



# FLEX SPACE FOR LEASE

## 6,000 SF IN MALVERN, PA



2521 YELLOW SPRINGS ROAD | MALVERN, PA 19355



**PILLAR REAL ESTATE ADVISORS**

P: 484-887-8202 | [www.PillarRealEstateAdvisors.com](http://www.PillarRealEstateAdvisors.com)  
535 N. Church Street, West Chester, PA 19380



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### PROPERTY FEATURES

- 6,000 SF Flex Space
- (1) Drive-In Door: 16 FT x 14 FT
- 20' Ceiling Height
- +/- 15 Parking Spaces
- Public Water/On-Site Septic
- Great Signage Opportunity on PA Turnpike
- +/- 50,000 ADT on Route I-76 / PA Turnpike
- 3-Phase Electric
- C-2 Zoning Allows for Many Users, Including Automotive
- 1/2 Mile to PA Turnpike Malvern Slip Ramp

**PRICING NEGOTIABLE**



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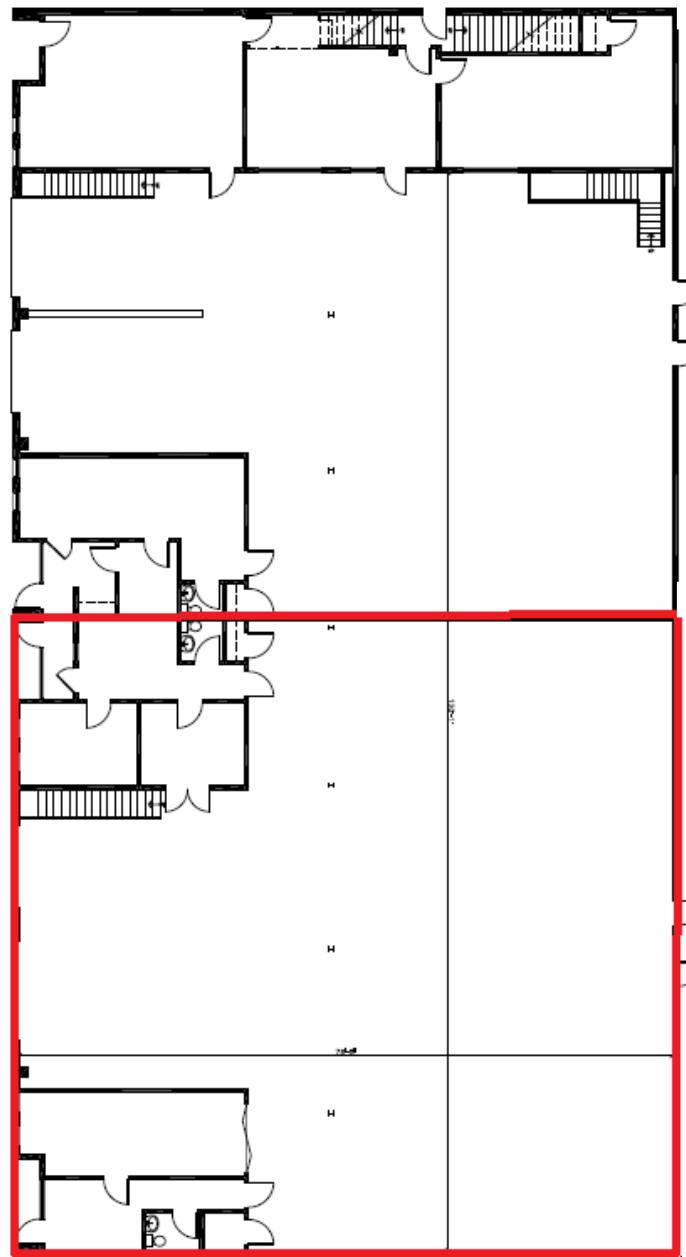


# FLOOR PLAN

FIRST FLOOR

FLOOR PLAN:

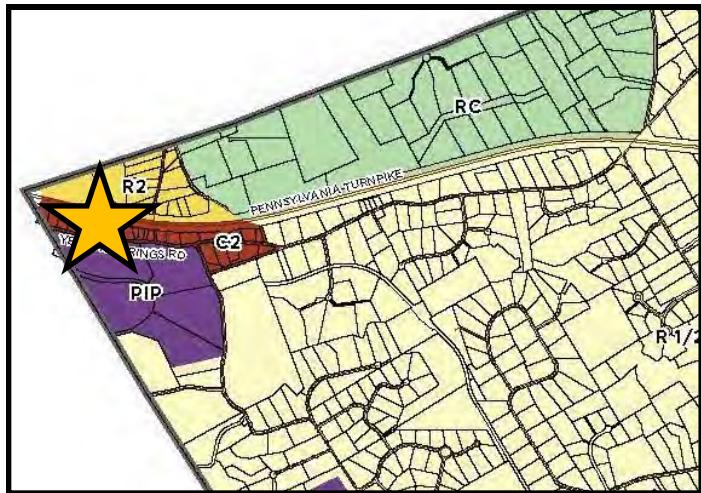
6,000 SF AVAILABLE



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# ZONING MAP



# ZONING:

## C-2 Commercial



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# ZONING INFO

## Chapter 208. Zoning

### Article XVII. Commercial Districts

#### § 208-60. Purpose statements.

- A. C-1 Commercial District. The C-1 Commercial District is intended to promote development of storefront space, and provide a mix of retail, personal service and office uses, primarily along the commercial corridors within the Township. As the district is typically in close proximity to residential neighborhoods, and provides goods and services to residents of the Township, the district standards encourage a traditional commercial character, distinguished by a pedestrian-friendly orientation and storefronts opening onto the public sidewalk, and serve as a buffer between residential development and major or secondary highways, or between residential development and nonresidential uses.
- B. C-2 Commercial District. The C-2 Commercial District is intended to provide for the needs of a wide range of larger highway-oriented business establishments located along major corridors within the Township. The district also includes modern, well-planned, integrated shopping center developments. The district encourages the establishment of commercial service districts that serve the residents of the Township as well as surrounding areas.

#### § 208-61. Use regulations.

[Amended 12-7-2015 by Ord. No. HR-412; 2-20-2018 by Ord. No. HR-420; 5-18-2020 by Ord. No. HR-436; 1-18-2022 by Ord. No. HR-447; 5-21-2025 by Ord. No. HR-491]

- A. Only those uses listed in Table 61.1: Commercial District Uses as permitted, special exception, or conditional uses are allowed within the commercial districts. A "P" indicates that a use is permitted within that zoning district. An "SE" indicates that a use is a special exception use in that zoning district and must obtain a special exception approval. A "C" indicates that a use is a conditional use in that zoning district and must obtain a conditional use approval. No letter (i.e., a blank space) or the absence of the use from the table indicates that use is not allowed within that zoning district.
- B. The following footnote applies to the table: Footnote 1: In the C-2 District, townhouse (single-family attached), duplex (two-family attached), and multifamily use on the ground floor of the apartment building. Dwellings are only permitted as part of an approved development plan that provides a permitted retail commercial use as the primary use in the ground floor along the road frontage of the development tract.

Table 61.1: Commercial District Uses

Use	C-1	C-2
Age-qualified single-family detached dwelling (subject to § 208-65)	P	
Age-qualified single-family semidetached dwelling (twins) (subject to § 208-65)	P	
Amusement facility: outdoor		SE
Amusement facility: indoor	SE	P

Table 61.1: Commercial District Uses

Use	C-1	C-2
Assisted-living facility		P
Automobile service station		P
Bank or other financial institution	P	P
Bed-and-breakfast	SE	SE
Business or private school	SE	SE
Club or lodge	P	P
Commercial greenhouse or nursery		SE
Day care	P	P
Dwelling: multi-use development <sup>1</sup>		P
Fraternity or sorority house	P	P
Governmental or public utility use	SE	SE
Hotel		SE
Health club	P	P
Manufacturer's representative or catalog ordering establishment	P	
Medical/dental office	P	P
Mortuary	SE	SE
Office	P	P
Outdoor seating	P	P
Park	P	P
Parking lot (principal use of lot)	SE	SE
Parking structure (principal use of lot)	P	P
Personal service establishment	P	P
Publishing, job printing or similar establishment		P
Radio or television station/studio		P
Retail store	P	P
Restaurant	P	P
Short-term rental (as part of a dwelling in a multiuse development)		SE
Veterinary clinic	SE	SE
Wholesale establishment		SE



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

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