

**COMMERCIAL  
CHAPTER**

**TRI-COUNTY SUBURBAN  
REALTORS®**

**Mike Carlin, Vice President of Operations**

[mcarlin@tcsr.realtor](mailto:mcarlin@tcsr.realtor)

**Commercial/Industrial Marketing Exchange**

**Friday 7/11/25**

***Featured Properties***

***Haves/Wants***

***Exchange Rollup***

**Guest Speaker: Scott Smith**

President & CEO, EnviroSure Inc. - [scott@envirosureinc.com](mailto:scott@envirosureinc.com)

***“The Clean Deal Advantage:***

***Proactive Environmental Planning for CRE Brokers on Both Sides”***

**Refreshments/Breakfast: Bud Emig & Tom Walsh**

Long & Foster Real Estate

[bud@lnf.com](mailto:bud@lnf.com) / [tom.walsh@lnf.com](mailto:tom.walsh@lnf.com)

***Next C/I Marketing Exchange: Friday 10/10/25 – 8am***



**COMMERCIAL  
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TRI-COUNTY SUBURBAN  
REALTORS®

## Commercial/Industrial Marketing Exchange

**Tri-County Suburban REALTORS®**

1 Country View Road, Malvern PA 19355, Suite 101 (Classroom)

Meeting Agenda – July 11, 2025

Host: Joseph Scott McArdle, CCIM

8:00am – 8:30am

- **Networking & Refreshments**
  - Breakfast & Refreshments Provided By:  
**Bud Emig & Tom Walsh** – Long & Foster Real Estate
  - [Bud@LNF.com](mailto:Bud@LNF.com) / [tom.walsh@Inf.com](mailto:tom.walsh@Inf.com)

8:30am – 9:00am

- **Guest Speaker – Scott Smith**
  - EnviroSure Inc.  
<https://envirosureinc.com/>
  - **The Clean Deal Advantage: Proactive Environmental Planning for CRE Brokers on Both Sides**
    - *Helping buyers and sellers navigate environmental issues before they become deal-breakers*



**Scott Smith**  
President, CEO

9:05am – 9:30am (approximately)

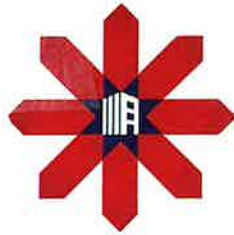
- **Marketing Exchange**  
**Bring Your “Haves” and “Wants” – Plus Flyers!**
  - Quick Pitches
    - Haves
      - cash
      - paper
      - property for sale
      - property for lease/sublease
      - business opportunities
        - with real estate
        - without real estate
      - products & services
    - Wants

9:30am

- **Adjournment, networking, and cleanup**

Next meeting:

- **Friday October 10, 2025: 8:00am – 9:30am**



COMMERCIAL  
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TRI-COUNTY SUBURBAN  
REALTORS®

7/11/25

## Commercial/Industrial Marketing Exchange

**Print Name**

**Phone #**

**Email**

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610.405.1959

scott@envirasureinc.com

Bud Emig

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Bud@LNF.COM

Juan Valencia

267-978-6433

ASK JUAN VALENCIA @GMAIL.COM

Joseph Scott McArdle

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Sam Akif

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Sam@mccann team commercial.com

Piruz Partow

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PIRUZPARTOW@gmail.com

Tom Walsh

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tom.walsh@LNF.com

CHIE HALIMAN

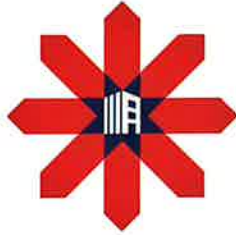
610-633-5796

OPENING ANOTHER DOOR@GMAIL.COM

Emily M. Stat

610-656-5005

emstat3@gmail.com



**COMMERCIAL  
CHAPTER**  
TRI-COUNTY SUBURBAN  
REALTORS®

7/11/25

## Commercial/Industrial Marketing Exchange

Print Name	Phone #	Email
<del>HARRY PENNELL</del>	<del>610-927-6699</del>	<del>HPENNELL@GMAIL.COM</del>
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Carmine Reg	610 863-9000	Carmine@HoulihanLawndance.com
Trevor Hallman	484 942 5771	thallman214@gmail.com
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ANDREW P. Crawford	610-299-0500	APC@CRR@gmail.com
Grace Cai	215-622-5889	GraceC@MG-Architects.com
Mike Murphy	610-656-6520	mike@TheMurphyCompany.com
Ahmed Islam	717 900 7626	Ahmed@Aislam.net
T Jamie Bailey Romay	718-753-3911	Realtort@hotmail.com





**COMMERCIAL  
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TRI-COUNTY SUBURBAN  
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## Commercial-Investment-Industrial Marketing Exchange Quick Form

*(If you do not have a flyer with your Haves and Wants,  
please circle and fill in this form before or during our monthly exchange)*

### Keyword section:

#### Have/Want:

Cash Buy / Sell / Lease / Sublease / Business with RE / Business without RE

Investor / User / User-Investor / Ground / Apartments / Mixed-Use

Office / Retail / Industrial / Shopping Center or Strip / Residential

Self Storage

### Data section:

Size:

Price: under \$ 5 million

Location: Eastern Pennsylvania

### Comment section:

Would prefer Harrisburg to Eastern  
to Philly.

### Contact section:

Your Name:

Tim Hennessey

Your Firm:

Keller Williams Collegeville

Phone:

610-716-2886

Email:

timhennessey@kw.com



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Investor / User / User-Investor / Ground / Apartments / Mixed-Use  
Office / Retail / Industrial / Shopping Center or Strip / Residential

Flex

### Data section:

Size: 30,000 sf

Price:

Location: Chester County

### Comment section:

Would consider a purchase.

### Contact section:

Your Name: Tim Hennessey

Your Firm: Keller Williams Collegeville

Phone:

610-716-2886

Email:

timhennessey@kw.com

***Historic Town Center  
18 North Church Street  
Borough of West Chester  
Lease: 2<sup>nd</sup> Floor Office***



**COMMERCIAL**



***Features:***

- LEASE: Great office space.
- Available August 2025
- 875 +/- SF on 2<sup>nd</sup> floor
- Located between Historic Courthouse and County Justice Center
- Quality shops and restaurants
- Across from major redevelopment
- 44 West Building & Plaza

**Price: \$1,350.00 mo.+ elec./gas**

**Contact: Tom Walsh**

**Direct: 484-802-5818**

**Fax: 610-696-0485**

**[tom.walsh@lnf.com](mailto:tom.walsh@lnf.com)**

Pa. License # RS065523A

**Long & Foster Real Estate, Inc.**

**709 East Gay Street**

**West Chester, PA 19380-4567**

**Office: 610-696-1100**

**Contact: "Bud" Emig**

**Direct: 610-715-1564**

**[bud@lnf.com](mailto:bud@lnf.com)**

*West Chester welcomes thee!*

The information contained herein has been obtained from the owner of the property and/or from sources deemed reliable. We have no reason to doubt its accuracy but make no warranty or representations. All information is submitted subject to errors, omissions, changes, withdrawal without notice and any special listing conditions of the owner. All information should be verified prior to purchase or lease.



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Cash / Buy / Sell / Lease / Sublease / Business with RE / Business without RE  
Investor / User / User-Investor / Ground / Apartments / Mixed-Use  
Office / Retail / Industrial / Shopping Center or Strip / Residential

#### Data section:

Size:

Price:

Location:

#### Comment section:

#### Contact section:

Your Name:

Your Firm:

Phone:

Email:

*Investor*

*acquisition price \$500-2 million*

*Cherter or Delaware Counties*

*small retail shops or shopping Ctrs.*

*Davey Penneil*  
*Penneil Real Estate*  
*610-507-6433*  
*hpennell@comcast.net*



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Cash / Buy / Sell / Lease / Sublease / Business with RE / Business without RE  
Investor / User / User-Investor / Ground / Apartments / Mixed-Use  
Office / Retail / Industrial / Shopping Center or Strip / Residential

#### Data section:

Size:

Price:

Location:

#### Comment section:

*Investor*  
*acquisition price \$4-5 million*  
*Industrial plots, land, for industrial*  
*or residential development*

#### Contact section:

Your Name:

Your Firm:

Phone:

Email:

*Ray Pennell*  
*Pennell Real Estate*  
*610-507-6699*  
*hp.pennell@comcast.net*



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Cash / Buy Sell / Lease / Sublease / Business with RE / Business without RE  
Investor / User / User-Investor / Ground / Apartments / Mixed-Use  
Office / Retail / Industrial / Shopping Center or Strip / Residential

**Data section:** Multiple Opportunities / PKGS AVAILABLE

Size: Philadelphia & DELCO

Price:

Location:

### Comment section:

LAND (Phila, & SW)  
Residential (South Phila) & (Morton, PA (10 UNIT BLDG))  
Commercial (Upper Darby, & SW Philly, & Clifton Heights, (2 UNITS), (8 UNITS), (AUTO)  
Mix Use: (SW Philly)  
Store front (with 2 Apt Above)

\* Please email for  
further information.

### Contact section:

Your Name: YASMIN PACITA  
Your Firm: Acquestre Real Estate, INC  
Phone: 215.480.2156  
Email: yasmin.acquestre@gmail.com



# OFFICE/WAREHOUSE FOR LEASE

602 JEFFERS CIRCLE, EXTON, PA 19341 | PACT2101164



300 AADT  
8,039 at Boot Rd



Central Heating & Cooling



5,580 sf

## \$11.75/sf + NNN

This commercial space is located within Valley View Business Park. This suite features 5,580 sf total. Warehouse Space: 3,880 sf | Office Space: 1,700 sf. The office space is a flexible, open layout with natural lighting and carpeted floors. Three private offices as well. The Warehouse features heavy-duty flooring, built-in shelving and 15-16' ceilings with 2 Drive-in Doors. There is a bright and welcoming employee breakroom with kitchenette and Storage Closet. NNN lease. 3+ years preferred lease term - Negotiable beyond 3 years.



### PROPERTY

## HIGHLIGHTS

120  
PARKING  
SPACES

FLEXIBLE OPEN  
LAYOUT

3 PRIVATE  
OFFICES

BREAKROOM  
WITH  
KITCHENETTE



**BEILER-CAMPBELL**  
REALTORS & APPRAISERS

**COMMERCIAL DIVISION**

SALES | LEASING | INVESTMENT PROPERTIES | CONSULTING | SITE SELECTION



APCCRE@GMAIL.COM

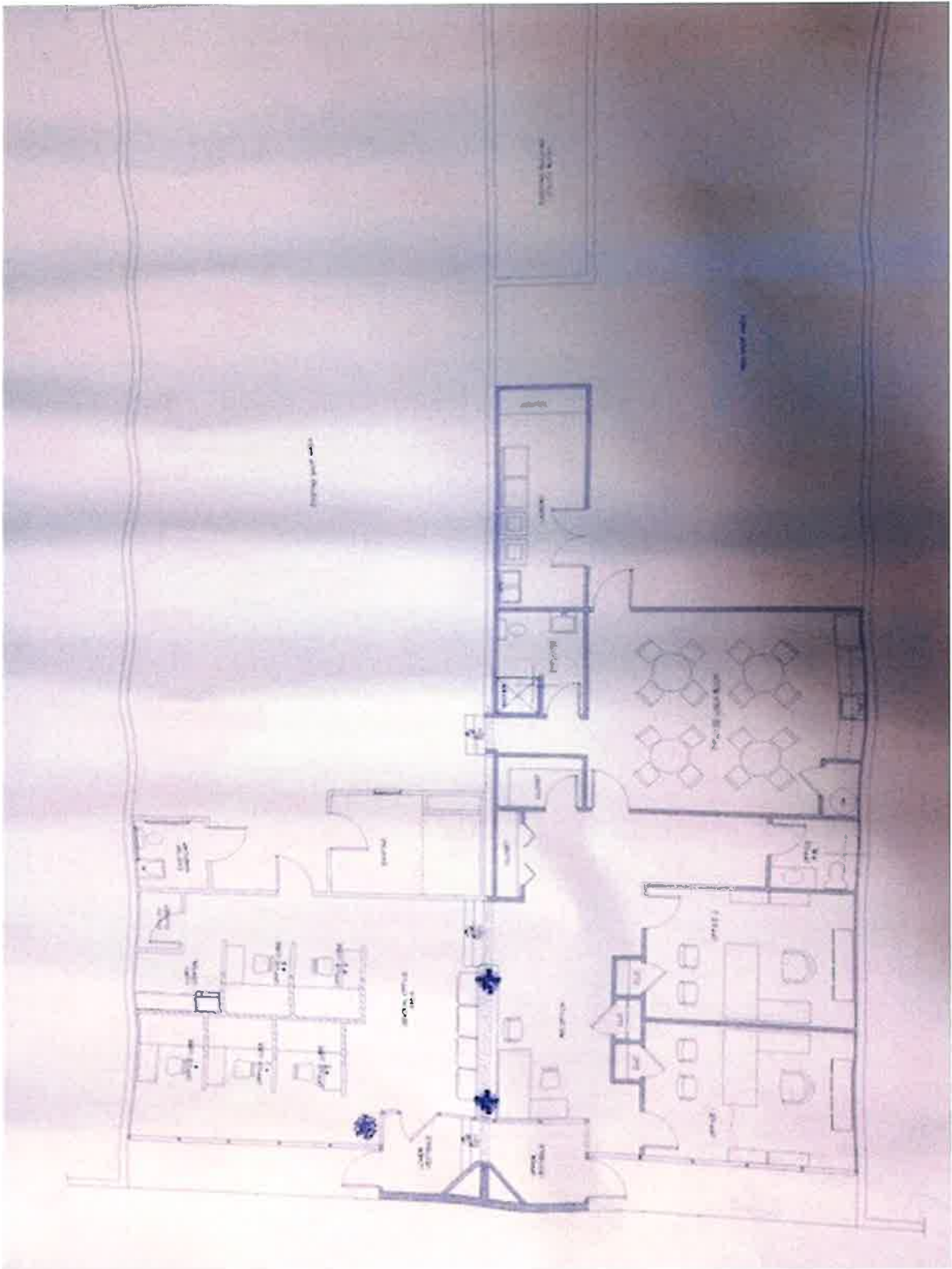


610.444.7770



WWW.BEILERCAMPBELLCOMMERCIAL.COM





# Why Exton, PA is a Smart Move for Your Business

Positioned in the heart of Chester County, Exton, PA is a powerhouse for business growth and a strategic location for companies seeking connectivity, talent, and a thriving local economy. Whether you're leasing office, flex, or warehouse space, Exton offers the infrastructure and energy to support business success.

## **Strong Economic Footing = Stable Growth**

Exton is part of West Whiteland Township, one of Chester County's most business-friendly municipalities. The area has seen a steady rise in job creation, with total employment increasing 2.3% year-over-year, and a workforce that skews heavily toward professional, technical, and financial services.

- Median household income: ~\$121,000
- Unemployment rate: ~3.8% (well below national average)
- Poverty rate: Just 3.2%, a sign of economic stability
- Projected 10-year job growth: Nearly 39%

Nearby employers include healthcare networks, engineering and life science firms, national logistics providers, and regional corporate offices—making it a prime location for both B2B and B2C tenants.

## **Commercial Real Estate Advantage**

The Exton market offers a diverse mix of office, flex, and industrial spaces with close proximity to affluent residential neighborhoods, strong workforce access, and a growing base of nearby amenities including retail, dining, and services.

- Well-suited for light industrial, logistics, R&D, and back-office operations
- Close to Great Valley Corporate Center, Eagleview, and the Route 202 Tech Corridor
- Active investment and development in mixed-use and commercial revitalization zones near Exton Crossroads

## **Unbeatable Location & Transit Access**

Exton offers excellent connectivity to major business hubs in Greater Philadelphia and beyond:

### Highway Access

- Quick access to U.S. Route 30, Route 100, and U.S. Route 202
- Minutes from PA Turnpike (I-76), ideal for regional distribution or sales teams on the move

### Rail & Bus

- Exton Station (SEPTA + Amtrak) provides commuter and intercity rail access to Philly, Harrisburg, and New York
- SEPTA Bus Routes 135 & 204 serve Exton Square and local employment corridors
- Chester County's Chesco Connect supports workforce mobility with door-to-door shared rides

### Air Travel

- Approx. 45 minutes to Philadelphia International Airport (PHL)
- Convenient access for executive travel and logistics needs

Leasing commercial space in Exton, PA positions your business at the intersection of talent, access, and opportunity. Whether you need a high-visibility office, a flexible warehouse with loading, or a central HQ, Exton delivers:

- ✓ A thriving and diversified economy
- ✓ Exceptional regional and highway connectivity
- ✓ Access to a skilled workforce and high-income residential base
- ✓ Growing demand for professional, flex, and industrial spaces

If you're looking to expand or relocate in Chester County—Exton should be at the top of your list.

# West Whiteland Township

Municipal Zoning Map  
 Zoning Adopted: March 1, 2005  
 Map Created: March 23, 2009

## West Whiteland Zoning Districts

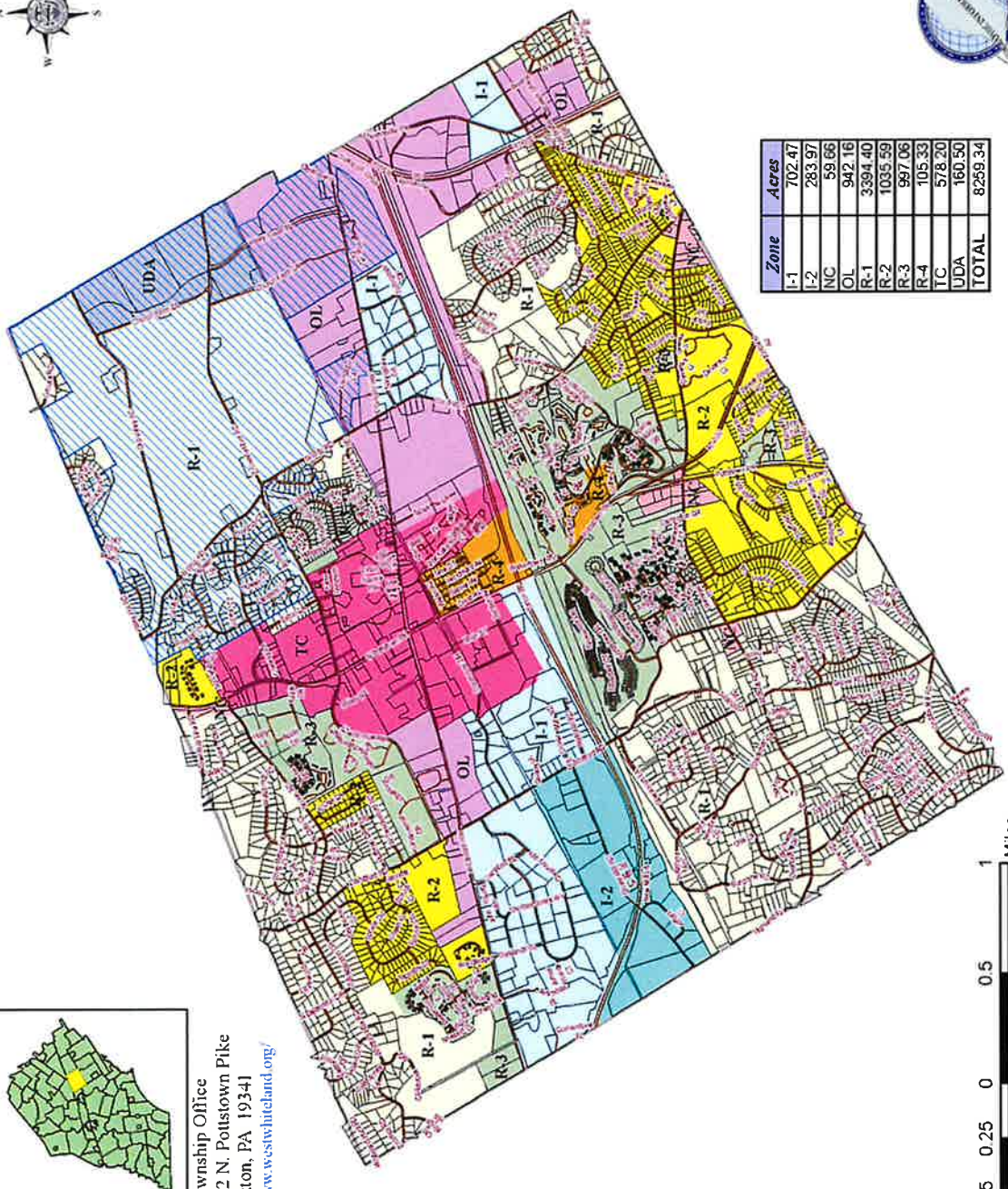
- I-1 - Limited Industrial
- I-2 - Limited Industrial
- NC - Neighborhood Commercial
- OL - Office Laboratory
- R-1 - Residential
- R-2 - Residential
- R-3 - Residential
- R-4 - Residential
- TC - Town Center Mixed Use
- UDA - Unified Development Area

## Legend

- Municipal Boundary
- Parcels
- Road Centerlines
- Unified Overlay

**DISCLAIMER:**  
 The Office of the Planning Director is not responsible for any liability or damage resulting from the use of this map.

**NOTES:**  
 1. This map is intended to provide a general overview of the zoning districts in West Whiteland Township. It is not intended to be used as a legal document. For more information, please contact the Office of the Planning Director.  
 2. The map is based on the most current zoning data available. It is subject to change without notice.  
 3. The map is not a guarantee of accuracy. It is provided for informational purposes only.



Zone	Acres
I-1	702.47
I-2	283.97
NC	59.66
OL	942.16
R-1	3,394.40
R-2	1,035.59
R-3	997.06
R-4	105.33
TC	578.20
UDA	160.50
<b>TOTAL</b>	<b>8,259.34</b>



Township Office  
 222 N. Pottstown Pike  
 Exton, PA 19341  
[www.westwhitelands.org/](http://www.westwhitelands.org/)



## **ZONING - USES BY RIGHT**

Use regulations. Subject to § 325-124A below, a building may be erected, altered or used and a lot may be used for any one of the following purposes and no other:

- (1)  
Research and development, engineering or testing laboratory.
- (2)  
Administrative activities and offices related to permitted industrial uses.
- (3)  
Wholesale sales, distribution or storage warehouse and truck terminal.
- (4)  
Any manufacturing, processing, cleaning, testing, repair, storage or distribution of materials, goods, foodstuffs or products.
- (5)  
Public utility installations.
- (6)  
Automobile sales and repair.
- (7)  
(Reserved)[1]  
[1]  
Editor's Note: Former Subsection B(7), which listed telecommunications tower as a use by right, was repealed 3-31-2015 by Ord. No. 422.
- (8)  
Junkyard as provided in § 325-24.
- (9)  
Parking lot.[2]  
[2]  
Editor's Note: Original Section 704.2.J, re: billboards, which immediately followed this subsection, was repealed 3-10-2004 by Ord. No. 310. Said ordinance also provided for the redesignation of subsequent subsections.
- (10)  
Recreation use as provided for in § 325-22.
- (11)

## CONSTRUCTION

BRICK  
STUCCO  
HEAVY DUTY FLOORING IN WAREHOUSE  
FLAT ROOF  
DRYWALL

## UTILITIES

- 220 V ELECTRIC
- CENTRAL HEATING & COOLING
- PUBLIC WATER
- PUBLIC SEWER
- FIBER OPTIC INTERNET AVAILABLE



## LISTING AGENT

ANDREW CRAWFORD  
COMMERCIAL REALTOR/MANAGER  
(610) 299-0500  
APCCRE@GMAIL.COM

- LICENSED IN PA/DE/MD
- MEMBERSHIPS:
  - CII COUNCIL
  - TRI-COUNTY SUBURBAN REALTORS ASSOCIATION - COMMERCIAL CHAPTER
  - COMMERCIAL/INVESTMENT MARKETING EXCHANGE
- 20 YEARS EXPERIENCE
- MANAGER OF THE COMMERCIAL DIVISION OF BEILER-CAMPBELL REALTORS

COMMERCIAL  
Real Estate





# OFFICE/MEDICAL OFFICE FOR LEASE

127 W STREET RD, B2, KENNETT SQUARE, PA 19348 | PACT2094526



1,876 AADT



Central Heating & Cooling



4,680 sf

## \$19/sf + NNN

This second-floor office suite is now available for lease within the established Willowdale Crossing Center. The space offers a primarily open floor plan with one private executive office, an ADA-compliant restroom, kitchenette (with dishwasher and built-in microwave), ceiling fans, and a digital thermostat. Elevator access and ample on-site parking ensure convenience for both staff and visitors. Located in the heart of Unionville's professional corridor—just minutes from downtown Kennett Square—this property is surrounded by a strong mix of medical, dental, educational, and specialty service tenants, including an orthodontist and aesthetics medical professionals. Signage opportunities are available.



### PROPERTY

## HIGHLIGHTS

OFFICE  
CONDO  
WITH  
ELEVATOR  
SVC

SIGNAGE  
AVAILABLE

45 CAR ONSITE  
PARKING

ESTABLISHED  
BUSINESS PARK  
SETTING



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**COMMERCIAL DIVISION**

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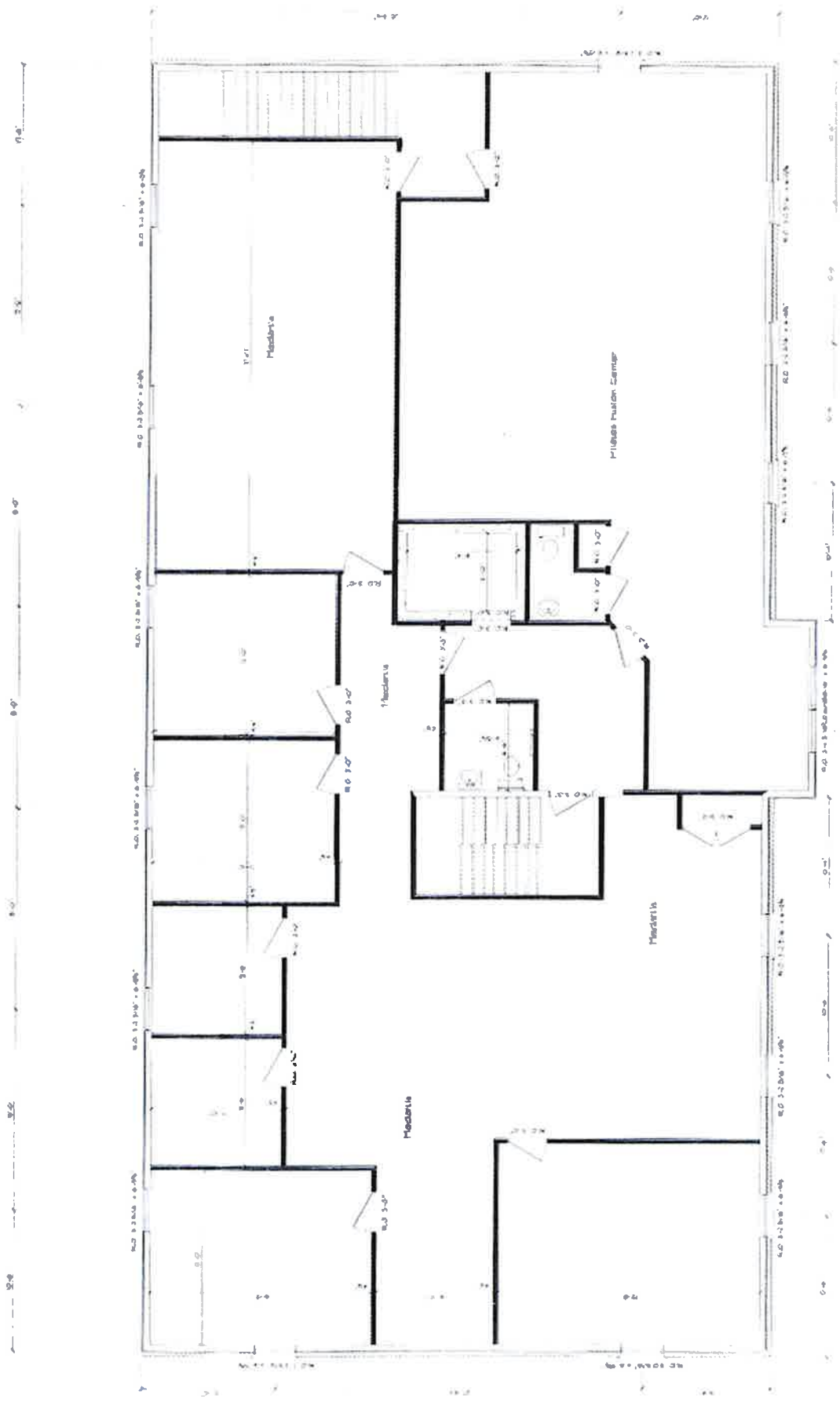


610.444.7770



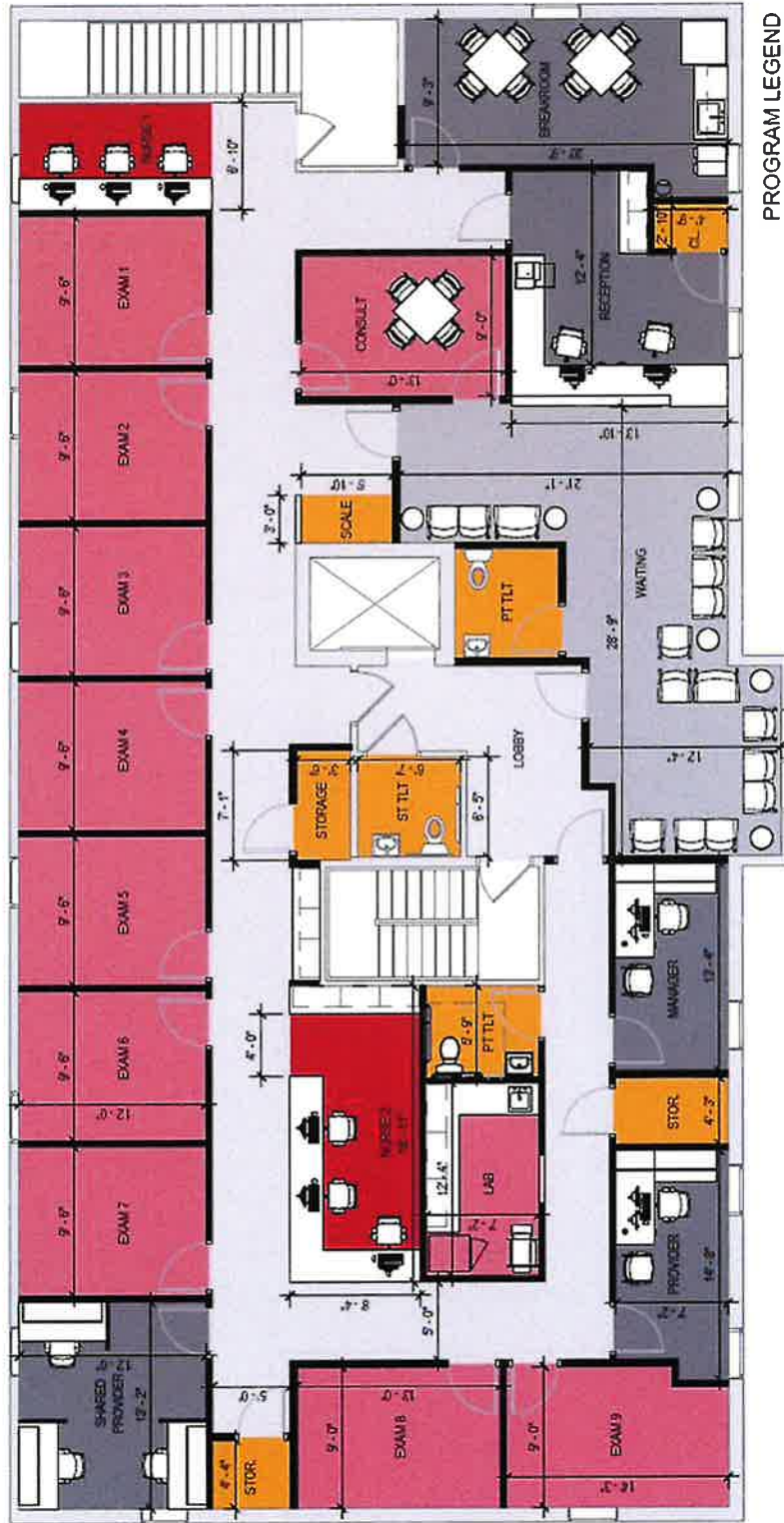
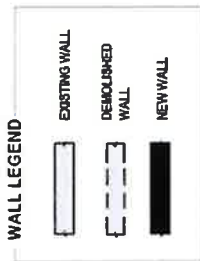
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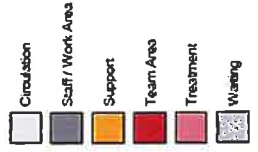


BUILDING 2, 2ND FLOOR, A-B-BUILT

# PROPOSED OPTION A



**PROGRAM LEGEND**



1 SECOND FLOOR PLAN - OPTION A  
1/8" = 1'-0"

PROPOSED OPTION B

TENANT SPACE A: 1533 SQ/FT  
 TENANT SPACE B: 1956 SQ/FT

**WALL LEGEND**

	EXISTING WALL
	DEMOLISHED WALL
	NEW WALL



**PROGRAM LEGEND**

	Circulation
	Staff / Work Area
	Support
	Team Area
	Treatment
	Waiting

**1 SECOND FLOOR PLAN - OPTION B**  
 1/8" = 1'-0"

© 2014 [Faint text]



# About the Willowdale Area

It was named after a grove of Willow trees that grew in the general area when the community was originally settled. Several businesses, shopping centers and residential developments in the general area of the crossroads have since been named after Willowdale.

It is located at the crossroads of Pennsylvania Routes 926 and 82, between Kennett Square and Unionville. It is situated close to Longwood Gardens and is a twenty-minute drive from downtown Wilmington, Delaware.

## **Education:**

Willowdale is located in the Unionville-Chadds Ford School District.

## **Local attractions:**

Willowdale Steeplechase: The Willowdale Steeplechase Races are sanctioned by the National Steeplechase Association and attract some of the best racehorses and top jockeys from around the world. Set in a natural amphitheater, the course features traditional European hedges, post, and rail fences and a water jump.

Longwood Gardens (An international garden destination located approximately five minutes from Willowdale): 1,050 acres (4.2 km<sup>2</sup>) of gardens, woodlands, and meadows; twenty outdoor gardens; twenty indoor gardens within four acres (16,000 m<sup>2</sup>) of heated greenhouses; 11,000 different types of plants; fountains.

Brandywine Battlefield (Located approximately fifteen minutes from Willowdale): A permanent interpretive exhibit and an audio-visual presentation at this museum's visitor center tell the story of the Battle of Brandywine and explain its connection to the Philadelphia Campaign of 1777. Changing exhibits cover other topics of interest. American Revolution.

**§751 Willowdale Multiple Use District (WMU) §752  
East Marlborough Township Zoning Ordinance 80**

**ARTICLE VII WILLOWDALE MULTIPLE USE DISTRICT (WMU)**

**SECTION 751. WILLOWDALE MULTIPLE USE DISTRICT (WMU)**

A. In addition to the general goals listed in the Purposes (Section 102) and Community Development Objectives (Section 103) of this Ordinance, the purposes of this Section are:

1. To provide sufficient space in village centers for commercial and service establishments and for higher density residential development compatible with a village setting and;
2. To protect such uses from intrusive, incompatible, or objectionable influences such as noise, glare, and the hazards of fire;
3. To provide appropriate space for such uses, including the provision of off-Street parking spaces and safe circulation of pedestrian and motor traffic;
4. To strengthen the economic base of the Township;
5. To provide a range of housing options in the Township;
6. To protect the character of the village commercial and adjacent districts; and;
7. To conserve the value of land and buildings.

B. In the WMU District all provisions of this Article shall apply.

**SECTION 752. USE REGULATIONS**

A. Uses by Right.

A Building or group of Buildings may be erected, altered or used, and a Lot or premises may be used, by right, for any of the following purposes and for no other:

1. Single Family Dwelling.
2. Two Family Dwelling, when served by central water and sewer.
3. Multi-Family Dwelling, when served by central water and sewer.
4. Retail store (including Gift, antique and handicraft shops, food store, drug store, appliance, furniture, dry goods store or similar store) or personal service shop (including barber shop, hairdresser, shoe repairing or similar shop) provided that the total floor area of the building does not exceed 2,000 square feet.
5. Group Care Homes in accordance with provisions of §1814.
6. Lot Averaging for Single Family residential subdivision in accordance with the provisions of Article XVI of this Ordinance.

7. Cluster Development for Single Family residential subdivisions in accordance with the provisions of Article XVI of this Ordinance, provided that the tract to be developed shall be fifteen (15) acres or more in Gross Area.

8. Forestry, subject to the requirements of Section 1821.

9. Business, professional, governmental, financial and institutional offices, including Veterinary Clinics, provided that the total floor area of the building devoted to office use does not exceed 2,000 square feet.

10. A portable stand for the sale of locally grown fresh produce; provided that such stand shall be dismantled or removed at the end of the growing season and that parking spaces for at least six (6) cars shall be provided behind the Street Line for such use.

#### B. Conditional Uses

Any of the following uses shall be permitted as a Conditional Use when authorized by the Board of Supervisors, subject to the standards and procedures set forth herein and in §2008.

1. Retail store or personal service shop in a building with a total floor area in excess of 2,000 square feet, or a group of two (2) or more retail stores and/or personal service shops on the same Lot; provided that, no such store or shop shall be permitted in a building with a total floor area excess of 5,000 square feet, unless the building meets the criteria of an Historic or Cultural Resource as defined in Section 2404 (Identification of Historic and Cultural Resources) of this Ordinance.

2. Business, professional, governmental, financial and institutional offices, including Veterinary Clinics, where the total floor area of the building devoted to office use exceeds 2,000 square feet; provided that, no such office use shall be permitted where the total floor area of the building devoted to office use exceeds 5,000 square feet, unless the building meets the criteria of an Historic or Cultural Resource as defined in Section 2404 (Identification of Historic and Cultural Resources) of this Ordinance.

3. Restaurants; Restaurants, Take Out.

4. Theaters for live performances having a seating capacity of not more than 200 people.

5. Intentionally Omitted

6. Event Space for functions of not more than 300 attendees.

7. Museum, library, park, Church, community center or other educational, cultural or philanthropic use of a similar nature.

8. Industries involving the practice of a professional trade, such as blacksmith, tinsmith, plumber, carpenter, cabinet-maker, and similar trades.

9. Up to no more than two (2) self-contained Dwelling Units in a commercial building.

10. Child Day Care Center with a maximum of seventy-five (75) children, or as prescribed by state regulations, whichever is less, upon an Adjusted Lots Area of not less than two acres.
11. Nurseries and garden centers.
12. School
13. Bed and Breakfast operations in accordance with §1813 of this Ordinance.
14. Municipal use, such as a library or municipal building, and post office.

In addition to the requirements for Conditional Use approval set forth in §2008, and design standards specifically applicable to a proposed use, the Board of Supervisors, in evaluating an application for Conditional Use approval hereunder, shall be satisfied with the adequacy of water and sewer facilities, and provisions for off-Street parking and access and highway frontage. The Board of Supervisors shall have discretion to vary the parking requirements (either by increasing or decreasing) otherwise prescribed for the proposed use in §1812(A), where evidence presented at a Conditional Use hearing so justifies.

# EAST MARLBOROUGH TOWNSHIP Municipal Zoning Map

Zoning Adopted: September 8, 2004  
Map Created: March 5, 2008

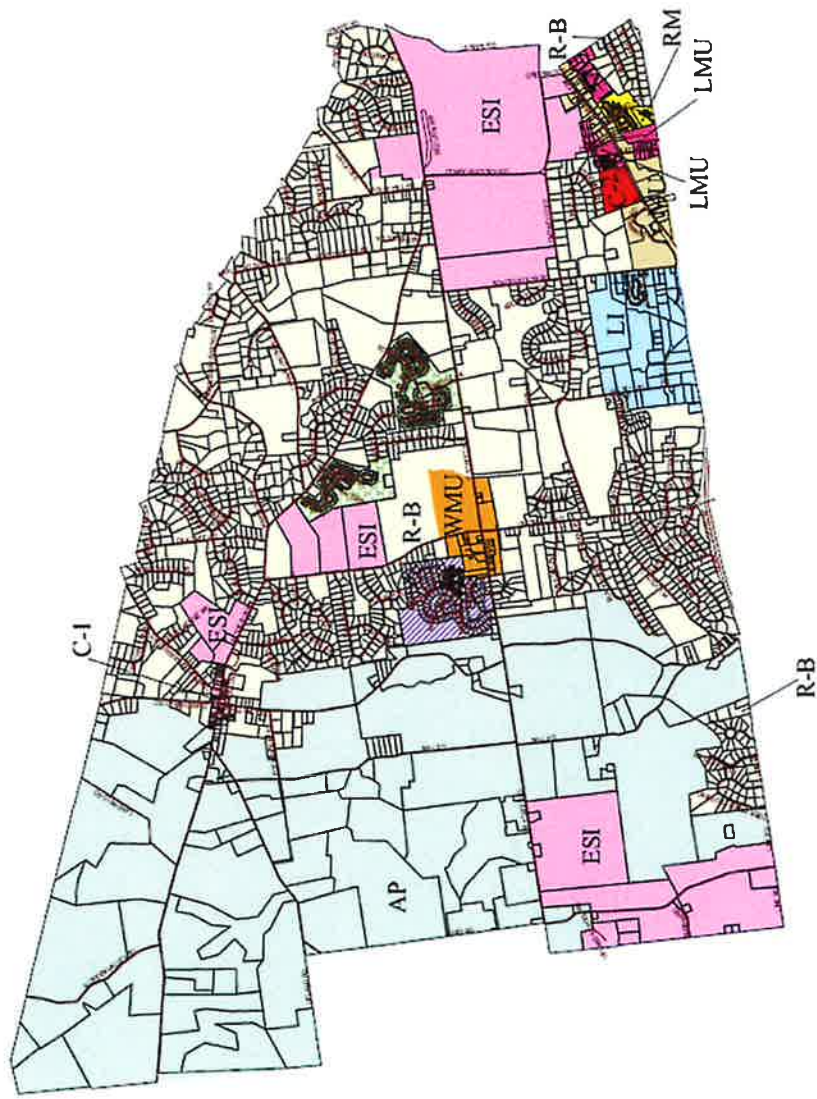
## East Marlborough Zoning Districts

- AP - Agricultural Preservation
- C-1 - Village Commercial
- C-2 - Highway Commercial
- ESI - Educational/Scientific/Institutional
- LI - Limited Industrial
- LMU - Limited Multiple Use
- MU - Multiple Use
- R-B - Residential
- RM - Residential
- WMU - Willowdale Multiple Use
- Planned Residential Overlay
- Retirement Overlay
- Road Centerlines
- Parcel Boundaries

**DISCLAIMER NOTICE**  
This Official Zoning Map in its intended building shall be the final authority regarding the zoning, zoning, setbacks, and other such things.

**NOTES**  
This map is prepared for the purpose of showing the zoning districts in the Township of East Marlborough, Pennsylvania. It is not intended to be used for any other purpose. The zoning districts shown on this map are subject to change without notice. The zoning districts shown on this map are not intended to be used for any other purpose. The zoning districts shown on this map are not intended to be used for any other purpose.

**LEGEND**  
The zoning districts shown on this map are: AP - Agricultural Preservation; C-1 - Village Commercial; C-2 - Highway Commercial; ESI - Educational/Scientific/Institutional; LI - Limited Industrial; LMU - Limited Multiple Use; MU - Multiple Use; R-B - Residential; RM - Residential; WMU - Willowdale Multiple Use; Planned Residential Overlay; Retirement Overlay; Road Centerlines; Parcel Boundaries.



TOWNSHIP OFFICE:  
721 UNIONVILLE ROAD  
KENNETT SQUARE, PA 19348

Zone	Acres
AP	3796.82
C-1	12.78
C-2	25.33
ESI	1243.47
LI	236.23
LMU	58.77
MU	122.88
R-B	4328.31
RM	27.66
WMU	103.44
TOTAL	9955.69



## CONSTRUCTION

BRICK FRONT  
MIXED PLUMBING  
SHINGLE ROOF  
DRYWALL

## UTILITIES

- 220 V ELECTRIC
- CENTRAL HEATING & COOLING
- PUBLIC WATER
- PUBLIC SEWER
- PHONE & CABLE AVAILABLE

## ZONING

### USES BY RIGHT

INCLUDE:

- 4. Retail store (including Gift, antique and handicraft shops, food store, drug store, appliance, furniture, dry goods store or similar store) or personal service shop (including barber shop, hairdresser, shoe repairing or similar shop) provided that the total floor area of the building does not exceed 2,000 square feet.
- Business, professional, governmental, financial and institutional offices, including Veterinary Clinics, provided that the total floor area of the building devoted to office use does not exceed 2,000 square feet.

## LISTING AGENT

ANDREW CRAWFORD  
COMMERCIAL REALTOR/MANAGER  
(610) 299-0500  
APCCRE@GMAIL.COM

- LICENSED IN PA/DE/MD
- MEMBERSHIPS:
  - CII COUNCIL
  - TRI-COUNTY SUBURBAN REALTORS ASSOCIATION - COMMERCIAL CHAPTER
  - COMMERCIAL/INVESTMENT MARKETING EXCHANGE
- 20 YEARS EXPERIENCE
- MANAGER OF THE COMMERCIAL DIVISION OF BEILER-CAMPBELL REALTORS

COMMERCIAL  
Real Estate

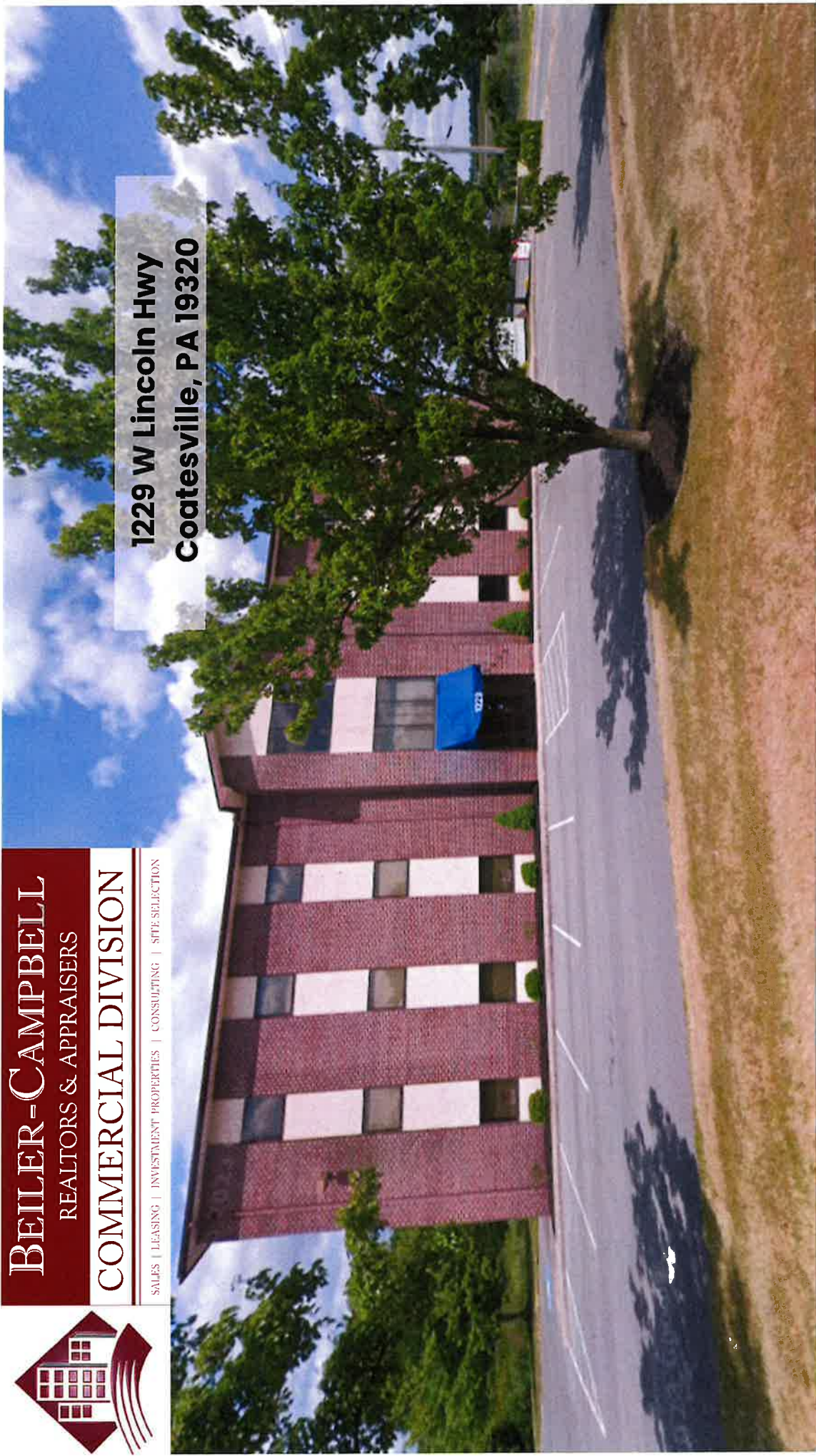




**BELLER-CAMPBELL**  
REALTORS & APPRAISERS  
**COMMERCIAL DIVISION**

SALES | LEASING | INVESTMENT PROPERTIES | CONSULTING | SITE SELECTION

**1229 W Lincoln Hwy  
Coatesville, PA 19320**



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Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third-party independent professionals selected by such party. All financial data should be verified by the party including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. Beiler-Campbell Realtors – Commercial Division makes no warranties and/or representations regarding the veracity, completeness, or relevance of any financial data or assumptions. Beiler-Campbell Realtors – Commercial Division does not serve as a financial advisor to any party regarding any proposed transaction.

All data and assumptions regarding financial performance, including that used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors and other issues to determine rents from or for the property. Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants, and governmental agencies. All properties and services are marketed by Beiler-Campbell Realtors & Appraisers, Inc. in compliance with all applicable fair housing and equal opportunity laws.

*We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty, or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease, or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.*

## **TABLE OF CONTENTS**

### **01 SALE TERMS**

### **02 PROPERTY DETAILS**

### **03 AERIALS**

### **04 SITE PLAN**

### **05 FLOOR PLANS**

### **06 LOCATION OVERVIEW**





# LEASE TERMS

## Property Overview

Date Available: 05/20/2025

Uses by Right Include: Offices, Manufacturing, Beverage Bottling, Retail, Hotel, Private Schools

Traffic Count: 13,787 AADT

Current Use: Office, Automotive

Total Leasable SQFT: 16,840

Office SQFT: 15,000

Warehouse SQFT: 19,000

Garage SQFT: 1,840

Contiguous SQFT Available: Yes

Final Lease Type: Triple Net

Parking: Lot - 3/1000 Ratio

Power: 200+ AMP (3 Phase)

Water: Public

Sewer: Public

HVAC: Central/Electric

Zoning: Planned Development (Valley Twp)

### **PRICING**

**\$18 / SF**

### **LEASE TYPE**

**TRIPLE NET**

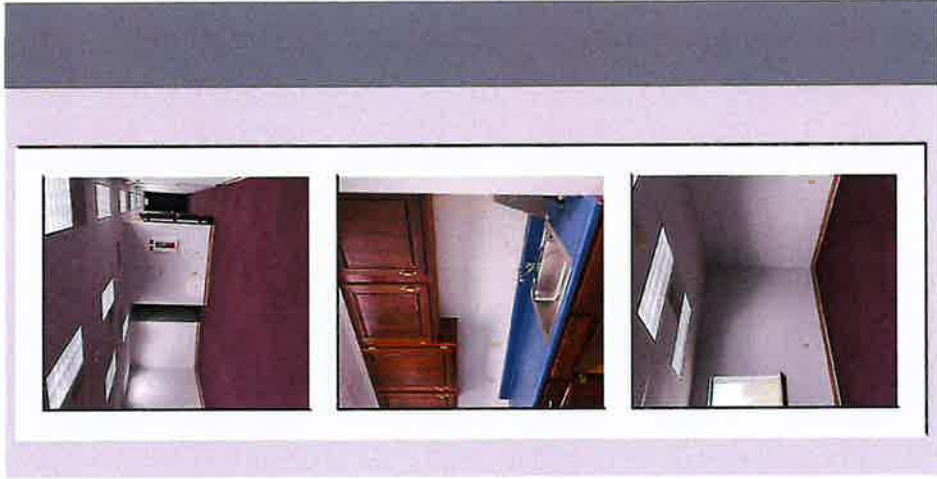
### **LEASE TERM**

**NEGOTIABLE**

### **FIT-OUT OPTIONS**

**NEGOTIABLE**

# 02 PROPERTY DETAILS



## Available Spaces:

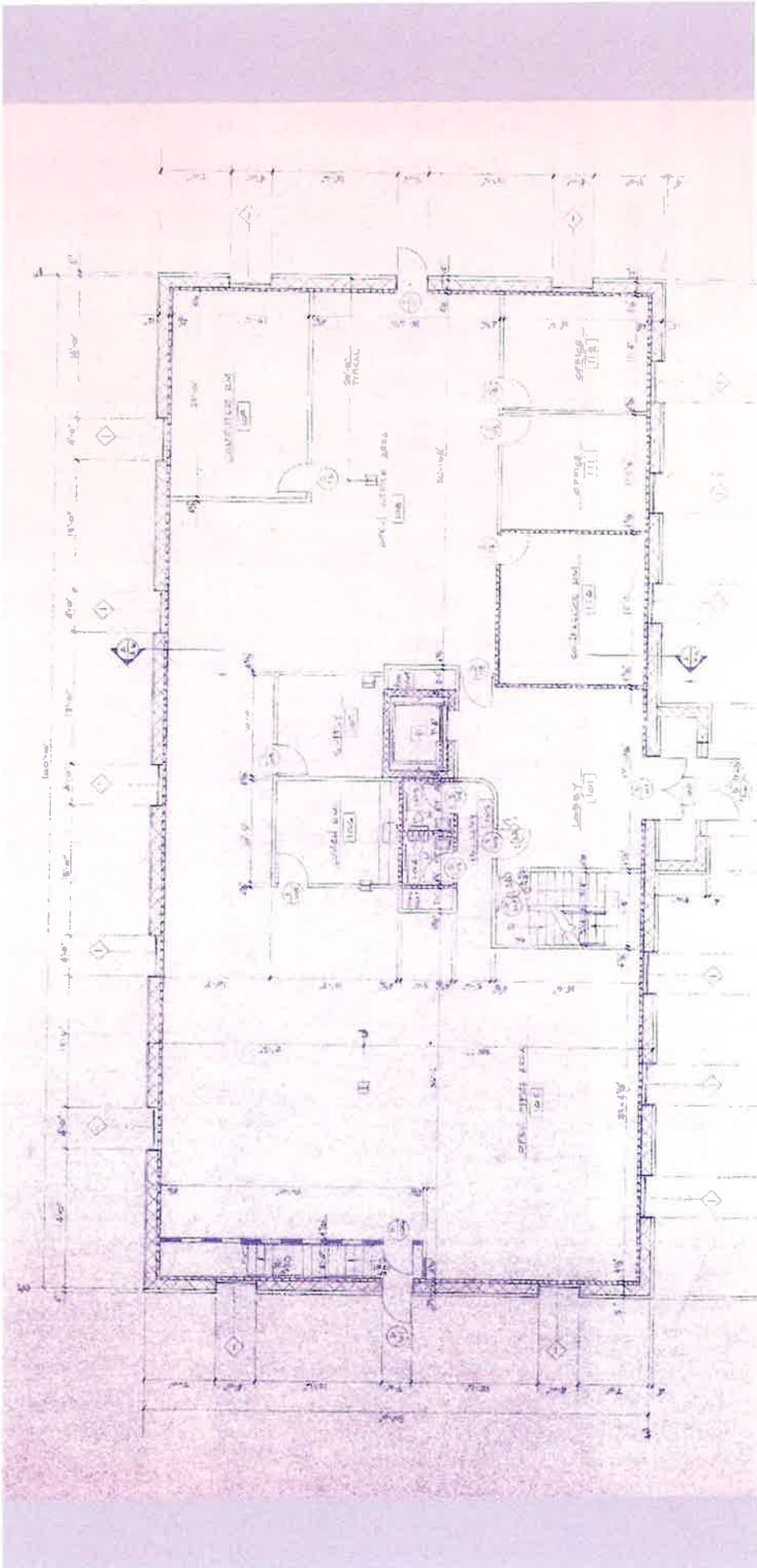
FIRST FLOOR:	SECOND FLOOR:	THIRD FLOOR:
5,000 SF	5,000 SF	5,000 SF
<ul style="list-style-type: none"><li>• LOBBY</li><li>• OPEN OFFICE AREAS</li><li>• 2 CONFERENCE ROOMS</li><li>• BREAK ROOM</li><li>• SUPPLY CLOSET</li><li>• 2 PRIVATE OFFICES</li><li>• ELEVATOR</li><li>• 2 RESTROOMS</li></ul>	<ul style="list-style-type: none"><li>• OPEN OFFICE AREAS</li><li>• 2 CONFERENCE ROOMS</li><li>• BREAK ROOM</li><li>• 2 MECHANICAL ROOM</li><li>• ELEVATOR</li><li>• KITCHEN</li><li>• 2 RESTROOMS</li></ul>	<ul style="list-style-type: none"><li>• OPEN OFFICE AREAS</li><li>• EXERCISE ROOM</li><li>• 8 PRIVATE OFFICES</li><li>• CONFERENCE ROOM</li><li>• LIBRARY</li><li>• STORAGE ROOM</li><li>• 2 RESTROOMS</li><li>• ELEVATOR</li></ul>

1229 W LINCOLN HWY | COATESVILLE, PA 19320





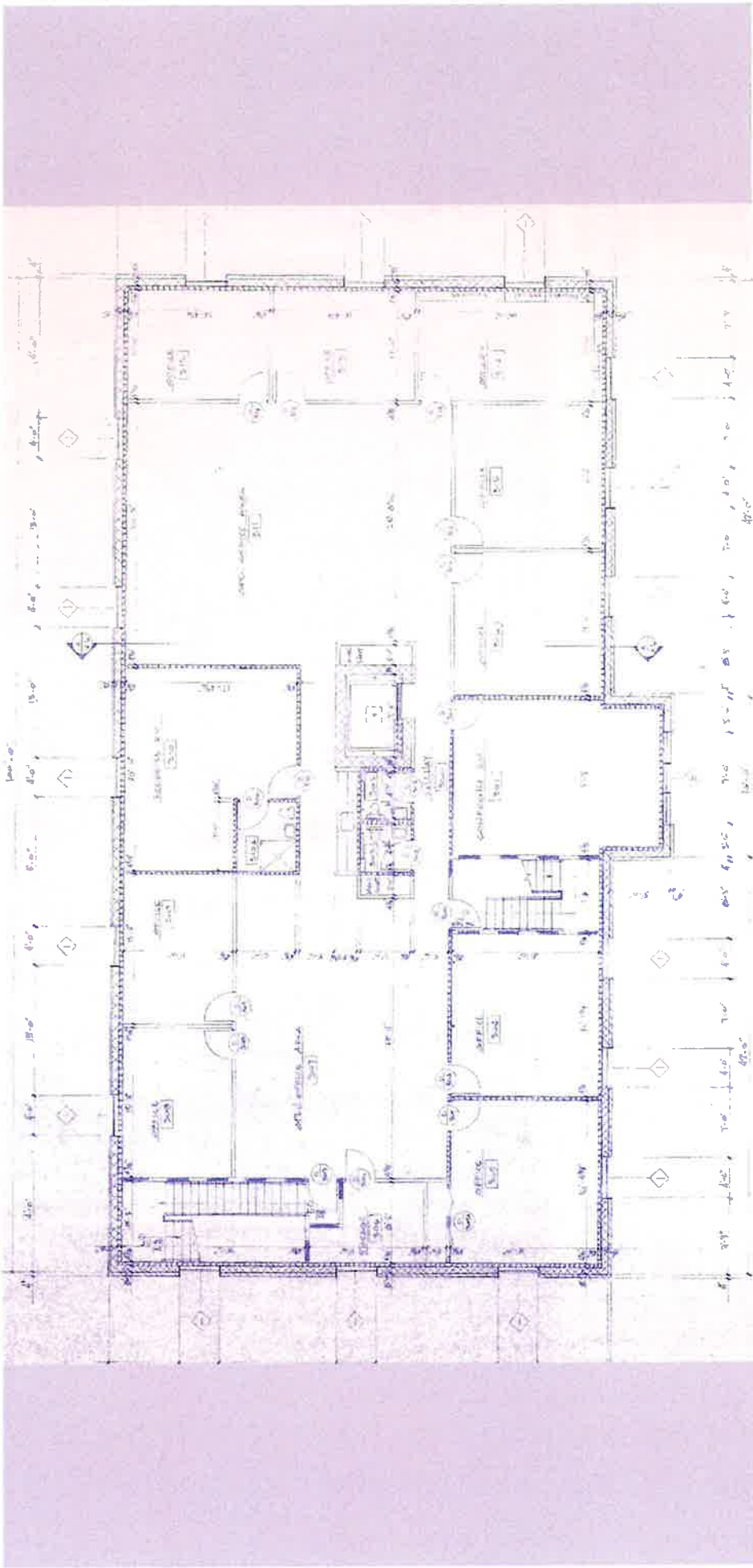
05 FLOOR 1 FLOOR PLAN





1229 W LINCOLN HWY | COATESVILLE, PA 19320

# 05 FLOOR 3 FLOOR PLAN



# 06 LOCATION OVERVIEW

## Coatesville, PA 19320: Population Comparison

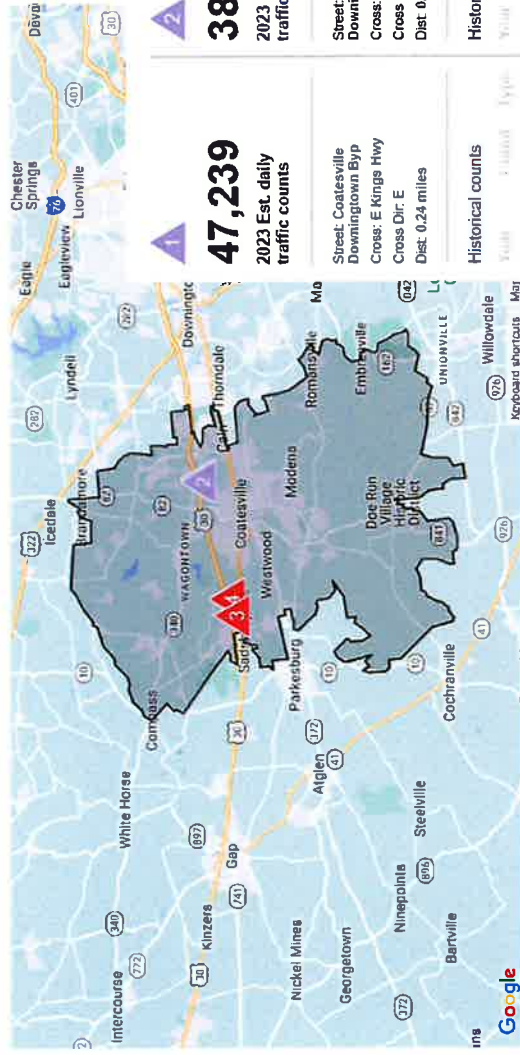


## Coatesville, PA 19320: Economic Comparison



# 06 LOCATION OVERVIEW

## Traffic Counts



**1**  
**47,239**  
 2023 Est. daily traffic counts

Street: Coatesville  
 Downingtown Byp  
 Cross: E Kings Hwy  
 Cross Dir: E  
 Dist: 0.24 miles

Historical counts

Year	Count	Type
2022	18,892	AAAT
2021	44,837	AAAT
2016	46,718	AAAT
2010	61,333	AAAT
2007	50,062	ADT

**2**  
**38,724**  
 2023 Est. daily traffic counts

Street: Coatesville  
 Downingtown Byp  
 Cross: Moore Rd  
 Cross Dir: W  
 Dist: 0.22 miles

Historical counts

Year	Count	Type
2016	39,069	AAAT
2015	38,661	AAAT
2014	44,475	AAAT
2012	37,796	AAAT
2010	36,786	AAAT

**3**  
**26,518**  
 2023 Est. daily traffic counts

Street: Coatesville  
 Downingtown Byp  
 Cross: Old Wilmington Rd  
 Cross Dir: W  
 Dist: 0.56 miles

Historical counts

Year	Count	Type
2016	28,047	AAAT
2006	25,000	AAAT
2002	28,000	AAAT

**4**  
**20,250**  
 2023 Est. daily traffic counts

Street: Coatesville  
 Downingtown Byp  
 Cross: Wagontown Rd  
 Cross Dir: E  
 Dist: 0.44 miles

Historical counts

Year	Count	Type
2022	14,961	AAAT
2016	28,047	AAAT
2015	27,553	AAAT
2010	21,967	AAAT
2009	25,335	AAAT

**5**  
**18,795**  
 2023 Est. daily traffic counts

Street: US 30  
 Cross: Elmwood Ln  
 Cross Dir: NE  
 Dist: 0.22 miles

Historical counts

Year	Count	Type
2022	18,838	AAAT

# MEET THE LISTING AGENT



**Andy Crawford**  
**Commercial REALTOR, Division Mgr**  
**610.444-7770 x176**  
**610.299-0500**  
**apccre@gmail.com**

Andy Crawford is the Commercial Division Manager with 18 years of Commercial Real Estate expertise. He joined the Beiler-Campbell team in 2003. His career history with a large corporation serving locations on a national level have provided him with an in-depth knowledge of commercial real estate. He is a licensed Commercial REALTOR in Pennsylvania, Maryland and Delaware. Maintaining a current market expertise and an in-depth understanding of the unique needs of many industry segments in the local region is top priority. Andy prefers to take a proactive approach to understanding the rapidly changing business environment of the local communities. Because of this, his understanding of these trends enables him to offer business owners a consultative approach to our real estate services, helping businesses adapt and thrive. Education: St. Joseph's University, Philadelphia, PA Memberships: Chester County Commercial Industrial Investment Council (CII Council) The Chester County Commercial Industrial Investment Council (CII Council) is a membership organization for professionals involved in commercial and industrial real estate in Chester County, Pennsylvania. The group is not-for-profit and works closely with the Chester County Economic Development Council. Tri-County Suburban Realtors Association - Commercial Chapter The Commercial Chapter of Suburban West REALTORS® Association unites REALTOR® members who are actively engaged in the listing, selling, leasing and appraising of commercial real estate. Through the Chapter we provide you, the real estate licensee engaged in commercial real estate, unique benefits and services to enhance your business. Commercial/Investment Marketing Exchange The Exchange fosters a burgeoning community that provides distinct networking opportunities within the Commercial Real Estate realm in the Greater Delaware Valley and beyond.

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# PROPERTY FOR LEASE

Professional Office/Retail with Drivethru



**313 W CYPRESS ST  
KENNETT SQUARE, PA 19348  
PACT2088540**

## LEASE SUMMARY:

\$17/SF/YR NNN

- Triple-Net Lease
- Improvements include:
  - 4,278 sf office/retail space
  - Drive-Thru
- Amenities:
  - 48 Illuminated Parking Spaces
  - Designated Handicap Parking Spaces
  - Public Sewer and Water
  - Central HVAC
  - Drop Ceiling with Recessed Lighting
  - Smoke Alarms/Fire Alarm
  - Full Lower Level with Restrooms and Kitchenette
  - Emergency Lighting
  - Private Offices
  - Sump Pump
  - Lower Level Storage Areas
  - Mop Closet with Faucet



**ANDY CRAWFORD**

COMMERCIAL REALTOR®

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# 313 W CYPRESS ST

Professional Office/Retail with Drivethru

ZONING: Secondary Commercial

SPACE SF: 4,278

TRAFFIC COUNTS: W CYPRESS 7,096 AADT | W STATE ST 6,348 AADT (PASDA 2025)

UTILITIES:

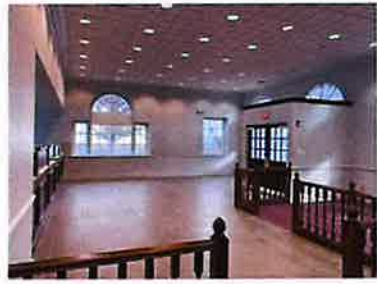
- CENTRAL AIR
- 200+ AMP ELECTRIC
- PUBLIC WATER
- PUBLIC SEWER
- YR BUILT: 1963

HIGHLIGHTS:

- Drivetimes:
  - 39 miles to Philadelphia (1 HR drivetime)
  - 43.8 miles to Lancaster (1 HR drivetime)
  - 12.5 miles to Wilmington, DE (27 MIN drivetime)
  - 78.7 miles to Harrisburg (1 HR 43 MIN drivetime)
- NNN Costs: +/- \$6.30 sf



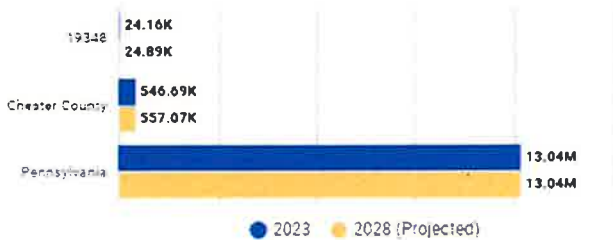




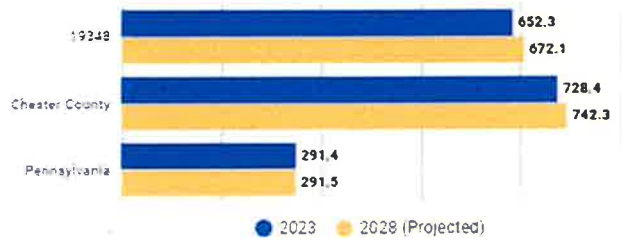
# DEMOGRAPHICS

<p><b>Median Household Income</b>  <b>\$112,698</b>          Source - 2023/2028 Income (Esri)</p>	<p><b>Median Age</b>  <b>42.2</b>          Source - 2023/2028 Age, 5 Year Increments (Esri)</p>	
<p><b>Total Population</b>  <b>24,155</b>          Source - 2023 Age, 1 Year Increments (Esri)</p>	<p><b>1st Dominant Segment</b>  <b>Professional Pride</b>          Source - 2023 Tapestry Market Segmentation (Households)</p>	

## Total Population



## Population Density



## Population Change



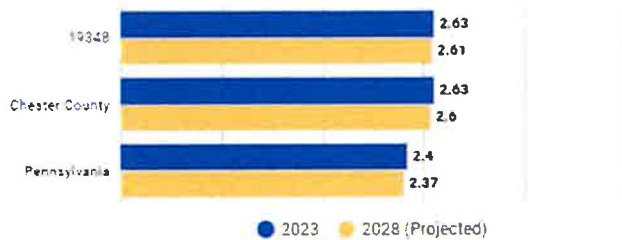
## Total Daytime Population



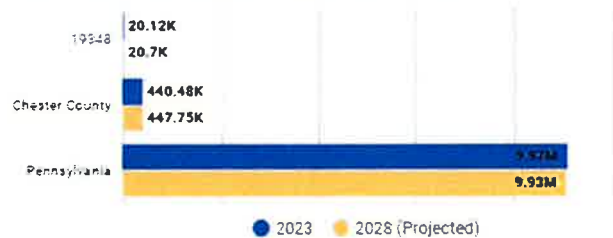
## Daytime Population Density



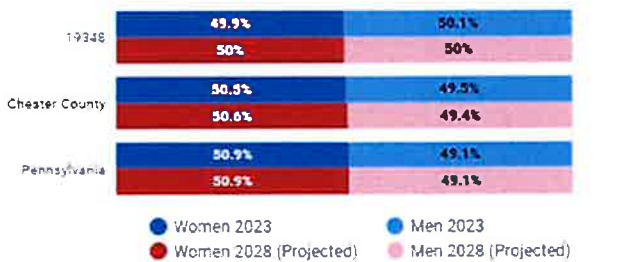
## Average Household Size



## Population Living in Family Households



## Female / Male Ratio





## Criteria Used for Analysis

Median Household Income  
**\$112,698**

Median Age  
**42.2**

Total Population  
**24,155**

1st Dominant Segment  
**Professional Pride**

## Consumer Segmentation

Life Mode

What are the people like that live in this area?

### Affluent Estates

Established wealth—educated, well-travelled married couples

Urbanization

Where do people like this usually live?

### Suburban Periphery

The most populous and fastest-growing among Urbanization groups, Suburban Periphery includes one-third of the nation's population

## Top Tapestry Segments

	Professional Pride	Urban Villages	Golden Years	Exurbanites	Enterprising Professionals
% of Households	1,764 (19.5%)	1,454 (16.1%)	1,372 (15.2%)	986 (10.9%)	863 (9.5%)
% of Chester County	27,028 (13.3%)	2,890 (1.4%)	10,049 (4.9%)	6,489 (3.2%)	14,103 (6.9%)
Lifestyle Group	Affluent Estates	Sprouting Explorers	Senior Styles	Affluent Estates	Upscale Avenues
Urbanization Group	Suburban Periphery	Urban Periphery	Suburban Periphery	Suburban Periphery	Suburban Periphery
Residence Type	Single Family	Single Family	Single Family; Multi-Units	Single Family	Multi-Units; Single Family
Household Type	Married Couples	Married Couples	Singles	Married Couples	Married Couples
Average Household Size	3.01	3.58	2.1	2.5	2.49
Median Age	40	34.9	53.6	52.2	36.2
Diversity Index	56.2	87.2	55.9	48.2	78.8
Median Household Income	\$163,900	\$85,200	\$86,600	\$121,200	\$105,800
Median Net Worth	\$930,800	\$199,900	\$264,300	\$771,700	\$169,300
Median Home Value	\$536,400	\$502,900	\$459,400	\$542,200	\$481,900
Homeownership	90.8 %	71 %	65.6 %	86.3 %	53.7 %
Employment	Professional or Mgmt/Bus/Financial	Services or Professional	Professional or Mgmt/Bus/Financial	Professional or Mgmt/Bus/Financial	Professional or Mgmt/Bus/Financial
Education	Bachelor's Degree	High School Diploma	Bachelor's Degree	Bachelor's Degree	Bachelor's Degree
Preferred Activities	Own latest tablets, smartphones and laptops . Upgrade picture-perfect homes.	Leisure focused on family activities . Fashion matters, spend liberally on new clothes.	Active social lives include traveling abroad . Good health is a priority.	Gardening and home improvement are priorities . Active in their communities.	Travel to foreign and domestic destinations . Eat organic and natural foods, run and do yoga.
Financial	Hold 401(k) and IRA plans/securities	Saving is more limited than spending	Maintain actively managed financial portfolios	Rely on financial planners and extensive reading	Own 401(k) through work
Media	Avid readers; epicurean, sports, home service magazines	Media preferences vary	Internet is used for everything, avid readers as well	Well-connected and use the internet to stay current	Use smartphones for news and buy digital books for tablet reading.
Vehicle	Own 3 or more vehicles	Own late model compact cars/SUVs	Prefer late-model vehicle	Choose late-model luxury cars, SUVs	Own or lease an imported sedan

## Kennett Square, PA 19348: Population Comparison

### Total Population

This chart shows the total population in an area, compared with other geographies.

Data Source: U.S. Census American Community Survey via Esri, 2023

Update Frequency: Annually

- 2023
- 2028 (Projected)



### Population Density

This chart shows the number of people per square mile in an area, compared with other geographies.

Data Source: U.S. Census American Community Survey via Esri, 2023

Update Frequency: Annually

- 2023
- 2028 (Projected)



### Population Change Since 2020

This chart shows the percentage change in area's population from 2020 to 2023, compared with other geographies.

Data Source: U.S. Census American Community Survey via Esri, 2023

Update Frequency: Annually

- 2023
- 2028 (Projected)



### Total Daytime Population

This chart shows the number of people who are present in an area during normal business hours, including workers, and compares that population to other geographies. Daytime population is in contrast to the "resident" population present during evening and nighttime hours.

Data Source: U.S. Census American Community Survey via Esri, 2023

Update Frequency: Annually

- 19348



## Daytime Population Density

This chart shows the number people who are present in an area during normal business hours, including workers, per square mile in an area, compared with other geographies. Daytime population is in contrast to the "resident" population present during evening and nighttime hours.

Data Source: U.S. Census American Community Survey via Esri, 2023

Update Frequency: Annually



■ 19348

## Average Household Size

This chart shows the average household size in an area, compared with other geographies.

Data Source: U.S. Census American Community Survey via Esri, 2023

Update Frequency: Annually



■ 2023

■ 2028 (Projected)

## Population Living in Family Households

This chart shows the percentage of an area's population that lives in a household with one or more individuals related by birth, marriage or adoption, compared with other geographies.

Data Source: U.S. Census American Community Survey via Esri, 2023

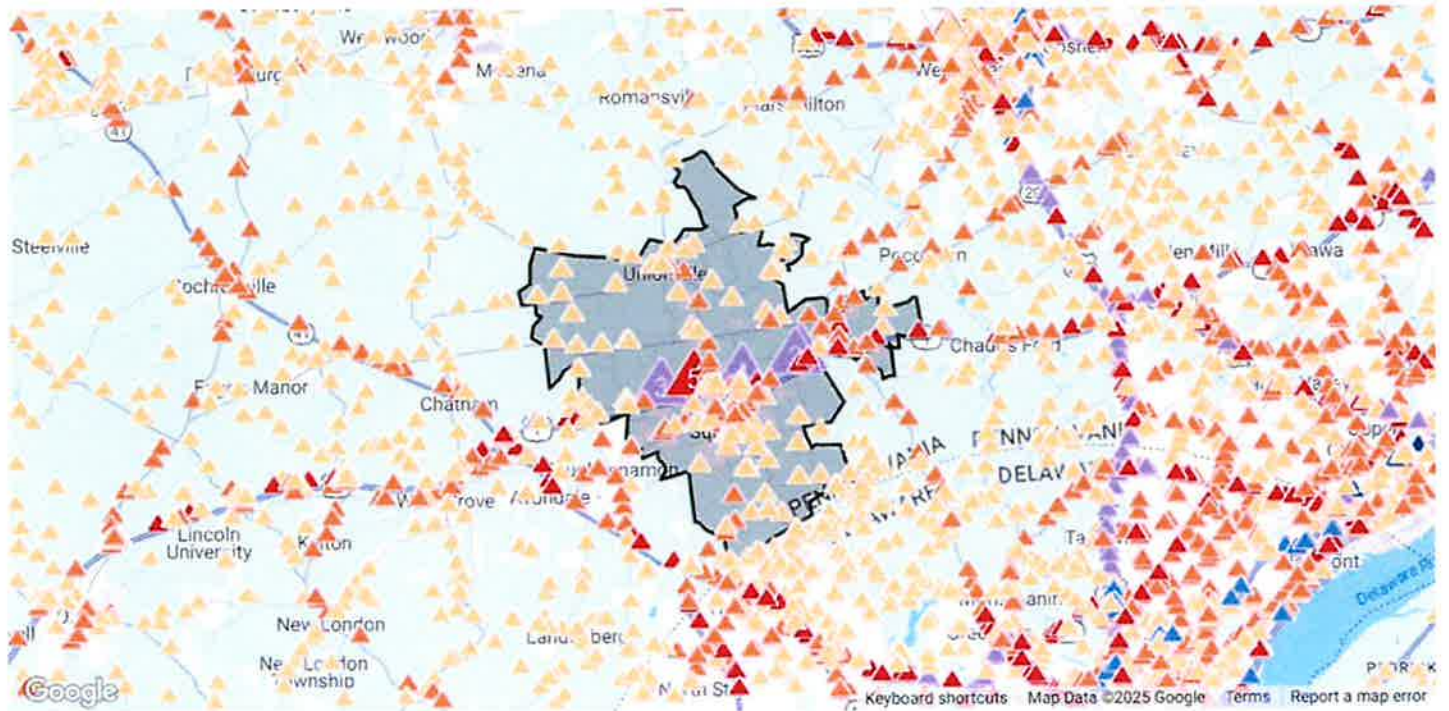
Update Frequency: Annually



■ 2023

■ 2028 (Projected)

# Traffic Counts

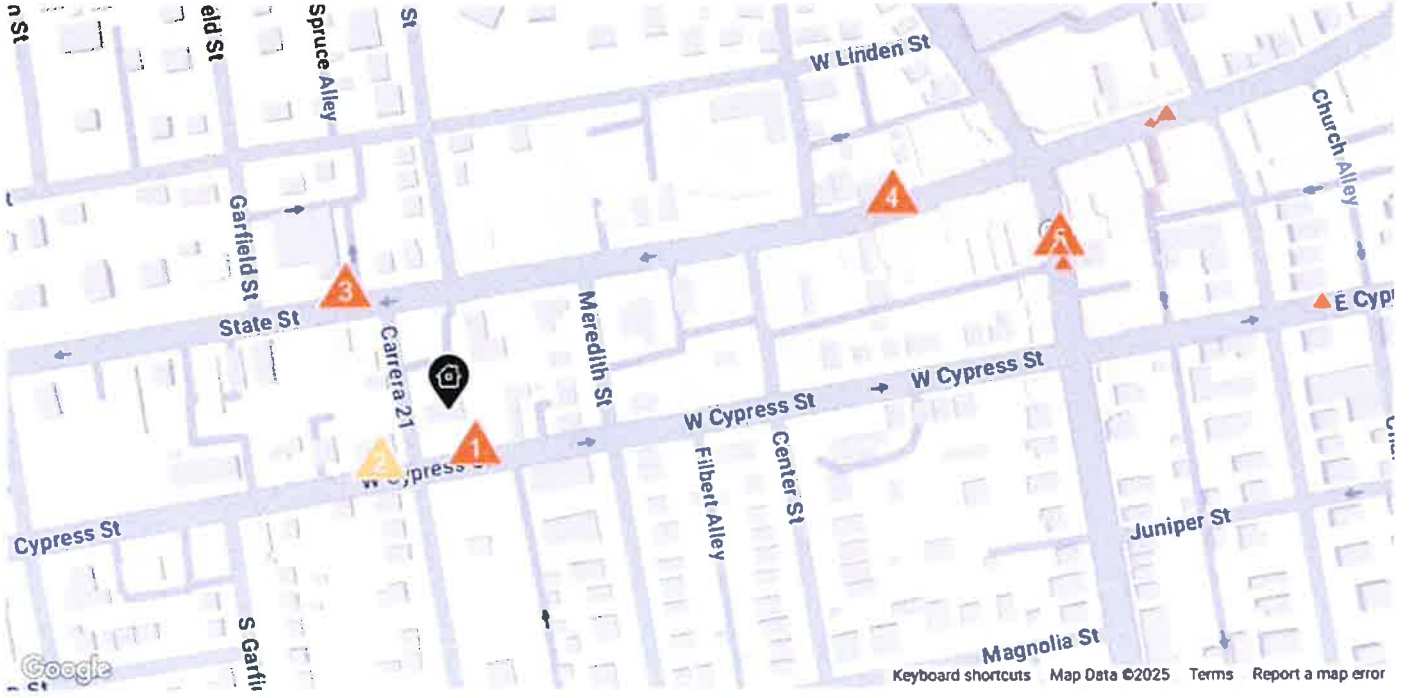


Daily Traffic Counts: Up 6,000 / day, 6,001 – 15,000, 15,001 – 30,000, 30,001 – 50,000, 50,001 – 100,000, Over 100,000 / day

<p><b>1</b></p> <p><b>38,429</b></p> <p>2024 Est. daily traffic counts</p> <p>Street: Baltimore Pike Cross: Deepdale Dr Cross Dir: SW Dist: -</p> <p>Historical counts</p> <table border="1"> <thead> <tr> <th>Year</th> <th>Count</th> <th>Type</th> </tr> </thead> <tbody> <tr><td>2021</td><td>41,093</td><td>AADT</td></tr> <tr><td>2017</td><td>37,267</td><td>AADT</td></tr> <tr><td>2015</td><td>36,882</td><td>AADT</td></tr> <tr><td>2014</td><td>36,898</td><td>AADT</td></tr> <tr><td>2010</td><td>37,783</td><td>AADT</td></tr> </tbody> </table>	Year	Count	Type	2021	41,093	AADT	2017	37,267	AADT	2015	36,882	AADT	2014	36,898	AADT	2010	37,783	AADT	<p><b>2</b></p> <p><b>37,970</b></p> <p>2024 Est. daily traffic counts</p> <p>Street: Baltimore Pike Cross: Bayard Rd Cross Dir: NE Dist: -</p> <p>Historical counts</p> <table border="1"> <thead> <tr> <th>Year</th> <th>Count</th> <th>Type</th> </tr> </thead> <tbody> <tr><td>2017</td><td>37,267</td><td>AADT</td></tr> <tr><td>2010</td><td>37,783</td><td>AADT</td></tr> <tr><td>2007</td><td>42,616</td><td>ADT</td></tr> <tr><td>2006</td><td>38,000</td><td>AADT</td></tr> <tr><td>2002</td><td>33,000</td><td>AADT</td></tr> </tbody> </table>	Year	Count	Type	2017	37,267	AADT	2010	37,783	AADT	2007	42,616	ADT	2006	38,000	AADT	2002	33,000	AADT	<p><b>3</b></p> <p><b>31,181</b></p> <p>2024 Est. daily traffic counts</p> <p>Street: Kennett Oxford Byp Cross: Cedar Springs Rd Cross Dir: W Dist: -</p> <p>Historical counts</p> <table border="1"> <thead> <tr> <th>Year</th> <th>Count</th> <th>Type</th> </tr> </thead> <tbody> <tr><td>2016</td><td>31,253</td><td>AADT</td></tr> <tr><td>2015</td><td>29,967</td><td>AADT</td></tr> <tr><td>2010</td><td>30,988</td><td>AADT</td></tr> <tr><td>2009</td><td>35,029</td><td>AADT</td></tr> <tr><td>2007</td><td>33,977</td><td>ADT</td></tr> </tbody> </table>	Year	Count	Type	2016	31,253	AADT	2015	29,967	AADT	2010	30,988	AADT	2009	35,029	AADT	2007	33,977	ADT	<p><b>4</b></p> <p><b>30,901</b></p> <p>2021 Est. daily traffic counts</p> <p>Street: Kennett-Oxford Bypass Cross: N Walnut Rd Cross Dir: E Dist: 0.04 miles</p> <p>Historical counts</p> <table border="1"> <thead> <tr> <th>Year</th> <th>Count</th> <th>Type</th> </tr> </thead> <tbody> <tr><td>2017</td><td>24,844</td><td>AADT</td></tr> <tr><td>2015</td><td>24,588</td><td>AADT</td></tr> <tr><td>2014</td><td>24,599</td><td>AADT</td></tr> <tr><td>2011</td><td>25,964</td><td>AADT</td></tr> </tbody> </table>	Year	Count	Type	2017	24,844	AADT	2015	24,588	AADT	2014	24,599	AADT	2011	25,964	AADT	<p><b>5</b></p> <p><b>29,540</b></p> <p>2024 Est. daily traffic counts</p> <p>Street: Kennett Oxford Byp Cross: Mill Rd Cross Dir: SW Dist: -</p> <p>Historical counts</p> <table border="1"> <thead> <tr> <th>Year</th> <th>Count</th> <th>Type</th> </tr> </thead> <tbody> <tr><td>2016</td><td>31,253</td><td>AADT</td></tr> <tr><td>2010</td><td>28,161</td><td>AADT</td></tr> </tbody> </table>	Year	Count	Type	2016	31,253	AADT	2010	28,161	AADT
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NOTE: Daily Traffic Counts are a mixture of actual and Estimates (\*)

# Traffic Counts



Daily Traffic Counts: ▲ Up 6,000 / day ▲ 6,001 – 15,000 ▲ 15,001 – 30,000 ▲ 30,001 – 50,000 ▲ 50,001 – 100,000 ▲ Over 100,000 / day

▲ 1

## 8,452

2024 Est. daily traffic counts

Street: W Cypress St  
 Cross: Chestnut Aly  
 Cross Dir: E  
 Dist: -

Historical counts

Year	Count	Type
2017	7,592	AADT
2015	7,907	AADT
2010	9,751	AADT
2006	10,398	AADT
1997	9,364	ADT

▲ 2

## 5,793

2024 Est. daily traffic counts

Street: West Cypress Street  
 Cross: Lafayette St  
 Cross Dir: E  
 Dist: -

Historical counts

Year	Count	Type
2020	5,812	AADT

▲ 3

## 6,897

2024 Est. daily traffic counts

Street: West State Street  
 Cross: Lafayette St  
 Cross Dir: E  
 Dist: -

Historical counts

Year	Count	Type
2019	6,911	AADT
2018	6,948	AADT

▲ 4

## 7,814

2024 Est. daily traffic counts

Street: W State St  
 Cross: Maiden Ln  
 Cross Dir: W  
 Dist: -

Historical counts

Year	Count	Type
2017	6,860	AADT
2015	8,297	AADT
2010	8,280	AADT
2009	8,347	AADT
2008	8,449	AADT

▲ 5

## 9,206

2024 Est. daily traffic counts

Street: South Union Street  
 Cross: Oak Ave  
 Cross Dir: SE  
 Dist: -

Historical counts

Year	Count	Type
2021	10,413	AADT
2019	8,269	AADT
2018	8,313	AADT

NOTE: Daily Traffic Counts are a mixture of actual and Estimates (\*)

# ZONING ORDINANCE - Uses by Right

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.

## MEET THE LISTING AGENT



# Andy Crawford



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Andy Crawford is the Commercial Division Manager. He joined the Beiler-Campbell team in 2003. His career history with a large corporation serving locations on a national level have provided him with an in-depth knowledge of commercial real estate. He is a licensed Commercial REALTOR in both Pennsylvania, Maryland and Delaware.

Maintaining a current market expertise and an in-depth understanding of the unique needs of many industry segments in the local region is top priority. Andy prefers to take a proactive approach to understanding the rapidly changing business environment of the local communities. Because of this, his understanding of these trends enables him to offer business owners a consultative approach to our real estate services, helping businesses adapt and thrive.

### **EDUCATION:**

St. Joseph's University, Philadelphia, PA

### **MEMBERSHIPS:**

#### **Chester County Commercial Industrial Investment Council (CII Council)**

The Chester County Commercial Industrial Investment Council (CII Council) is a membership organization for professionals involved in commercial and industrial real estate in Chester County, Pennsylvania. The group is not-for-profit and works closely with the Chester County Economic Development Council.

#### **Suburban West Realtors Association – Commercial Chapter**

The Commercial Chapter of Suburban West REALTORS® Association unites REALTOR® members who are actively engaged in the listing, selling, leasing and appraising of commercial real estate. Through the Chapter we provide you, the real estate licensee engaged in commercial real estate, unique benefits and services to enhance your business.

#### **Commercial/Investment Marketing Exchange**

The Exchange fosters a burgeoning community that provides distinct networking opportunities within the Commercial Real Estate realm in the Greater Delaware Valley and beyond.

## Commercial – Investment – Industrial Marketing Exchange Quick Form

(If you do not have a flyer with your Haves and Wants, please circle and fill in this form before or during our marketing exchange)

### Key word section:

Have/Want – Cash/Buy/Sell/ **Lease** /Sublease/Business with RE/Business without RE

Investor/ **User** /User-Investor

Ground/Apartment/Mixed Use/Office/ **Restaurant** /Industrial/Shopping Center or Strip/Residential

### Data section:

Size – 3,000 Square Feet +/-

Price –

Location – The Suburbs of Philadelphia

Counties: Chester, Delaware, Montgomery, Bucks

### Comment Section:

I have a client that needs about 3,000 Square Feet to lease a fully equipped restaurant.

### Contact Section:

Name - Joseph Scott McArdle, C.C.I.M. (RS141715A)

Firm - **Keller Williams Realty Group - Collegeville**

Phone - (610) 792-5900

Email – pvilleguy@gmail.com

Joseph Scott McArdle, C.C.I.M.  
**KW** REALTY GROUP  
KELLERWILLIAMS.



## Commercial – Investment – Industrial Marketing Exchange Quick Form

(If you do not have a flyer with your Haves and Wants, please circle and fill in this form before or during our marketing exchange)

### Key word section:

Have/Want – Cash/buy/Sell/**Lease**/Sublease/Business w RE/Business w/o RE

Investor/**User**/User-Investor

Ground/Apartment/Mixed Use/Office/Restaurant/**Flex**/Industrial/Shopping Center

### Data section:

Size – 10,000 Square Feet +/-

Price –

Location – Coopersburg, Center Valley, Limeport,  
DeSales, Quakertown

Zip Codes: 18036, 18034, 18060, 18951, 18015

### Comment Section:

I have a client that needs about 10,000 Square Feet to lease of  
**FLEX** Space.

### Contact Section:

Name - Joseph Scott McArdle, C.C.I.M. (RS141715A)

Firm - **Keller Williams Realty Group - Collegeville**

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(If you do not have a flyer with your Haves and Wants, please circle and fill in this form before or during our marketing exchange)

### Key word section:

Have/Want – Cash/**Buy**/Sell/Sublease/Business w RE/Business w/o RE

Investor/**User**/User-Investor

Ground/Apartment/Mixed Use/Office/Restaurant/**Church**/Industrial/Shopping Center

### Data section:

Size – **Small Church**

Price –

Location – **Limerick, Pottstown, Royersford, Collegeville**

Zip Codes:

### Comment Section:

**I have a congregation that needs a small church.**

### Contact Section:

Name - **Joseph Scott McArdle, C.C.I.M. (RS141715A)**

Firm - **Keller Williams Realty Group - Collegeville**

Phone - **(610) 792-5900**

Email – **pvilleguy@gmail.com**

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## Commercial – Investment – Industrial Marketing Exchange Quick Form

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### Key word section:

Have/Want – Cash/**Buy**/Sell/**Lease**/Sublease/Business w RE/Business w/o RE

Investor/**User**/User-Investor

Ground/Apartment/Mixed Use/Office/Restaurant/**Retail**/Industrial/Shopping Center or Strip/Residential

### Data section:

Size – 4,000 to 12,000 Square Feet +/-

Price –

Location – Phoenixville Area, Pottstown, Limerick, Malvern

Zip Codes: 19460, 19465, 19464, 19468, 19475, 19355

### Comment Section:

I have a client that needs about 6,000 Square Feet (4,000 minimum) to about 12,000 to **Buy** or **lease** for their **RETAIL Store**.

### Contact Section:

Name - Joseph Scott McArdle, C.C.I.M. (RS141715A)

Firm - **Keller Williams Realty Group - Collegeville**

Phone - (610) 792-5900

Email – pvilleguy@gmail.com

Joseph Scott McArdle, C.C.I.M.  
**KW** REALTY  
GROUP  
KELLERWILLIAMS.



**251- 253 S CAMAC  
STREET,  
PHILADELPHIA, PA  
19107**



*For Sale*

**PRICE: \$2,500,000**

**TAXES: \$13,246**

**SQUARE FOOTAGE: APPROX  
5,000**

**YEAR BUILT : 1825**

**ZONING: RM1**



**EMILY STOUT  
EHRET REALTY**



**EMSTOUT3@GMAIL.COM**



**610-656-5065**



**COMMERCIAL  
CHAPTER**  
TRI-COUNTY SUBURBAN  
REALTORS\*

## Commercial-Industrial Marketing Exchange Quick Form

(If you do not have a flyer with your Haves and Wants,  
please circle and fill in this form before or during our monthly exchange)

### Keyword section:

Have/Want: Want

Cash / Buy / Sell / Lease / Sublease / Business with RE / Business without RE  
Investor / User / User-Investor / Ground / Apartments / Mixed-Use  
Office / Retail / Industrial / Shopping Center or Strip / Residential

### Data section:

Size: 2,000 - 2,500 Sqft.

Price: \$2,000 - \$2,500 per month

Location: Anywhere w/ heavy foot traffic - Eastern

Comment section: or Central PA.

Smoke Shop - 5th Location

Anywhere in Eastern or Central PA

### Contact section:

Your Name: Ahmed Islam

Your Firm: Prime Realty Services

Phone: 77-900 - 7626

Email: Ahmed@Aislamy.net



**COMMERCIAL  
CHAPTER**  
TRI-COUNTY SUBURBAN  
REALTORS®

## Commercial-Industrial Marketing Exchange Quick Form

*(If you do not have a flyer with your Haves and Wants,  
please circle and fill in this form before or during our monthly exchange)*

### Keyword section:

Have/Want:

Cash / Buy / Sell / Lease / Sublease / Business with RE / Business without RE  
Investor / User / User-Investor / Ground / Apartments / Mixed-Use  
Office / Retail / Industrial / Shopping Center or Strip / Residential

### Data section:

Size: 2,600 - 3,000 SF

Price: Under \$3,000 /mth

Location: Philly: Drexel, student Activity, Rittenhouse

Comment section: NJ: Edison (Oak tree Road)

NOT a chain - Café / Bubble tea

### Contact section:

Your Name: Ahmed Islam

Your Firm: Prime Realty Services

Phone: 717-900-7626

Email: AHMED@AISLAM.NET