



CHADDS FORD

**HIGH VISIBILITY
COMMERCIAL
BUILDING
100% LEASED
FOR SALE**

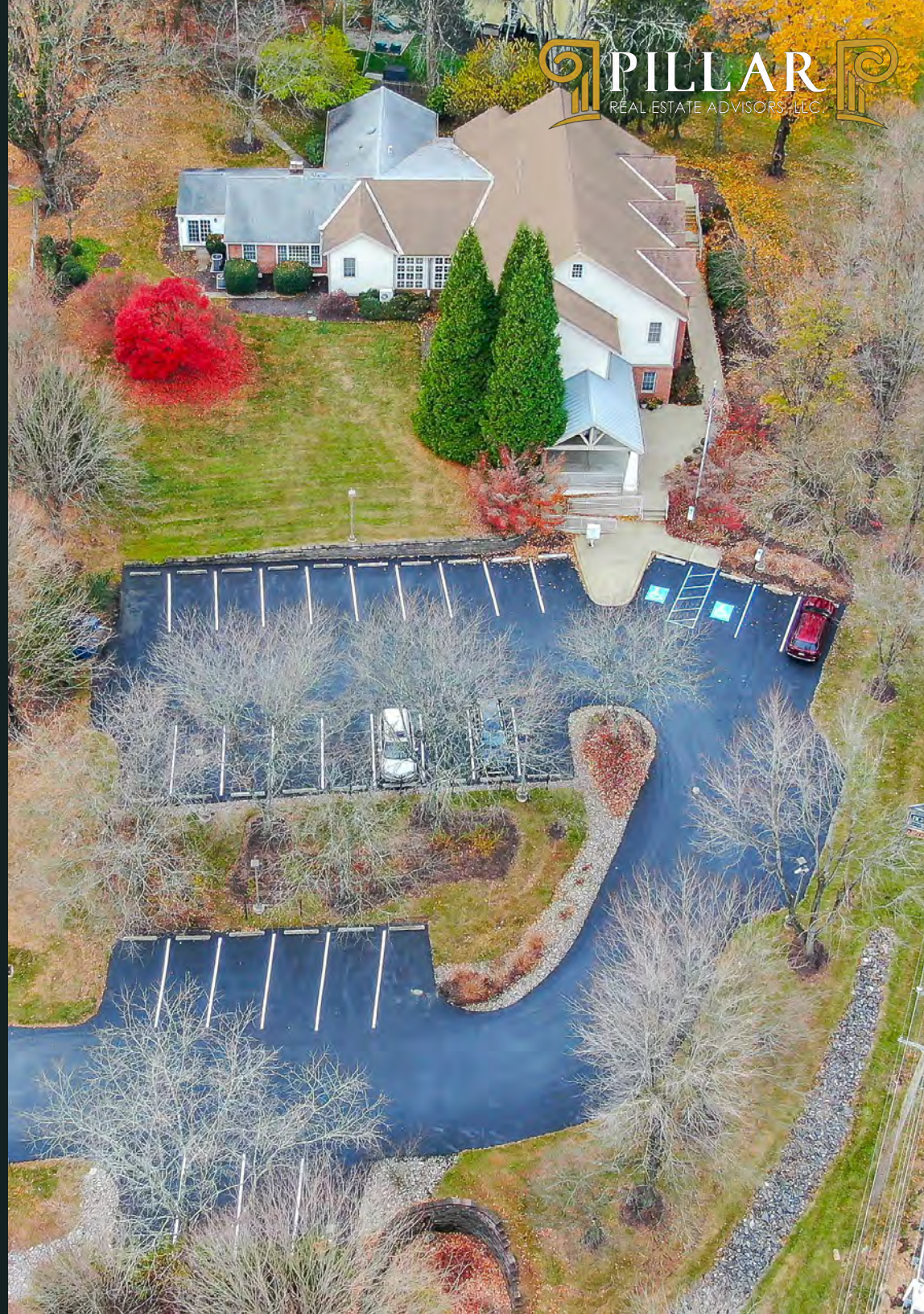
411 OLD BALTIMORE PIKE,
CHADDS FORD, PA 19317



PROPERTY HIGHLIGHTS

- 12,745 SF Class A Commercial Building for Sale
- Highway Commercial Zoning with Signage on Route 1 in Chadds Ford
- Regional CPA Firm to Sign 5 Year Lease for 2nd Floor at Closing (or vacate, if preferable)
- New 1st Floor Corporate HQ Lease in Place Through September 2028
- Large, On-Site Parking Lot with Full High Visibility
- Easy Access to Route 1, Route 202, and Route 95

SALE PRICE
\$2,500,000



AERIAL



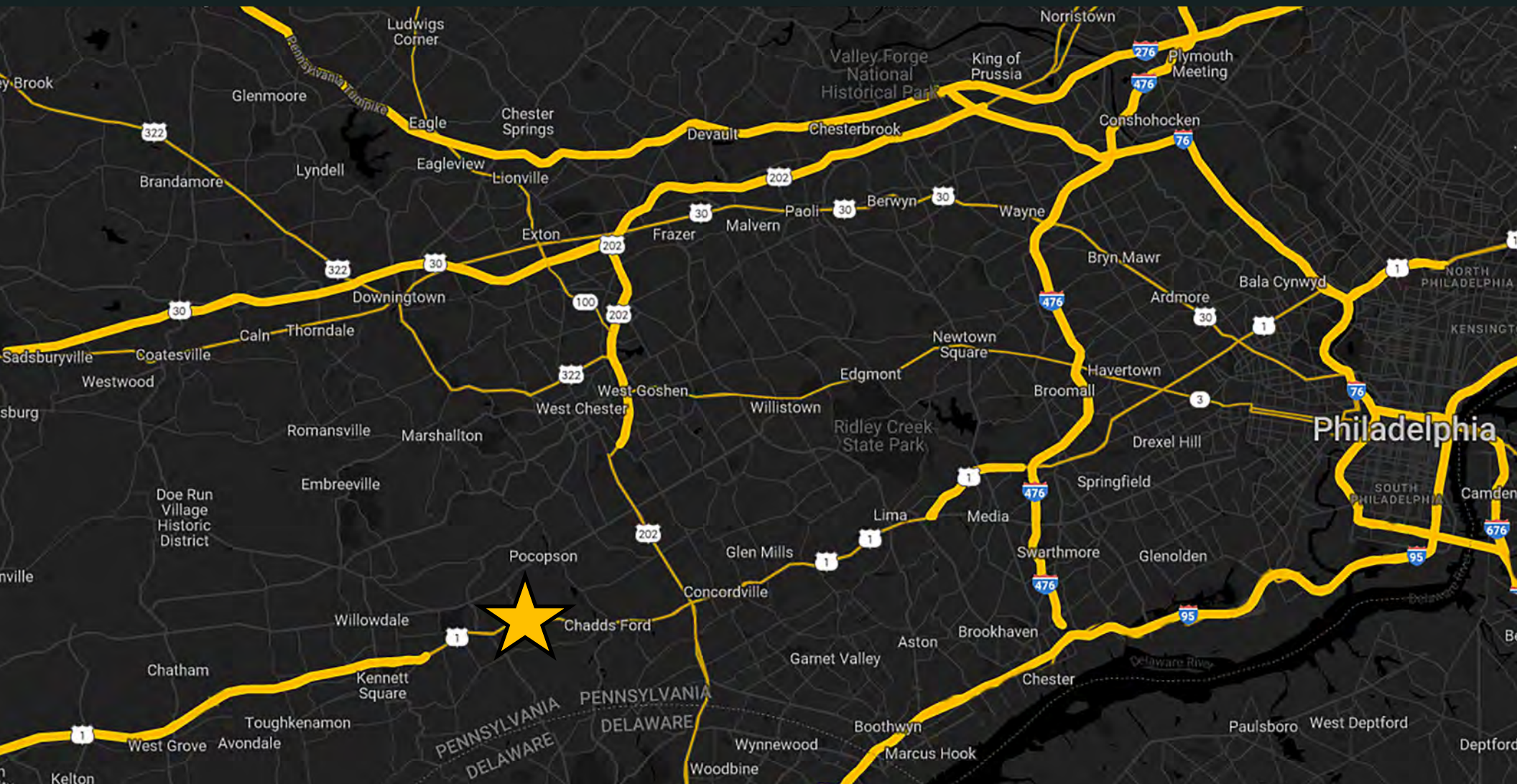
411 OLD BALTIMORE PIKE | CHADDS FORD, PA

PROPERTY PHOTOS



411 OLD BALTIMORE PIKE | CHADDS FORD, PA

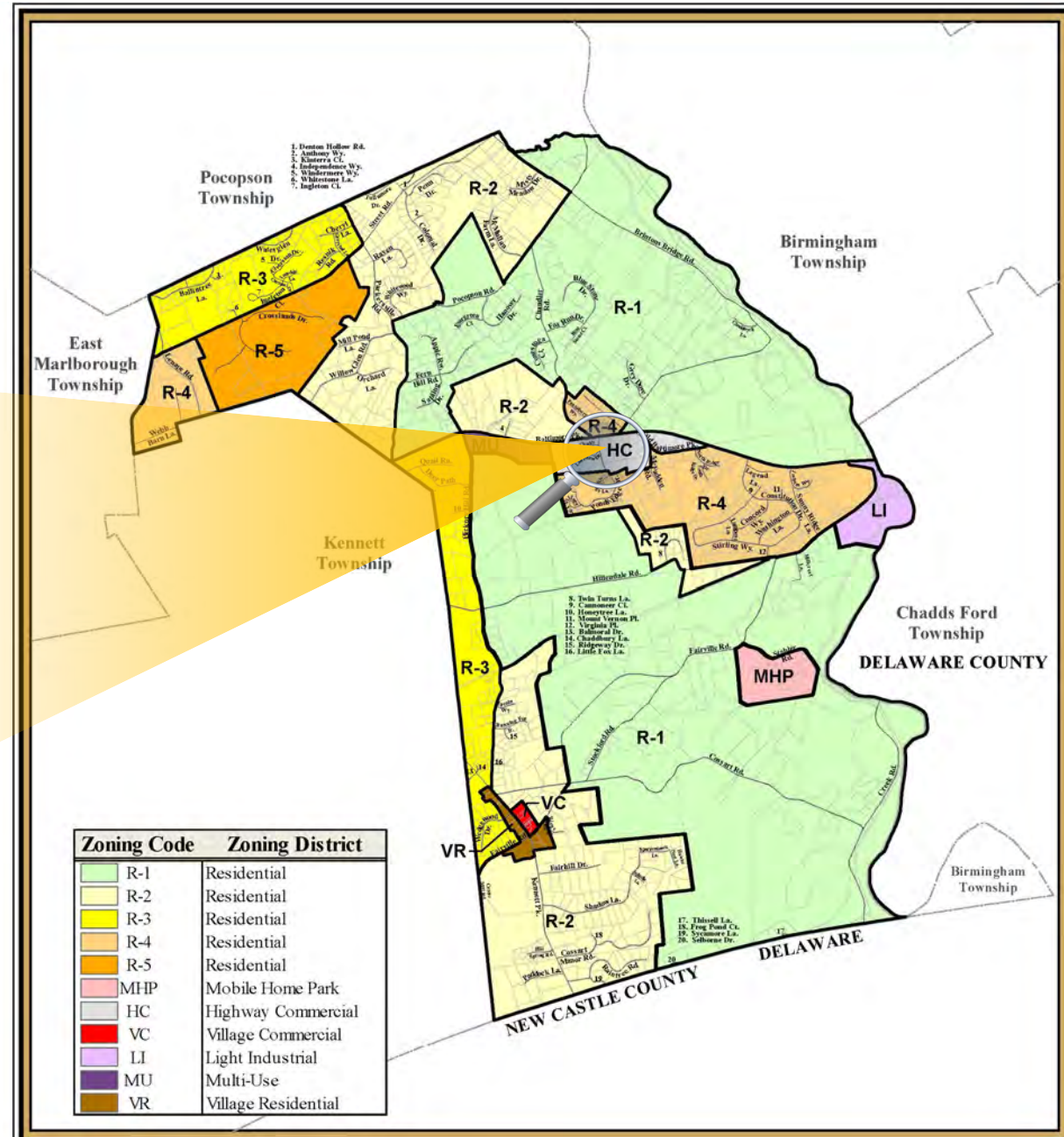
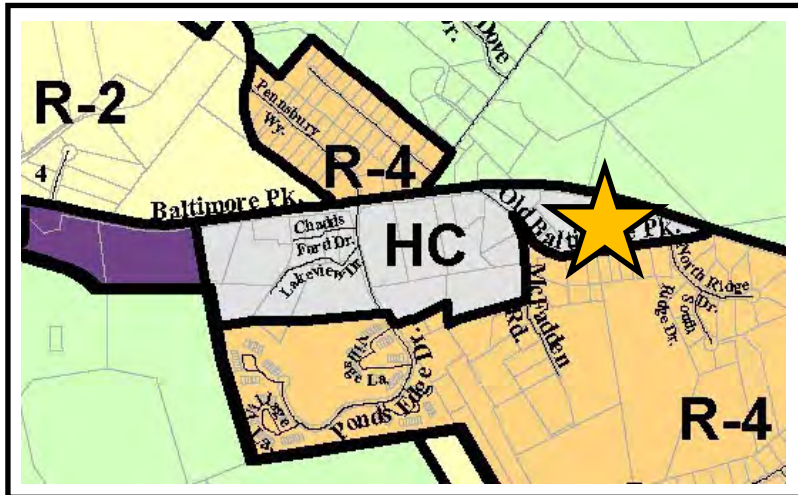
AREA MAP



CHADDS FORD, PA

ZONING MAP

ALL ZONING INFORMATION SHOULD BE INDEPENDENTLY VERIFIED WITH GOVERNING MUNICIPALITY



ARTICLE XII Highway Commercial District (HC)

SECTION 162-1201. PURPOSE.

The purpose of this district is to provide sufficient space in appropriate locations for the types of commercial and service establishments needed to serve the local population. The standards of this article and the regulations that apply to the permitted uses are intended to ensure adequate off-street parking, to create safe circulation of pedestrian and motor traffic, to promote the most desirable use of land and pattern of building development, to strengthen the economic base of the Township, to protect the character of the commercial area and nearby districts, and to encourage harmonious architectural relationship of buildings to one another in keeping with the theme of existing structures within the district all the foregoing in concert with the Pennsbury Township Comprehensive Plan of 2006, as amended.

SECTION 162-1202. USE REGULATIONS.

A building may be erected or used, and a lot or premises may be used, for only one (1) of the following principal uses and no other:

A. Uses by right.

1. Professional offices, in conformance with Section 162-2027 when grouped together into an office park.
2. Bank or financial institution without drive-through service, in conformance with Section 162-2009, as well as Section 162-2027 when grouped into an office park.
3. Laboratory and research facilities.
4. Wholesale sales.
5. Gift, art, craft, and antique shops with a floor area of less than three-thousand (3,000) square feet for any one (1) store.
6. Retail stores with a floor area of less than three-thousand (3,000) square feet for any one (1) store, excluding convenience stores.
7. Eating/ drinking establishments for the sale and consumption of food and beverages without drive-in or drive-through service (service at table or sit-down facilities only), in conformance with Section 162-2018.
8. Undertaking establishments.
9. Personal service establishments.
10. Fire or emergency service facility.
11. Retail nursery.
12. Catering establishment.

13. Municipal Uses, including park and related accessory uses.

14. Forestry/Timber harvesting in conformance with Article XV.

B. Uses by special exception when authorized as a special exception by the Zoning Hearing Board, subject to the standards of Article XXIV of this Chapter

1. Indoor recreation use and/or club or lodge on a minimum lot size of one (1) acre and in conformance with Section 162-2013 and Section 162-2034, as applicable.
2. Outdoor recreation use in conformance with Section 162-2034, but not including an amusement park.
3. Retail stores, with floor area of three-thousand (3,000) square feet or greater, excluding convenience store, in conformance with Section 162-2038.
4. Newspaper publishing and job printing.
5. Factory outlet or showroom-type outlets, such as furniture, appliance, or furniture sales and service.
6. Hospital, medical or dental center in conformance with Section 162-2025.
7. Hotels, motels, or inns in conformance with Section 162-2026.
8. Veterinary clinic with or without a kennel, in conformance with Section 162-2044.
9. Kennel, in conformance with Section 162-2044.
10. Car wash.
11. Public utility facility.

C. Conditional uses when granted as a conditional use by the Board of Supervisors, subject to the conditions of Article XXIII of this Chapter

1. Child/Adult day care center, in conformance with Section 162-2012.
2. Automotive Sales and service with enclosed sales floor area of five-thousand (5,000) square feet or less in conformance with Section 162-2008.
3. Convenience Store with a floor area of three-thousand (3,000) square feet or less in conformance with Section 162-2015.
4. Gasoline or service station, in conformance with Section 162-2020.
5. Drive-through service and/or take out service as an accessory use to and in the same building as an eating and drinking establishment, bank, or pharmacy, in conformance with Section 162-2017.
6. Shopping Center in conformance with Section 162-2038.

ZONING

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7. Retirement community, nursing home, and/or assisted living facility in conformance with Section 162-2033.
8. Club or Lodge, in conformance with Section 162-2013.
9. A mix of commercial and residential uses of exceptional merit if it furthers the goals of the Comprehensive Plan and subject to specific actions by the applicant as prescribed by the Board. The Board of Supervisors may authorize a waiver or modification to the requirements contained in this Chapter. The decision of the Board of Supervisors is final.

D. Accessory uses. In addition to one principal use, accessory uses listed below shall be permitted by-right unless otherwise indicated as a special exception or conditional use in this Chapter and shall be in conformance with Section 162-2002 unless otherwise noted:

1. Commercial and Institutional accessory uses.
2. Outdoor café, in conformance with Section 162-2018, as an accessory use to an eating or drinking establishment only.
3. Gasoline or service station by conditional use, in conformance with Section 162-2020 and 162-2015, as an accessory use to a convenience store.
4. Private Helipad in conjunction with a hospital in conformance with Section 162-2023.

SECTION 162-1203. AREA AND BULK REGULATIONS.

A. Unless otherwise specified in this Chapter, uses permitted in this district shall meet the following:

1. Minimum lot area. Thirty-thousand (30,000) square feet with public sewer and water; One (1) acre with on-site sewer and/or on-site water. Club or Lodge uses shall have a minimum lot area of one (1) acre regardless of sewer and water supply type.
2. Minimum lot width at the building line and at the street line: One-hundred (100) feet.
3. Maximum floor area ratio. Forty percent (40%).
4. Minimum front yard. For lots of less than one (1) acre, sixty (60) feet; for lots of one (1) acre or greater, seventy-five (75) feet. In the case of a flag lot or corner lot, Section 162-1902 shall apply.
5. Minimum side yard. Twenty-five (25) feet, unless the use abuts a residential use in which case the minimum side yard shall be forty (40) feet.
6. Minimum rear yard. Twenty-five (25) feet, unless the use abuts a residential use in which case the minimum rear yard shall be forty (40) feet or unless the lot is a reverse frontage lot, in which event the requirements of Section 162-1902 shall apply.



FOR MORE INFO **CONTACT US**

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