

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

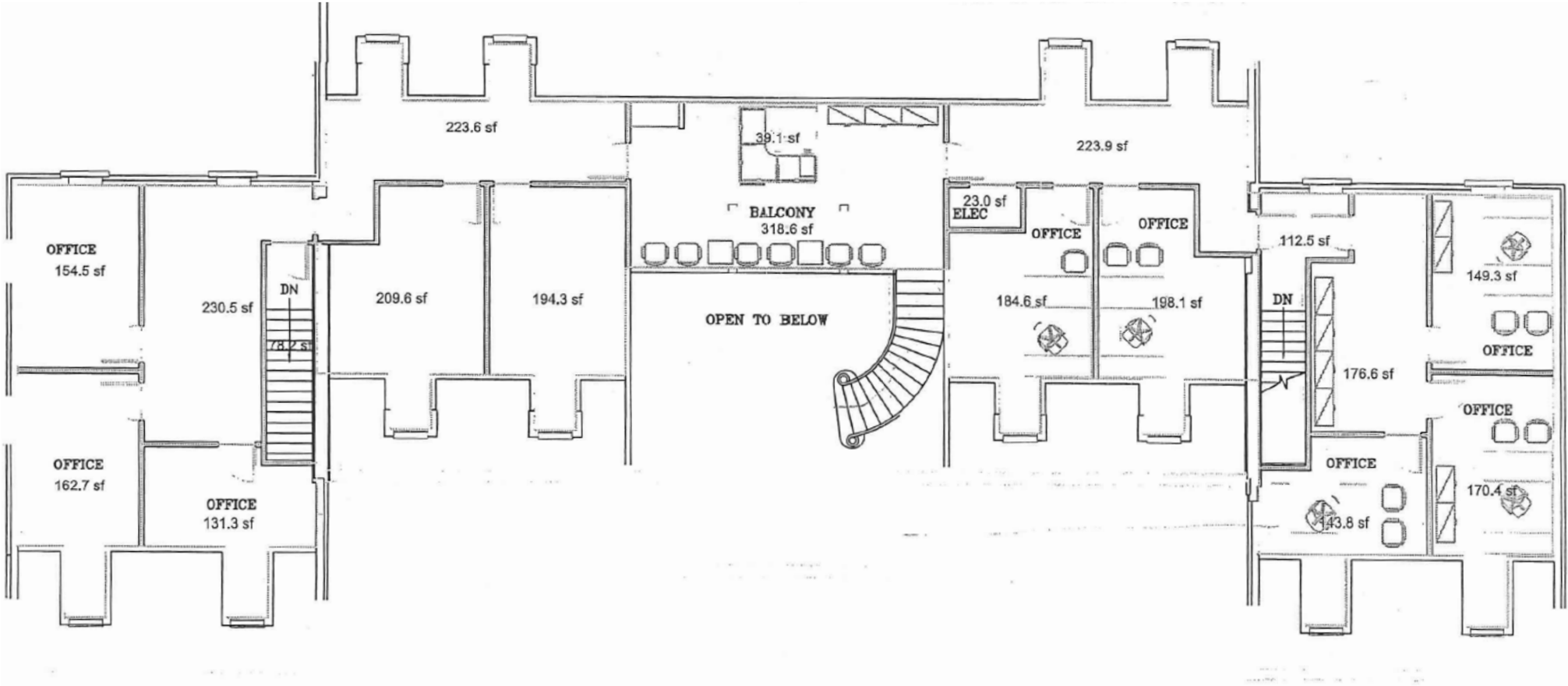
Chapter 170. Zoning

Article VIII. R-3 Residence-Office District

§ 170-801. Use regulations.

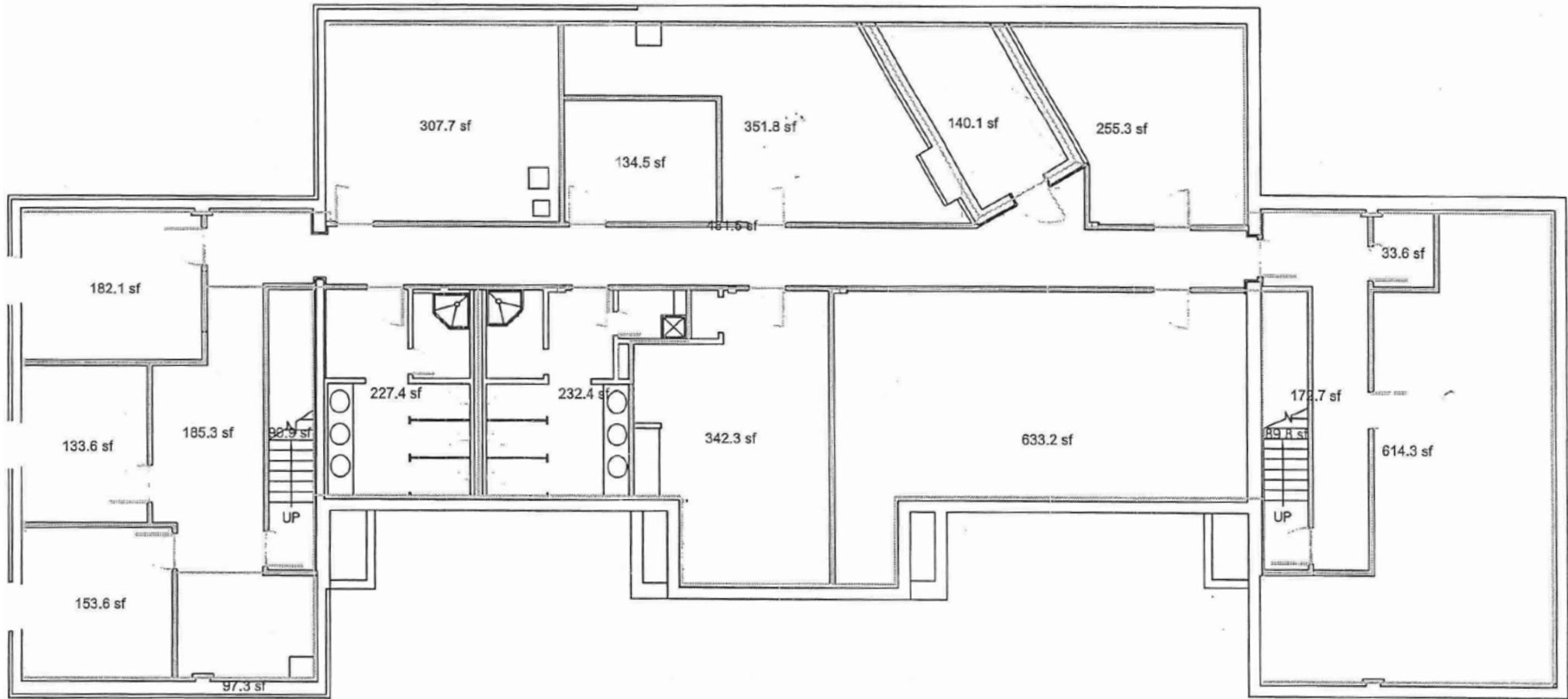
- A. Uses by right. A building may be erected, altered, or used, and a lot or premises may be used or occupied, by right, for any of the following purposes and no other:
[Amended 9-15-1997 by Ord. No. 97-3; 3-3-2003 by Ord. No. 2003-2]
- (1) Multifamily dwellings, except that townhouse dwellings shall 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)^[1]
[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]

2ND FLOOR



Total Rentable: 3124.4SF

LOWER LEVEL



Total Rentable: 4859.5SF



MARKET AERIAL

WEST GOSHEN SC

Staples PET SUPPLIES PLUS
GREAT PRICES. NO BIDDING.

LAIFITNESS RITE AID ACME
FINE WINE & GOOD SPIRITS

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Panera BREAD QDOBA MEXICAN EATS AT&T
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SITE

CVS pharmacy DUNKIN'

Wawa Wendy's

Wawa verizon PNC BANK

BRADFORD PLAZA

GIANT FINE WINE & GOOD SPIRITS petco
Walgreens DOLLAR TREE

WCU WEST CHESTER UNIVERSITY
Wawa

MARKETPLACE WESTTOWN

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ANYTIME FITNESS GIANT DQ

PARKWAY SC

The UPS Store UPS McDonald's

MICROTEL
HOTELS & SUITES BY WYNDHAM

Bennett Williams

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York, PA 17402

EXTON OFFICE:

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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
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