

TURNKEY STANDALONE RESTAURANT/RETAIL

FOR LEASE IN EXTON, PA

PILLAR REAL ESTATE ADVISORS



8 EAST WELSH POOL ROAD
EXTON, PA



PROPERTY HIGHLIGHTS

- Currently a Turnkey fully fit out standalone Restaurant/café +/- 2,250 SF among (2) floors
- Full basement and attic included for extra dry/cool storage
- Fully sprinklered throughout
- Ample on-site parking (+/-16 Spaces)
- Access to detached +/-400 SF Garage
- Well located on PA Route 100
- Great Signage opportunity
- +/-20,000 ADT Traffic Count
- Abundance of permitted retail/office uses in PC Commercial Zoning district
- Second Floor currently setup as Fully fit out Owners Suite Living Area

LEASE RATE:

\$4,500/Month plus Utilities

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PROPERTY OUTLINE

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WELCOME TO EXTON

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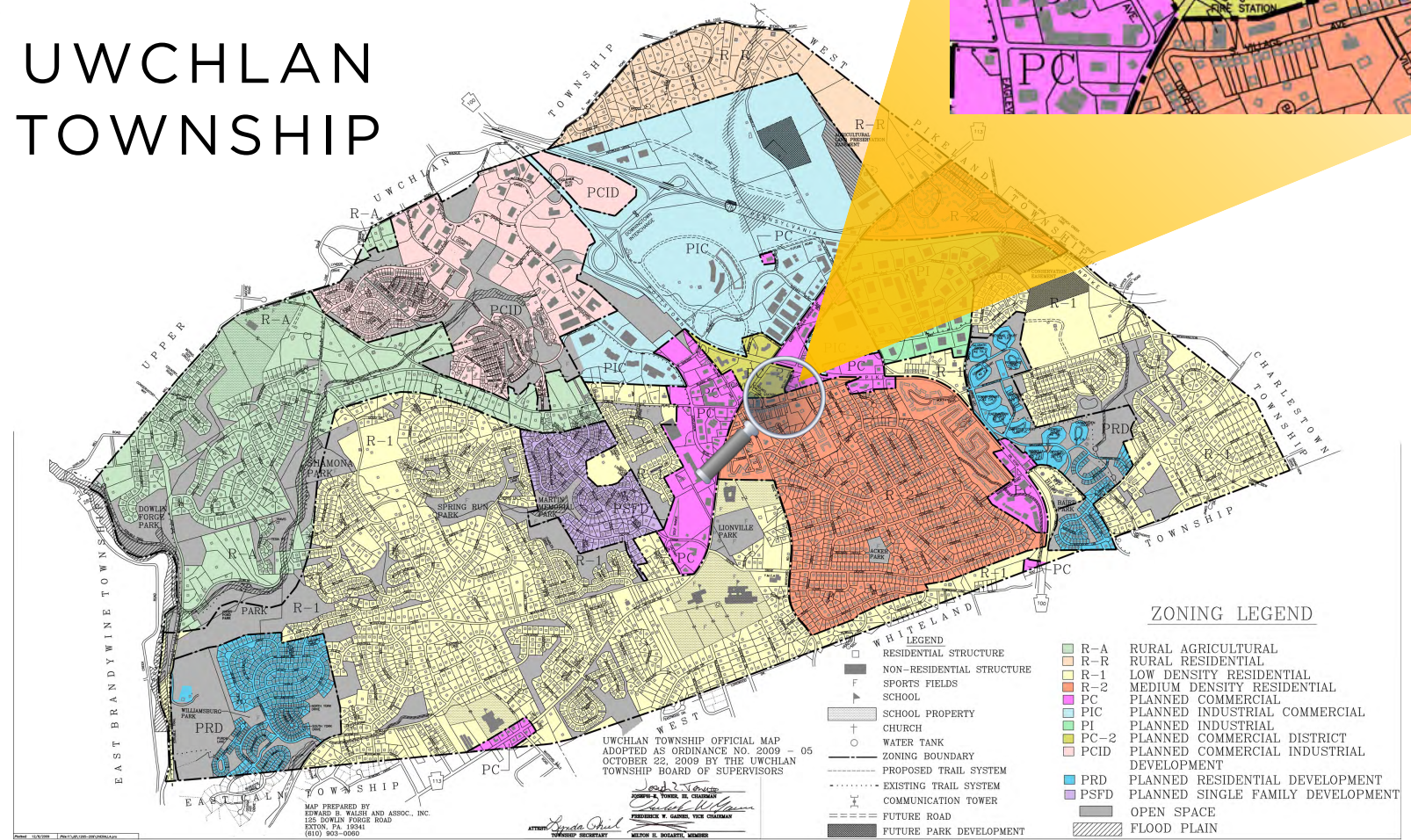
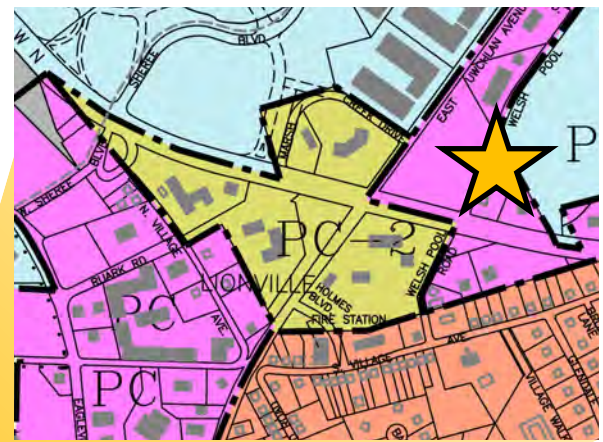
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ZONING MAP

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

UWCHLAN TOWNSHIP



8 EAST WELSH POOL ROAD
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ZONING CODE

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

Township of Uwchlan, PA
Wednesday, September 9, 2021

Chapter 265. Zoning

Article 5. District Regulations

§ 505. PC Planned Commercial District.

505.1 Purpose. The purpose of the PC Planned Commercial District is to provide and require unified and organized arrangement of buildings (one per lot), service and parking areas, together with adequate circulation and open space, all planned and designed as integrated units, in a manner so as to provide and constitute efficient, safe, convenient, and attractive shopping areas. Any use permitted in this district by right, special exception or condition and described in § 611 of this ordinance is subject to the requirements set forth in § 611.

505.2 Review procedure.

- In order to assure the satisfactory development of the Planned Commercial District, it shall be required that the development plans be submitted to the Board of Supervisors under the procedures established in this ordinance.
- A development plan for the parcel being subdivided shall be prepared and submitted to the Board of Supervisors showing the overall development scheme, including location, proposed site layout, existing zoning, parking facilities, all adjacent highways, streets, and alleys with traffic flow patterns, and a tentative list of the kind of establishments to be located on the site and their floor areas. Also, preliminary architectural sketches, elevations, and engineering plans showing proposed methods of water runoff control, type of sewage treatment, and source of water supply.

505.3 Permitted uses.

- Retail establishment for sale of dry goods, drugs, food, jewelry, variety and general merchandise, hardware, household furnishings and supplies, instruments, electronic appliances, including repair service.
- Restaurant, tearoom, cafe, confectionery or other place serving food or beverages, provided that no curb service shall be permitted.
- Personal service shop, including barber, beauty salon, shoe repair, tailor, dressmaking, pickup station for laundry and dry cleaning.
- Passenger station for public transportation, bank, savings and loan association or other financial institution, business or professional office, offices or office building for administrative, executive and professional activity, and similar activities involving the performance or rendering of professional services, such as mortician, the sale of real estate and business office, including the showing of samples, sale promotion and demonstration of equipment, provided, however, that no merchandise shall be warehoused on the premises for sale, exchange or delivery thereon, and further provided that nothing herein precludes the sale or manufacturer's representatives from arranging for the sale of merchandise manufactured, fabricated or warehoused at, or delivered to, locations outside of the PC Planned Commercial District.

- Automatic self-service laundry and dry-cleaning establishment with certificates of approval by the public health agency having jurisdiction, with regard to waste disposal, and by the Fire Marshall, with regard to compliance with all safety regulations.
- Churches.
- Public uses, structures or buildings owned or operated by the Township, a Municipal Authority organized by the Township or an Authority of which the Township is a member.
- Dispensary, provided that such use shall not be permitted closer than 1,000 linear feet from a school or day-care center, and subject to all applicable requirements of the Uwchlan Township Zoning Ordinance and the Medical Marijuana Act.!!
[Added 2-13-2017 by Ord. No. 2017-02]
(1) Editor's Note: See 35 P.S. § 10231-101 et seq.

505.4 Permitted accessory uses located on the same lot with the permitted principal use.

- Off-street parking pursuant to § 607.
- Signs pursuant to § 606.
- Other accessory uses, structures, or buildings, provided such are clearly incidental to the principal use.

505.5 Uses permitted by conditional use.

- Shopping centers pursuant to § 605, but excluding gasoline service stations.
[Amended 10-25-1999 by Ord. No. 99-13]
- Any other use as determined by the Board of Supervisors to be of the same general character as the permitted uses.
- Hotel, provided that the same shall be constructed within 300 feet of and with exclusive access onto a divided, arterial highway.

505.6 Uses permitted by special exception. [Amended 10-25-1999 by Ord. No. 99-13]

- Automobile court or motel, indoor theater, bowling lanes or other similar place of indoor recreation.
- Living quarters for a proprietor, building manager, caretaker or watchman, if employed on the premises, as an accessory use within a principal building.
- A private-use helistop as an accessory use to a permitted principal use subject to Planning Commission review and recommendation and conformance to the general standards prescribed in § 610.
- Accessory uses, structures, or buildings not located on the same lot with the permitted principal use.

505.7 Minimum yard dimensions.

- Area: one acre.
- Width: 200 feet.

505.8 Minimum yard dimensions.

- Front yard: minimum of 50 feet.
- Each side yard:

- Minimum of 50 feet, except when an agricultural or residential district is adjacent to the side yard, in which case the side yard setback shall be 100 feet.
 - When a mutual agreement is subscribed to by adjoining commercial property owners, no side yard shall be required where two commercial uses adjoin side by side; however, in no case shall common walls be permitted between properties of separate ownership. In the case of such a series of adjoining structures on lots of single and separate ownership abutting and paralleling a public right-of-way, an unobstructed passage of at least 20 feet in width shall be provided at grade level at intervals not more than 400 feet apart.
- Rear yard: minimum of 50 feet, except when an agricultural or residential district is adjacent to the rear yard, in which case the rear yard setback shall be 100 feet.
 - Provided that, anything to the contrary contained in this § 505.8 not withstanding, the minimum required side or rear yard where a hotel use adjoins a multifamily dwelling use shall be 50 feet.

505.9 Maximum lot coverage and building height.

- Maximum building coverage: 40%.
 - Maximum impervious coverage: No lot three net acres or larger shall be covered by more than 65% of impervious surface, including but not limited to principal and accessory buildings, driveways and walkways, and parking areas. Lots three acres or less may have up to 75% impervious coverage.
[Amended 10-28-1996 by Ord. No. 96-13]
 - Maximum height of buildings and structures: 35 feet or 2 1/2 stories, whichever is less.
[Amended 10-22-2009 by Ord. No. 2009-04]
- (1) Buildings over two stories in height shall be sprinklered, and shall have a standpipe, in accordance with the Uwchlan Township Building Code.

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