



FLEX SPACE WITH GREAT SIGNAGE FOR LEASE IN WEST CHESTER



739 DOWNINGTOWN PIKE | WEST CHESTER, PA 19380



PILLAR REAL ESTATE ADVISORS

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

535 N. Church Street, West Chester, PA 19380

PROPERTY FEATURES

- 4,100 SF of Flex space large parking lot
- Five 10x10 drive in doors
- Four 9X10 Drive in doors
- One 8X10 drive in door
- 12 ft Ceilings
- Great signage on Rt 322
- C-2 Zoning

LEASE PRICE: \$12 PSF NNN



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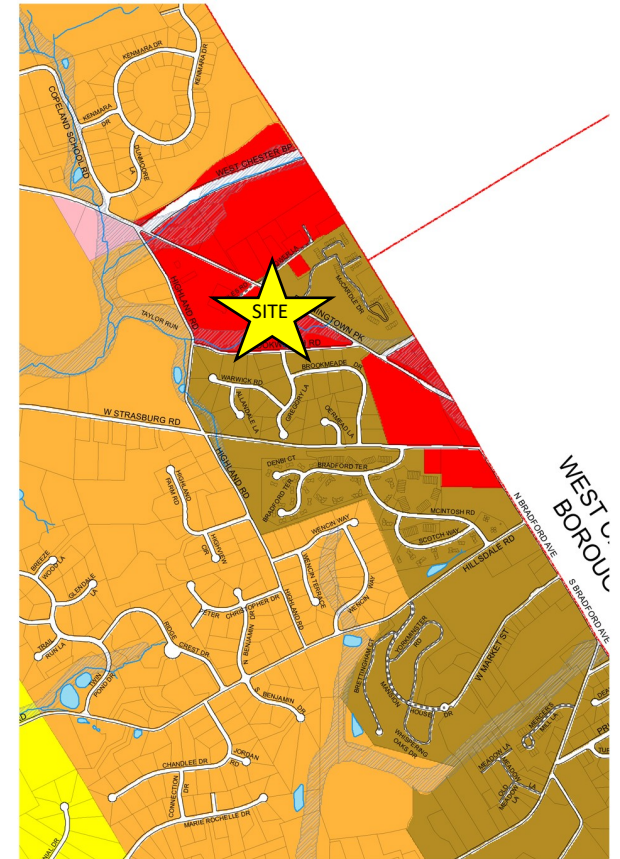
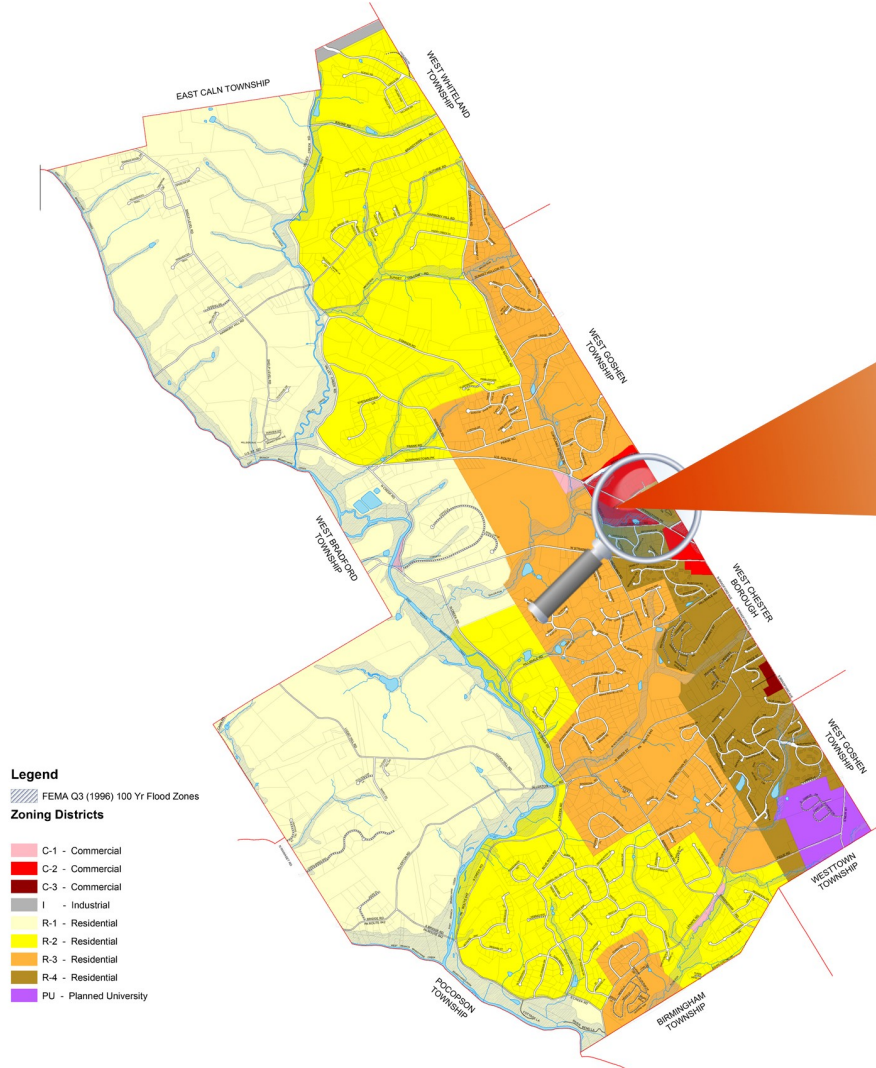
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535 N. Church Street, West Chester, PA 19380

Township of East Bradford, PA
Friday, November 22, 2019

Chapter 115. Zoning

Article IX. C-2 Commercial District

[Amended 11-11-1980 by Ord. No. 41-1980; 7-14-1981 by Ord. No. 43-1981; 3-21-1988 by Ord. No. 97-1988]

§ 115-32. Purpose; applicability.

A. It is the intent of the C-2 District, as outlined in the East Bradford Township Comprehensive Plan, to provide for retail, service and office uses situated in areas of the Township accessible to the regional office uses situated in areas of the Township accessible to the regional transportation system. The C-2 District establishes standards for a unified and organized arrangement of buildings, service and parking areas to facilitate access management in the Township through the use of planned commercial development and planned business park options.

B. In the C-2 Commercial District, the following regulations shall apply.

§ 115-33. Use regulations.

A building may be erected, altered or used and a lot may be used for any of the following purposes and for no other:

- A. Retail sale of dry goods, variety and general merchandise, clothing, food, flowers, drugs, household supplies or furnishings, including convenience stores, as defined by this chapter and consistent with the site development standards in § 115-35B(7) of this chapter; sale or repair of jewelry, watches and clocks, optical goods or musical, professional or scientific instruments.
[Amended 7-11-1989 by Ord. No. 112-1989]
- B. Automotive and farm equipment sales and services, excluding gasoline service stations.
- C. Barbershops, hairdresser, cleaning and pressing and other shops for personal service.
- D. Eating and drinking establishments, but excluding fast-food restaurants.
[Amended 11-8-1988 by Ord. No. 105-1988]
- E. Farm supply outlet.
- F. Banks, offices and medical clinics.
- G. Animal hospital.
- H. Churches.
- I. Funeral parlor or undertaker's establishment.

J. Blacksmith, tinsmith, plumbing or pipe fitting, welding, carpenter, cabinetmaking, furniture or upholstery shop, electrician or electronics (including radio, computer or television shop).
[Amended 11-8-2005 by Ord. No. 9-2005]

K. Bakery, confectioner or similar patisserie for production of articles to be sold at retail on the premises.
[Amended 11-8-2005 by Ord. No. 9-2005]

L. Wholesale sales distribution and storage.

M. Commercial accessory uses and solar energy systems, as an accessory use, subject to the provisions of § 115-151 of this chapter.
[Amended 8-10-2010 by Ord. No. 2-2010]

N. (Reserved)^[1]

[1] *Editor's Note: Former Subsection N, regarding communication antennas, added 12-9-1997 by Ord. No. 6-1997, was repealed 7-14-2015 by Ord. No. 10-2015.*

O. Forestry (subject to the provisions of § 115-11E of this chapter).

[Added 1-11-2005 by Ord. No. 1-2005]^[2]

[2] *Editor's Note: This ordinance also provided for the redesignation of former Subsections O and P as Subsections P and Q, respectively.*

P. The following uses shall be permitted by conditional use when authorized by the Board of Supervisors subject to the provisions of this chapter and, in particular, § 115-77:

(1) Multiple use of a single lot as a planned commercial development. Each planned commercial development must be on a single lot to be considered for a conditional use. Each separate lot shall be subject to § 115-34. A planned commercial development may include any use permitted in the C-2 District, as specified in Subsections A through M above, as well as any of the following additional uses:
[Amended 11-8-1988 by Ord. No. 105-1988; 11-8-2005 by Ord. No. 9-2005]

(a) Fast-food restaurant.

(2) Offices, warehousing and distribution, research and development, engineering and testing laboratories, as part of a planned business park and ancillary private recreational facilities, including a golf course.

(3) Mobile home parks, subject to the provisions of Article XIV of this chapter.

(4) Mini-storage facilities.

(5) (Reserved)^[3]

[3] *Editor's Note: Former Subsection P(5), regarding communication towers, added 9-12-1995 by Ord. No. 164-1995, was repealed 7-14-2015 by Ord. No. 10-2015.*

(6) Adaptive reuse of Class I or Class II historic resource pursuant to the provisions of §§ 115-131.2 and 115-131.3. In this C-2 Commercial District, an adaptive reuse of a Class I or Class II historic resource may include the conversion of the resource to a residential use that is permitted in the R-4 Residential District.^[4]
[Added 11-8-2005 by Ord. No. 9-2005; amended 12-13-2006 by Ord. No. 8-2006]

[4] *Editor's Note: Former Subsection P(7), regarding telecommunication antennas, added 8-10-2010 by Ord. No. 2-2010, which immediately followed this subsection, was repealed 7-14-2015 by Ord. No. 10-2015.*

Q. The following uses may be permitted as a special exception when authorized by the Zoning Hearing Board subject to the provisions contained in Article XVI:

(1) Gasoline service stations.

(2) Public utility offices and operating facilities.

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

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