

# 1522 MCDANIEL DR

WEST CHESTER, PA



±8,375 SF OFFICE  
**FOR SALE**

# PROPERTY DETAILS

- Building SF: 8,375 (Above Grade SF Only)
- 2 Story Building w/ Finished Basement
- Building can be split into three separate suites
- Two Drive-Thru Bank Lanes
- Municipality: Westtown Township
- Zoning: R-3, Residence-Office District
- Utilities: Public
- Parking: 20 Spaces
- Generator: Diesel
- Heating: Multi zone heat pump

# CONDO ASSOCIATION

- Condo Association Includes:
- Common area maintenance
- Landscaping
- Snow removal
- Parking area upkeep
- Insurance on common elements

## DEMOGRAPHICS

## 3 MILE

## 5 MILE

## 7 MILE

POPULATION

36,413

111,622

207,851

EMPLOYEES

9,836

51,217

126,064

AVERAGE HHI

\$176,498

\$176,986

\$195,171

HOUSEHOLDS

14,756

41,584

78,501

**TRAFFIC COUNTS: West Chester Pike (±36,000 VPD)**



# ZONING: R-3, RESIDENCE-OFFICE DISTRICT

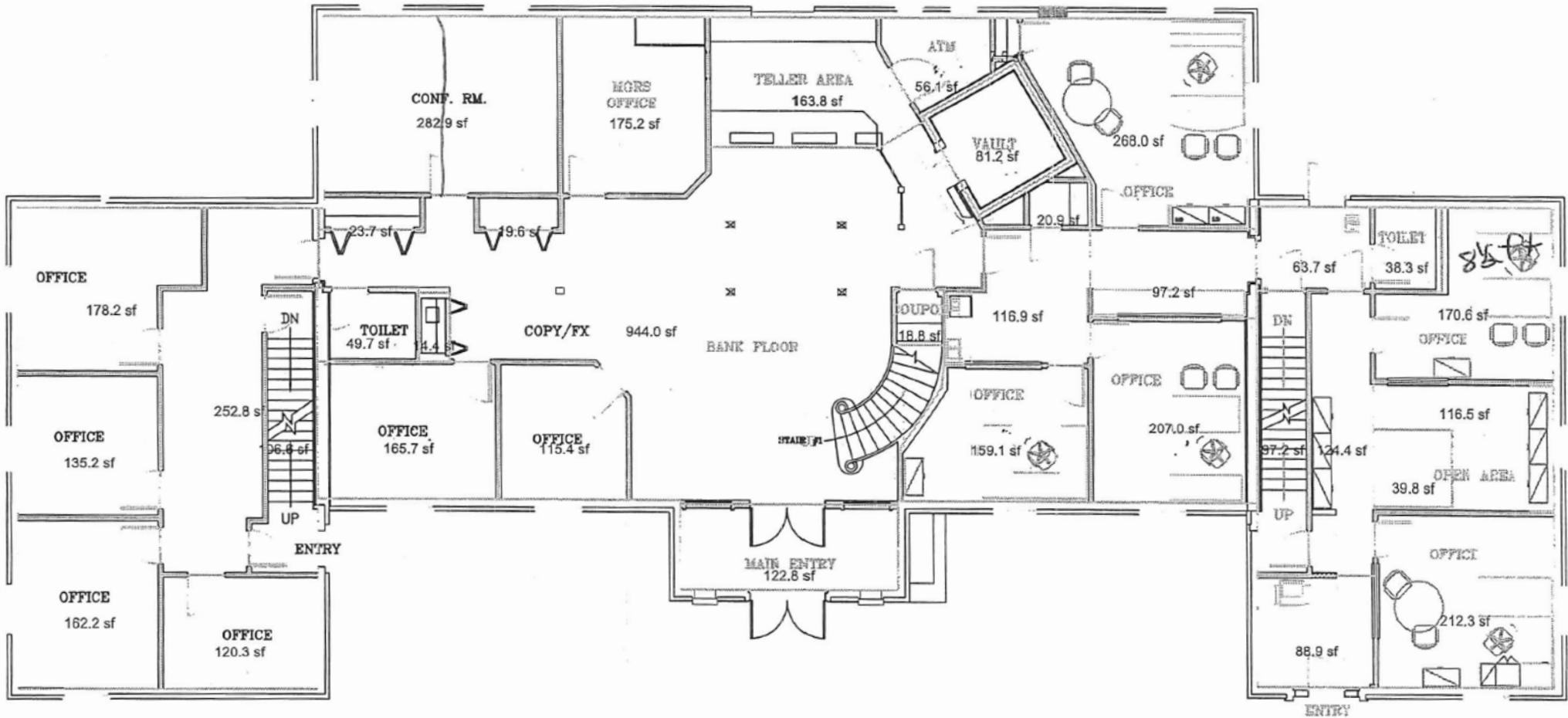
## Chapter 170. Zoning

### Article VIII. R-3 Residence-Office District

#### § 170-801. Use regulations.

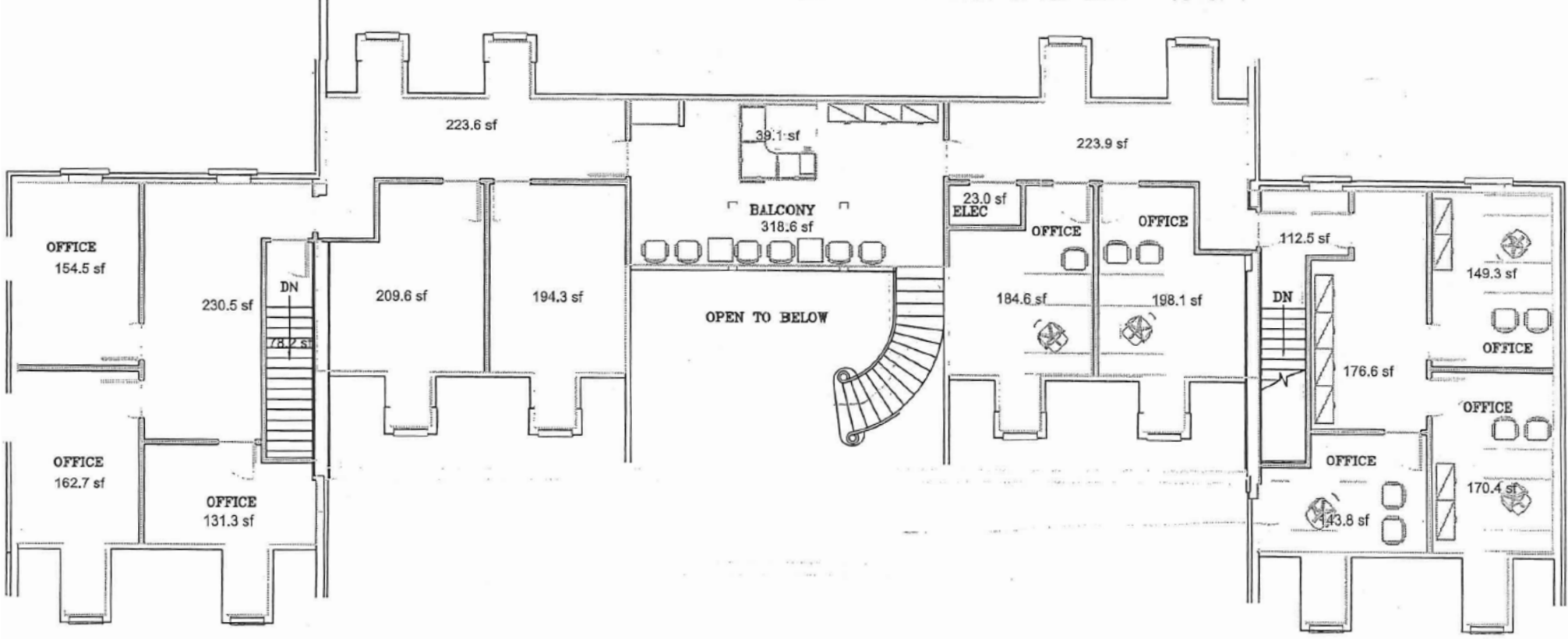
- A. Uses by right. A building may be erected, altered, or used, and a lot or premises may be used or occupied, by right, for any of the following purposes and no other:  
[Amended 9-15-1997 by Ord. No. 97-3; 3-3-2003 by Ord. No. 2003-2]
- (1) Multifamily dwellings, except that townhouse dwellings shall be permitted only as a conditional use, as stipulated in § **170-801B**, below.
  - (2) Accessory uses. Only the following accessory uses shall be permitted:
    - (a) Swimming pool, in accordance with provisions of § **170-1611** of this chapter.
    - (b) Minor home occupations, in accordance with the terms of § **170-1605** of this chapter.
    - (c) Uses customarily accessory to multifamily residential use, including but not limited to:
      - [1] Parking areas and private garages;
      - [2] Storage buildings, areas, or garages;
      - [3] Laundry, provided that it is for the exclusive use of residents of the site. Any laundry drying area shall be indoors;
      - [4] Community recreation, eating, or medical care facility, provided it is for the exclusive use of residents of the site and their guests; and
      - [5] Patios or terraces.
  - (3) Twin dwellings, which shall meet the requirements of § **170-802E**.
  - (4) Single-family detached dwellings, which shall meet the requirements of § **170-802F**.
- B. Conditional uses. The following uses shall be permitted only upon approval as a conditional use by the Board of Supervisors in accordance with the terms of this article and § **170-2009** of this chapter:
- (1) Conversion of a single-family dwelling, in accordance with the provisions of § **170-1608** of this chapter.
  - (2) Integrated townhouse development, in accordance with the terms of Article **X** of this chapter.
  - (3) Professional or business office, the normal attributes of which do not involve on-the-premises retailing or the direct sale of merchandise to the general public.
  - (4) Professional or business offices in combination with multifamily residential use, in the form of either apartment or townhouse dwellings, only in accordance with the provisions of this article and of Article **X** of this chapter pertaining to the uses as proposed.
  - (5) Educational or religious uses.
  - (6) Day-care center.  
[Amended 10-20-1997 by Ord. No. 97-5]
  - (7) Institutional uses, excluding hospitals, sanitariums, penal or corrective institutions and related rehabilitative facilities.  
[Amended 10-20-1997 by Ord. No. 97-5]
  - (8) Residential care facilities for senior citizens.  
[Amended 10-20-1997 by Ord. No. 97-5]
  - (9) Banking or financial institution only where in combination with a professional or business office as provided in § **170-801B(3)** or **(4)**.  
[Added 5-2-2005 by Ord. No. 2005-4]
  - (10) (Reserved)<sup>[1]</sup>  
[1] *Editor's Note: Former Subsection B(10), regarding visual arts center, added 12-16-2013 by Ord. No. 2013-6, was repealed 9-3-2024 by Ord. No. 2024-06.*
  - (11) Medical services.  
[Added 4-4-2022 by Ord. No. 2022-03]
  - (12) Veterinary clinic for the treatment of domestic animals, provided that boarding is prohibited.  
[Added 4-4-2022 by Ord. No. 2022-03]

# 1ST FLOOR



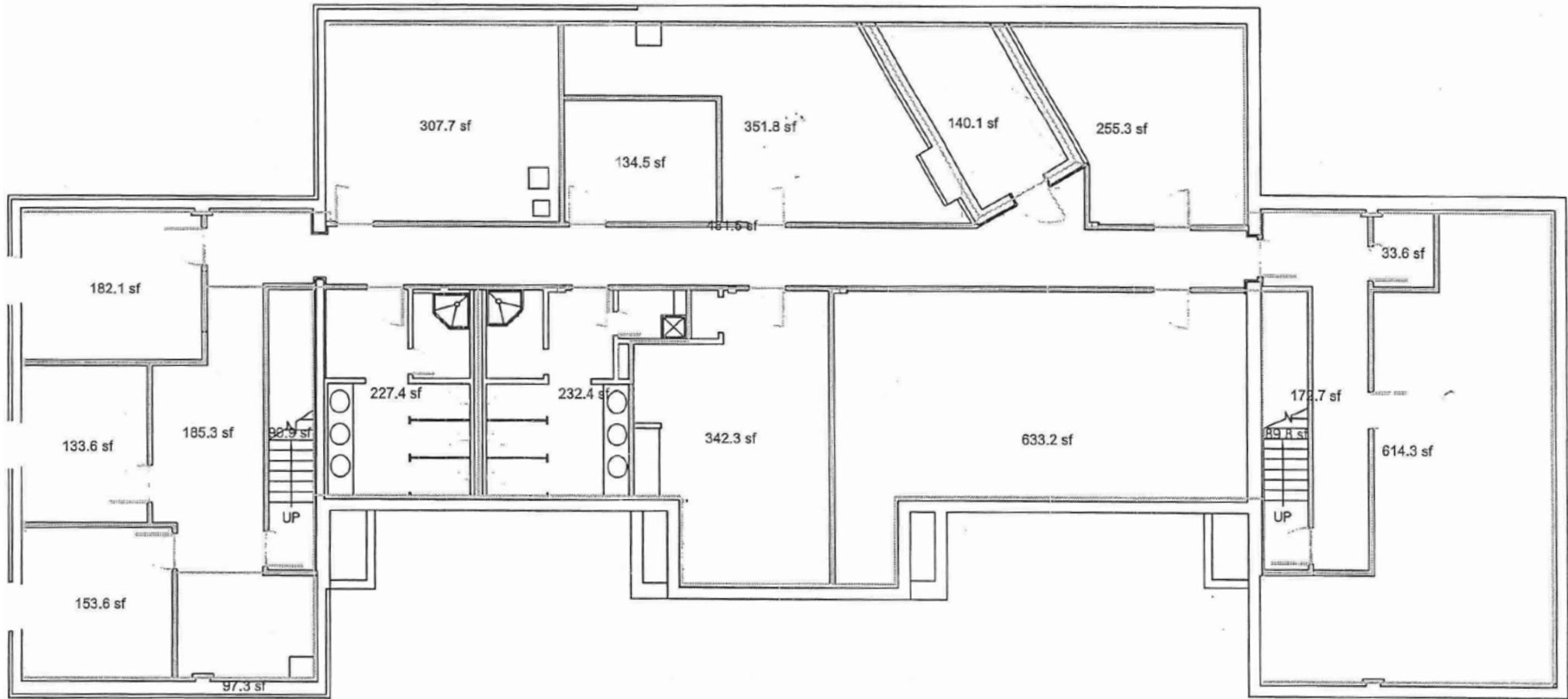
Total Rentable: 5035.3SF

# 2ND FLOOR



Total Rentable: 3124.4SF

# LOWER LEVEL



Total Rentable: 4859.5SF



# MARKET AERIAL

**WEST GOSHEN SC**

Staples PET SUPPLIES PLUS  
GREAT PRICES. NO BEGGING.

LAIFITNESS RITE AID ACME  
FINE WINE & GOOD SPIRITS

**WEST COSHEN TC**

Panera BREAD QDOBA MEXICAN EATS AT&T  
Applebee's GRILL • BAR GameStop Great Clips ShopRite

**SITE**

CVS pharmacy Wawa  
DUNKIN' Wendy's

**BRADFORD PLAZA**

GIANT FINE WINE & GOOD SPIRITS petco  
Walgreens DOLLAR TREE

WCU WEST CHESTER UNIVERSITY  
Wawa MICROTTEL  
HOTELS BY WYNDHAM

**PARKWAY SC**

The UPS Store UPS McDonald's

Wawa verizon PNC BANK

**MARKETPLACE WESTTOWN**

BURGER KING DOLLAR TREE FINE WINE & GOOD SPIRITS  
ANYTIME FITNESS GIANT DQ

# 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

### NEW JERSEY OFFICE:

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

### LANCASTER OFFICE:

150 Farmington Lane, Suite 201  
Lancaster, PA 17601

### STATE COLLEGE OFFICE:

330 Innovation Blvd, Suite 205  
State College, PA 16803

## LISTING AGENTS:



### Alec Werner

AWerner@bennettwilliams.com

## CONTACT US

610.321.1111 | [www.bennettwilliams.com](http://www.bennettwilliams.com)

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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.

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