



701 WEST STATE STREET | KENNETT SQUARE, PA 19348



PILLAR REAL ESTATE ADVISORS

P: 484-887-8202 | www.PillarRealEstateAdvisors.com

535 N. Church Street, West Chester, PA 19380

PROPERTY HIGHLIGHTS

- .42 Acre Site
- Prime development opportunity
- Corner lot on highly trafficked State St
- Full access at a signalized intersection
- Close proximity to multiple new developments
- C-2 zoning allows for a variety of uses

SALE PRICE: \$500,000



701 WEST STATE STREET | KENNETT SQUARE, PA 19348

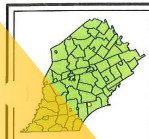
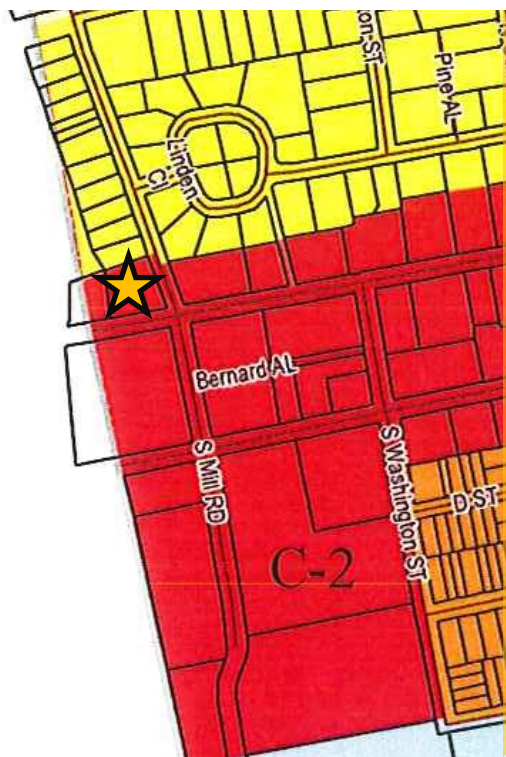


PILLAR REAL ESTATE ADVISORS

P: 484-887-8202 | www.PillarRealEstateAdvisors.com

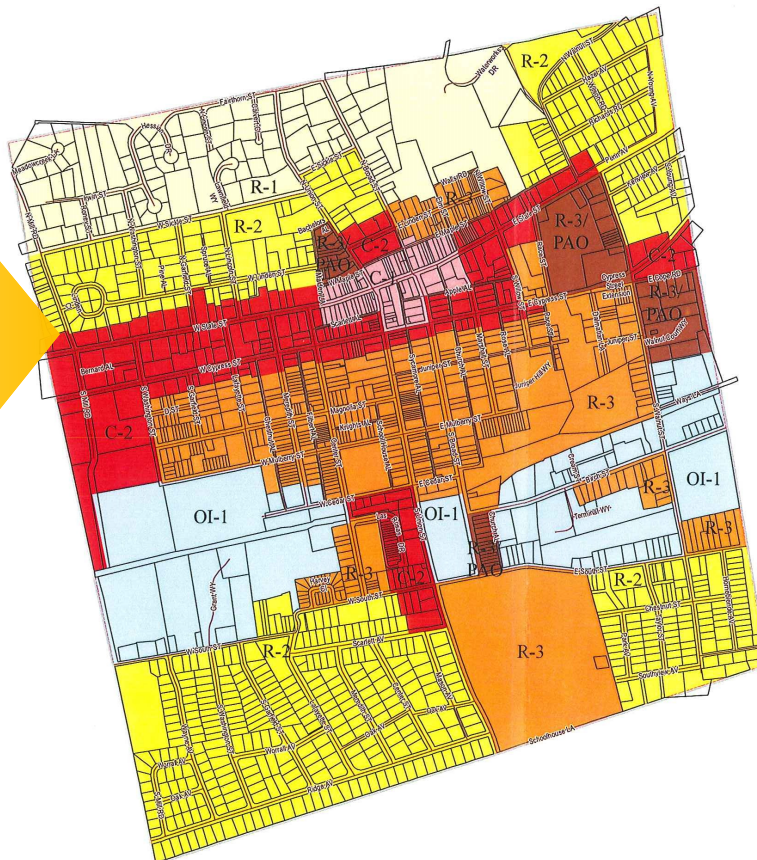
535 N. Church Street, West Chester, PA 19380

**All zoning information should be independently verified with governing municipality



Borough Office
120 Marshall Street
Kennett Square, PA 19348
<http://www.kennett-square.pa.us/>

Zone	Acres
C-1	127.9
C-2	33.88
OI-1	102.68
R-1	85.76
R-2	212.21
R-3	163.08
R-3/PAO	25.79
TOTAL	686.19



Kennett Square Borough



Municipal Zoning Map

Zoning Adopted: May 21, 2009

Map Created: September 12, 2011

Kennett Square Zoning Districts

- C-1 - Kennett Center Primary Retail
- C-2 - Secondary Commercial
- OI-1 - Office & Industrial
- R-1 - Low Density Residential
- R-2 - Residential (7500 sq. ft. lots)
- R-3 - Medium Density Residential
- R-3/PAO - Medium Density Residential/Professional Office

-  Road Centerlines
-  Parcels
-  Municipal Boundary

IMPORTANT NOTICE:
The Official Zoning Map in the municipal building shall be the final authority regarding the current zoning status of land, buildings, and other structures.

NOTES: Not for engineering purposes
 Landbase Source: Planimetric features have been compiled to meet the National Map Accuracy Standard of 1:24,000 scale mapping using first order, fully analytical digital stereoplotters, from aerial photography dated spring 2005, controlled analytically from ground points captured using first order GPS equipment. Planimetric coordinates were based on the PA State Plane Coordinate System South Zone and North American Datum 1983.
 Copyright (c) 2011, County of Chester, PA. All Rights Reserved.

LIMITATION AND LIABILITY OF USE: This map was digitally compiled for internal maintenance and developmental use by the County of Chester, PA to provide index to parcels and for other reference purposes. Parcel lines do not represent actual field surveys of premises. County of Chester, PA makes no claim as to the completeness, accuracy or content of any data contained herein, and makes no representation of any kind, including, but not limited to, the warranties of merchantability or fitness for a particular use, nor any such warranties to be implied or inferred, with respect to the information or data furnished herein.
 No part of this document may be reproduced, stored in a retrieval system or transmitted in any form or by any means electronic, mechanical, photocopied, recorded or otherwise, except as expressly permitted by the County of Chester, PA.



C-2
SECONDARY COMMERCIAL

701 WEST STATE STREET | KENNETT SQUARE, PA 19348



PILLAR REAL ESTATE ADVISORS

P: 484-887-8202 | www.PillarRealEstateAdvisors.com

535 N. Church Street, West Chester, PA 19380

23-19 C-2 Secondary commercial district.

- (a) Purpose. The purpose of the C-2 District is to encourage a variety of commercial uses, moderate density residential uses, and other appropriate uses which support and reinforce the primary retail district and that fit with the purpose as set forth in section 23-3 of this chapter.
- (b) Uses Permitted by Right. Each of the following principal uses and their accessory uses are permitted by right in the C-2 Secondary Commercial District, provided that the use type, dimensional, and all other applicable requirements of this chapter are satisfied. Any change in use, occupancy, or purpose, on a property within the Historic District shall be reviewed by borough staff, who may make recommendations to borough council, including the imposition of conditions, in connection with any requests for a certificate of appropriateness under the HARB ordinance. Borough council shall have the power to impose those conditions on the approval of a certificate of appropriateness, as recommended by borough staff.
- (1) The retail sale of dry goods, variety and general merchandise, clothing, food, flowers, beverages, drugs, household goods, supplies or furnishings, and the sale and repair of jewelry, watches, clocks, optical goods, radios and televisions, or musical, professional, or scientific instruments are permitted by right, unless that use is listed in subsection (c), Special Exception Uses, below.
 - (2) Business offices, banks, financial services, medical office buildings, professional offices, and professional/administrative services.
 - (A) Uses may not include a drive in/through facility without meeting the special exception requirements for a land use with a drive in/through facility as outlined in section 23-29 of this chapter.
 - (3) Commercial indoor recreation.
 - (4) Commercial warehousing and storage, when incidental to a retail use. The warehousing and storage shall be related to that retail use and serving no other facility.
 - (5) Essential public uses including, but not limited to, arts centers, offices for a civic organization, museum, library, and post office (not including a post office distribution center).
 - (6) Group home. [See subsection 23-29(c)(22)]
 - (7) Hotel/motel.
 - (8) Movie theater.
 - (9) Nursery/greenhouse.
 - (10) Residential uses—Any use allowed as a by right use in the R-3 Zoning District.
 - (11) Outdoor recreation, including public parks, private membership clubs (i.e. swimming, skate parks, tennis), and picnic groves.
 - (12) Restaurant, without drive in/through service.
 - (13) Parking facilities.
 - (14) Brewpub.
 - (15) Microbrewery.
 - (16) Nanobrewery.

- (17) Regional brewery.
 - (18) Wine bar/BYOF.
 - (19) Personal Service.
 - (20) Alternative learning center.
 - (21) Revitalization/Additional uses of properties, pursuant to section 23-19(k).
- (c) Special Exception Uses. Each of the following principal uses and their accessory uses may be permitted in the C-2 Secondary Commercial District by the zoning hearing board in accordance with the standards contained in section 23-29 of this chapter:
- (1) Adult day care center;
 - (2) Adult entertainment uses;
 - (3) Animal hospital/ kennel;
 - (4) Auditorium/theater;
 - (5) Automobile oriented uses and automobile sales;
 - (6) Bar/tavern;
 - (7) Bus station/terminal;
 - (8) Commercial outdoor recreation;
 - (9) Fast food restaurant;
 - (10) Fire station;
 - (11) Health club;
 - (12) Hospital;
 - (13) Institutional uses—Class I or Class II;
 - (14) Land uses with a drive in/drive-through feature;
 - (15) Open air seasonal market;
 - (16) Planned development;
 - (17) Public uses that are not otherwise listed herein;
 - (18) Rooming house/boarding house;
 - (19) Warehouse and industrial uses—Limited to the following uses:
 - (A) Major auto repairs;
 - (B) Recycling collection facilities;
 - (C) Radio/television transmitter;
 - (D) Truck or bus repair.
 - (20) Telephone exchange building;
 - (21) Tennis club.

(d) Conditional Use—RC Neighborhood Development (RCND).

- (1) Purpose. The RCND is designed for the redevelopment of large tracts situated within the C-2 Secondary commercial district in order to foster the creation of human scaled, pedestrian friendly, residential and mixed use neighborhoods, including appropriate dimensional requirements, yard requirements and design standards.
- (2) Applicability.
 - (A) RCND requires conditional use approval, subject to the requirements of section 23-29.
 - (B) RCND is mandatory for all tracts within the C-2 Secondary commercial district that have a minimum lot area, as defined in section 23-7, of four acres. The dimensional requirements, yard requirements and design standards in this subsection (d) shall apply.
 - (C) If any provisions of this subsection (d) differ from or conflict with the provisions of other sections of the zoning ordinance or of the subdivision and land development ordinance, the provisions in this subsection (d) shall control.
- (3) Uses.
 - (A) In addition to all other principal uses permitted by the provisions of section 23-19, a building may be erected, altered or used and land may be used or occupied for one or more of the following principal uses, subject to the design standards of subparagraph (6) or (7) of this subsection (d), as applicable:
 - (i) Single-family detached dwelling.
 - (ii) Single-family semi-detached; two-family detached dwellings.
 - (iii) Single-family attached dwelling (townhouse).
 - (iv) Mixed-use building.
 - (B) Attached accessory garage.
 - (C) Any of the accessory uses and structures provided for in section 23-30.

701 WEST STATE STREET | KENNETT SQUARE, PA 19348



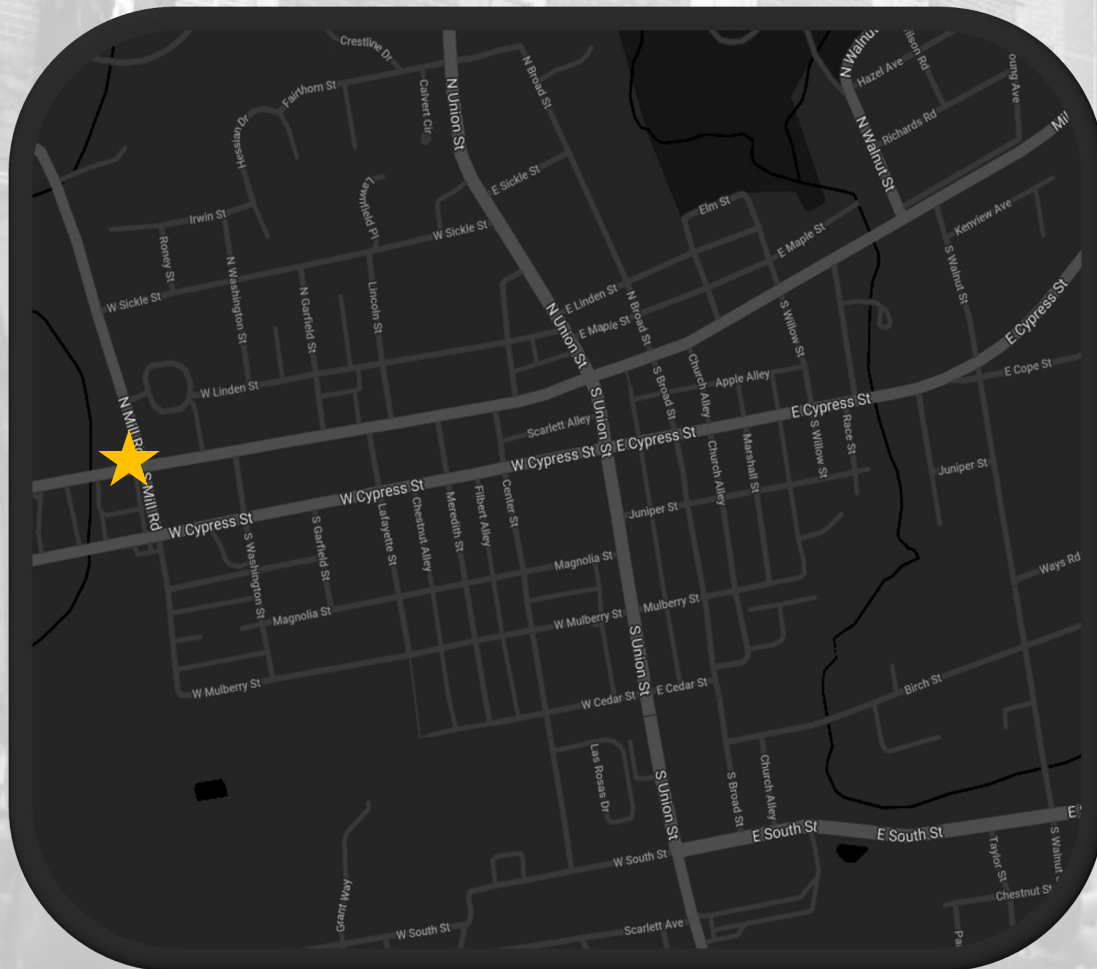
PILLAR REAL ESTATE ADVISORS

P: 484-887-8202 | www.PillarRealEstateAdvisors.com

535 N. Church Street, West Chester, PA 19380



Described as
“Main Street America at its best”,
this thriving town is full of unique
independent shops,
restaurants, and galleries with a
welcoming and vibrant sense of
community!



Radius	2 mile	5 mile	10 mile
Population			
2010 Population	14,496	46,984	235,904
2023 Population	15,373	48,845	242,985
2028 Population Projection	15,744	49,827	247,188
Annual Growth 2010-2023	0.5%	0.3%	0.2%
Annual Growth 2023-2028	0.5%	0.4%	0.3%
Households			
2010 Households	4,757	16,272	87,280
2023 Households	5,048	17,045	90,127
2028 Household Projection	5,173	17,420	91,771
Annual Growth 2010-2023	0.6%	0.6%	0.5%
Annual Growth 2023-2028	0.5%	0.4%	0.4%
Avg Household Size	3.00	2.80	2.60
Avg Household Vehicles	2.00	2.00	2.00
Housing			
Median Home Value	\$386,314	\$446,094	\$388,305
Median Year Built	1977	1985	1978
Owner Occupied Households	3,454	13,536	72,235
Renter Occupied Households	1,718	3,885	19,536
Household Income			
< \$25,000	425	1,192	8,089
\$25,000 - 50,000	885	2,212	9,947
\$50,000 - 75,000	778	2,085	13,279
\$75,000 - 100,000	579	1,660	9,800
\$100,000 - 125,000	508	1,668	9,770
\$125,000 - 150,000	361	1,492	7,754
\$150,000 - 200,000	550	2,193	11,280
\$200,000+	961	4,542	20,207
Avg Household Income	\$126,896	\$150,526	\$139,739
Median Household Income	\$93,803	\$120,578	\$110,102

Population Summary			
Age 15+	12,515	40,972	203,611
Age 20+	11,385	37,546	187,542
Age 55+	4,305	17,322	85,534
Age 65+	2,380	10,300	50,552
Median Age	38.40	43.00	42.80
Avg Age	38.60	42.00	41.90
Median Age, Male	37.80	41.50	41.40
Avg Age, Male	38.00	41.10	41.00
Median Age, Female	39.10	44.60	44.20
Avg Age, Female	39.30	43.00	42.90
Education			
Some High School, No Diploma	1,855	3,483	11,791
High School Graduate	2,257	5,924	35,877
Some College, No Degree	1,637	5,622	35,112
Associate Degree	793	2,003	10,669
Bachelor's Degree	2,613	10,076	50,008
Advanced Degree	1,996	9,233	39,533
Employment			
Civilian Employed	8,235	25,298	128,149
Civilian Unemployed	224	712	4,231
Civilian Non-Labor Force	3,828	14,271	67,903
U.S. Armed Forces	0	1	111
Worker Travel Time To Job			
<30 Minutes	5,441	14,744	74,010
30-60 Minutes	1,806	6,737	34,477
60+ Minutes	551	1,871	10,296
Household Composition			
1-Person Households	1,073	3,314	20,404
2-Person Households	1,454	5,765	30,930
3-Person Households	779	2,691	14,840
4-Person Households	821	2,928	14,417
5-Person Households	469	1,436	6,265
6-Person Households	228	504	2,111
7-Person Households	224	408	1,159

Marital Status			
Married	2,969	11,217	53,438
Married No Children	1,417	6,049	30,089
Married with Children	1,552	5,168	23,349
Housing Units			
1 Unit	4,118	15,747	79,497
2 - 4 Units	436	833	4,427
5 - 19 Units	426	739	6,788
20+ Units	192	521	4,481
Housing Value			
< \$100,000	36	153	1,509
\$100,000 - 200,000	189	355	4,897
\$200,000 - 300,000	814	1,737	15,406
\$300,000 - 400,000	749	2,902	15,473
\$400,000 - 500,000	570	3,213	12,762
\$500,000 - 1,000,000	767	4,135	17,798
\$1,000,000+	246	761	3,106
Housing By Year Built			
Built 1940 - 1949	1,207	2,750	13,559
Built 1950 - 1959	607	1,320	10,890
Built 1960 - 1969	340	1,403	12,233
Built 1970 - 1979	638	2,380	13,038
Built 1980 - 1989	408	2,288	16,002
Built 1990 - 1999	814	3,856	15,063
Built 2000 - 2010	901	2,985	10,928
Built 2010+	451	1,351	6,011

701 WEST STATE STREET | KENNETT SQUARE, PA 19348



PILLAR REAL ESTATE ADVISORS

P: 484-887-8202 | www.PillarRealEstateAdvisors.com

535 N. Church Street, West Chester, PA 19380



PRIME DEVELOPMENT OPPORTUNITY

KENNETT SQUARE BOROUGH

PILLAR REAL ESTATE ADVISORS

BRINGING EXPERIENCE, PROFESSIONALISM, AND INTEGRITY
TO COMMERCIAL REAL ESTATE BROKERAGE

ANDREW TURNER

ATURNER@PILLARREALESTATEADVISORS.COM

484-887-8202 | Ext. 102

"The information contained in this document has been obtained from sources believed reliable. While Pillar Real Estate Advisors, LLC does not doubt its accuracy, Pillar Real Estate Advisors, LLC. has not verified it and makes no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. The value of this transaction to you depends on several factors which should be evaluated by your tax, financial and legal advisors to determine to your satisfaction the suitability of the property for your needs.

Photos herein are the property of their respective owners and use of these images without the express written consent of the owner is prohibited."

701 WEST STATE STREET | KENNETT SQUARE, PA 19348



PILLAR REAL ESTATE ADVISORS

P: 484-887-8202 | www.PillarRealEstateAdvisors.com

535 N. Church Street, West Chester, PA 19380