRONT YARD	50'
MIN. SIDE YARD	50'
MIN. REAR YARD	100'
MIN. LOT COVERAGE	50%
MIN. BUILDING COVERAGE	50%
MAX. BUILDING HEIGHT	40' (3 STORIES)



0 20 40 60

ZONING: C4, PLANNED HIGHWAY COMMERCIAL

§ 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 or for multiple-family residential developments at locations along major expressways. Providing marginal access roads, limited vehicular access points, shared parking between uses and other means to limit vehicular access points onto 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 establishments, 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]

E. Accessory uses. The following accessory uses shall be permitted in the C-4 District in accordance with the provisions of § 240-32 and such other sections listed after each use:

(1) Fences and walls.

(2) Outdoor storage.

(3) Solar energy systems.

(4) Off-street parking and loading. (See § 240-33.)

(5) Signs. (See § 240-22.)

(6) Temporary use.

(7) Garage.

(8) Storage shed.

MARKET AERIAL



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:



ALEC WERNER

awerner@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.

