



309 EXTON COMMONS | EXTON, PA 19341



PILLAR REAL ESTATE ADVISORS

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535 N. Church Street, West Chester, PA 19380

PROPERTY HIGHLIGHTS

- User-Buyer or Investment Opportunity
- +/- 1,300 SF Office/Medical end unit for sale in well appointed Exton Commons
- 1 Large Private Office, Bullpen, Full Kitchenette and breakout room, with spacious loft space ideal for more office or conference room
- Several skylights lead to an abundance of bright natural light
- +/-1,000 SF unfinished basement ideal for storage
- Central location in the heart of Exton
- Easy access to Route 30, Route 100, and Route 202
- **Currently Fully Leased until 11/30/2024**

SALE PRICE: \$290,000



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

**West Whiteland Township
Municipal Zoning Map**

CHESTER COUNTY, PENNSYLVANIA





Zoning Adopted: September 9, 2015



Zoning Districts

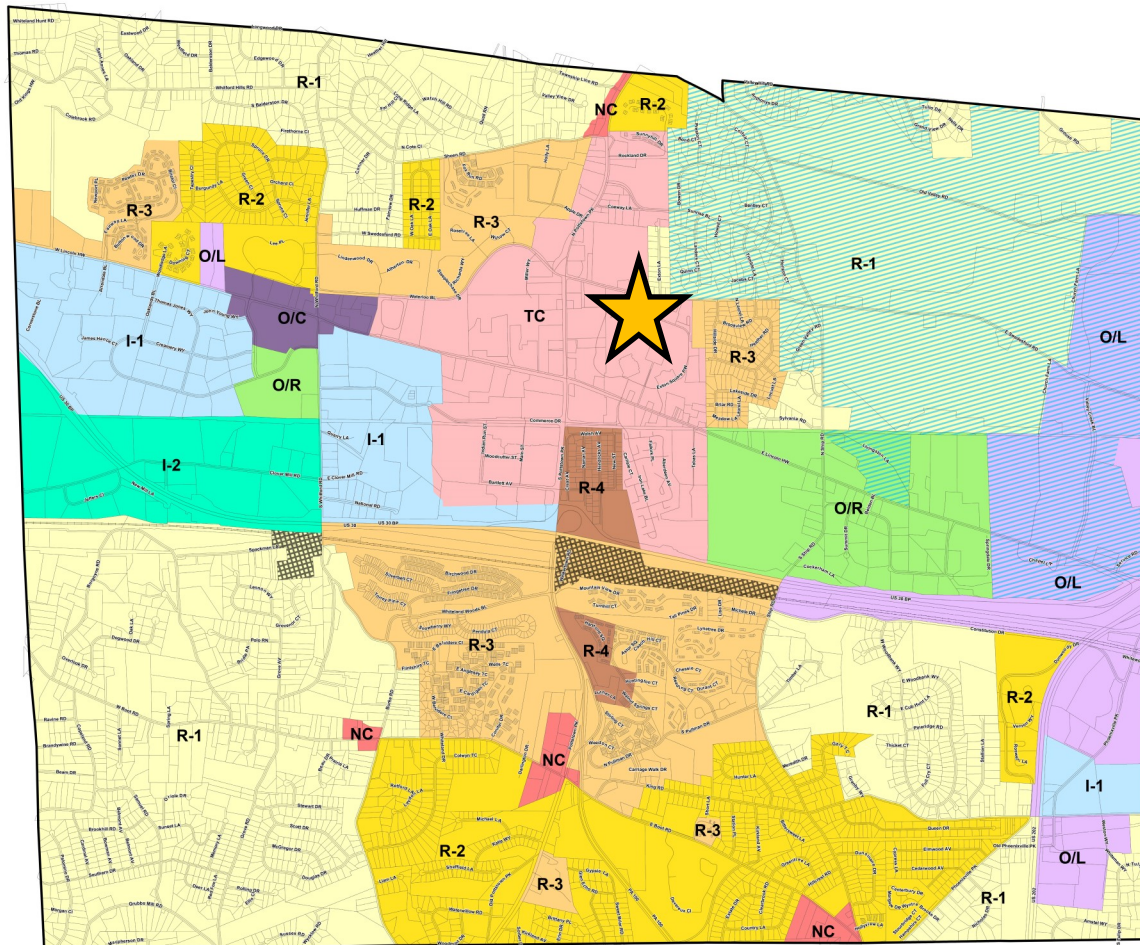
-  I-1 - Limited Industrial
-  I-2 - General Industrial
-  NC - Neighborhood Commercial
-  O/C - Office/Commercial
-  O/L - Office/Laboratory
-  O/R - Office/Residential
-  R-1 - Residential
-  R-2 - Residential
-  R-3 - Residential
-  R-4 - Residential
-  TC - Town Center Mixed Use
-  Unified Overlay
-  Rail Transit Overlay

Base Features

-  Railroad Lines
-  Roadways
-  Parcels
-  Township Boundary



0 0.25 0.5 1 Miles



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§ 325-13

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§ 325-13. TC Town Center Mixed Use District. [Amended 3-10-2004 by Ord. No. 310; 4-23-2008 by Ord. No. 360; 4-27-2011 by Ord. No. 386; 3-12-2014 by Ord. No. 410]

A. Purpose.

- (1) Intent. It is the intent of this district to promote the development of a pedestrian-oriented central area within the Township which contains an integrated mix of residential, retail, office, entertainment, civic, institutional, and recreational uses which can serve as a community focal point.
- (2) Goal. It is the goal of the Town Center to provide a clearly defined single location for the most intensive kinds of uses. The Town Center will encourage innovative planning techniques which will facilitate higher-quality development with unified architectural and building schemes, pedestrian-oriented walkways connecting buildings, bicycle and mass transit access, unified landscaping and signage, and coordinated storm drainage and open space areas that are consistent with the Township Comprehensive Plan. [Amended 4-22-2020 by Ord. No. 453]

B. Use regulations. A lot may be used or occupied for one or more of the following purposes. Conditional use review shall be required only where specifically stated or when the project exceeds one or more of the thresholds specified in § 325-124A of this chapter. [Amended 9-9-2015 by Ord. No. 426]

(1) Group I - residential.

- (a) Multifamily dwellings and townhouses.
- (b) Life-care facility or personal care facility when authorized as a conditional use by the Board of Supervisors subject to § 325-124 of this chapter, and the following conditions:
 - [1] The property upon which the facility is located must be contiguous and adjacent to a major arterial street and primary access must be located within the frontage of the property along and upon a major arterial street.
 - [2] The Township shall not issue any use and occupancy permit for such a facility until the applicant for such permit has documented, to the satisfaction of the Township, receipt of all pertinent approvals and licenses from the appropriate state agencies.
 - [3] Life-care facilities are further subject to the requirements of § 325-45D of this chapter.

(2) Group II - nonresidential and mixed use.

- (a) Office buildings.
- (b) Hotels and motels. Permitted accessory uses include but are not

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necessarily limited to eating and drinking establishments, fitness facilities, personal services, retail stores, retail services, and meeting rooms and areas suitable for hosting conferences, conventions, receptions, and similar events. Access to accessory uses may be restricted to guests of the hotel or motel at the discretion of the owner. [Amended 4-22-2020 by Ord. No. 453]

- (c) Personal services.
- (d) Retail stores and services. [Amended 4-22-2020 by Ord. No. 453]
- (e) Eating and drinking establishment.
- (f) Banks and other financial institutions and services.
- (g) Fitness facility.
- (h) Medical services.
- (i) Continuing education facility.
- (j) Public place of amusement and motion-picture theater when authorized as a conditional use by the Board of Supervisors subject to § 325-124 of this chapter, excepting that when such use is a sexually oriented business it shall be prohibited in the Town Center district.
- (k) Vehicle fueling stations, when authorized as a conditional use by the Board of Supervisors, subject to § 325-124 of this chapter and further subject to the provisions of § 325-28.2 of this chapter.
- (l) Adult or child day-care center, when authorized as a conditional use by the Board of Supervisors subject to § 325-124 of this chapter and further subject to the provisions of § 325-27 of this chapter.
- (m) Mixed-use buildings, subject to the following conditions:
 - [1] A mixed-use building may contain any combination of uses permitted in Group II above, except a vehicle fueling station.
 - [2] A mixed-use building may contain multifamily residential dwellings in combination with any uses permitted in Group II above, except as noted herein, provided that no such residential dwelling units shall be permitted on the ground level of the building.
- (n) Governmental facility.
- (o) Recreational use as provided for in § 325-22.

C. Area and bulk regulations. The area and bulk regulations shall be based upon developable acreage unless stated otherwise. Where a project consists of a tract with multiple contiguous lots in common ownership or under common control or is being developed according to a Master Plan in accordance with § 325-13E, below,

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EXTON COMMONS OFFICE END UNIT FOR SALE

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

ANDREW CARLINO

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