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RT 30 MALVERN
CORNER LOCATION FOR SALE



397 LANCASTER AVE | MALVERN, PA

OVERHEAD MAP

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PROPERTY HIGHLIGHTS

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- High-Visibility Route 30 Malvern Property
- Corner Location at Signalized Intersection
- 13,741 Cars Per Day
- Monument Signage on Both Streets
- 2,972 SF Plus Finished Basement
- 2 Conference Rooms
- 7 Private Offices
- 3 Restrooms
- Large Parking Field + 8 Cars
- Garage and Shed Provide Additional +/- 600 SF of Storage

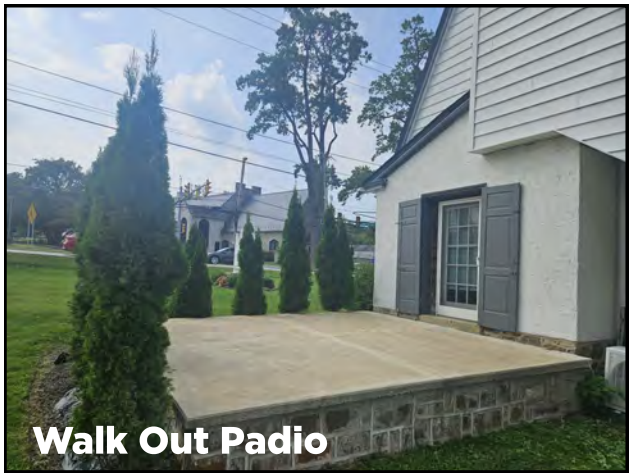


PROPERTY SALE PRICE: $989,000


400 SF Garage



Church St. Signage


Walk Out Padio



Lancaster Ave Signage


Lower Level Conference Room


200 SF Shed


First Floor Conference Room


Rear Parking Lot

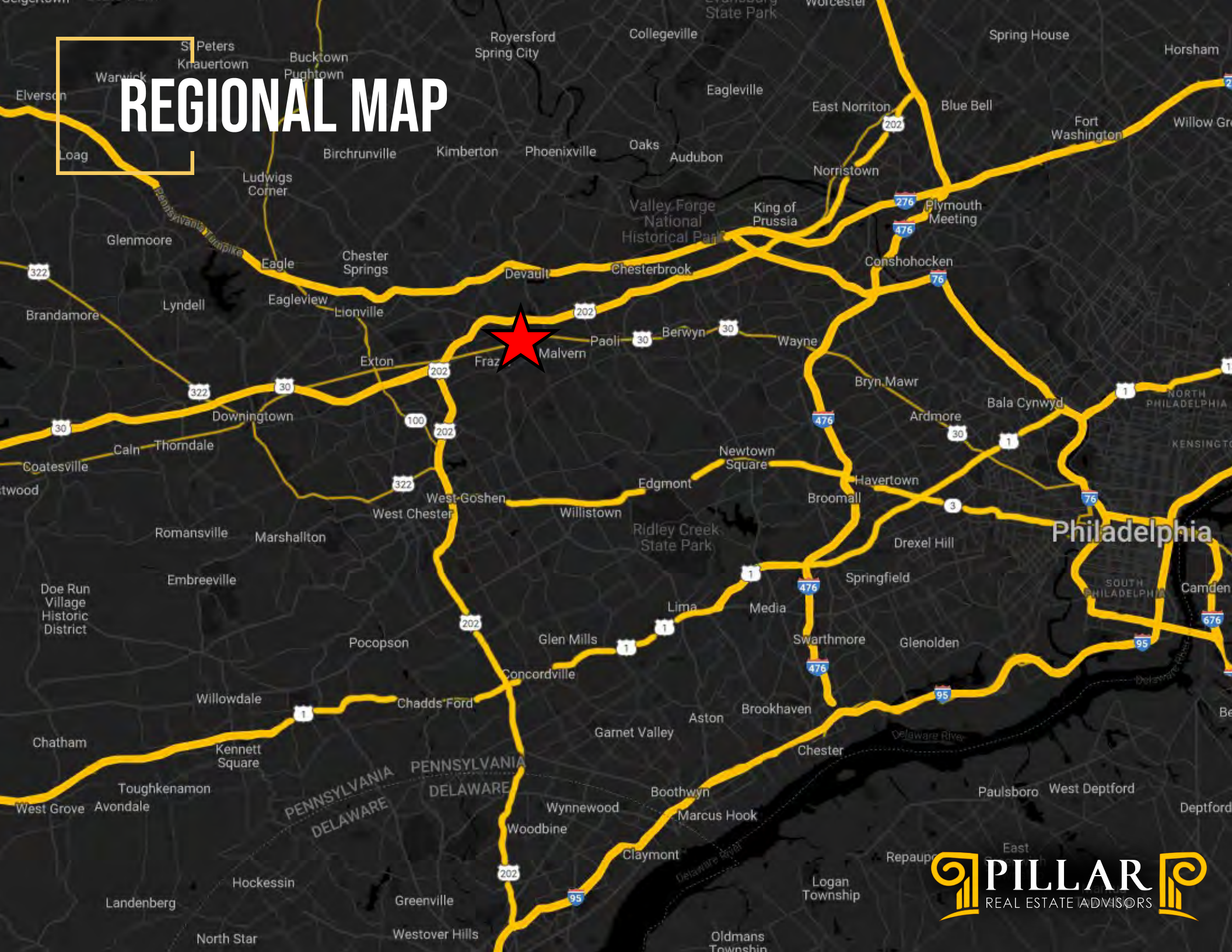

Large Kitchen

AREA MAP

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REGIONAL MAP



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DEMOGRAPHICS

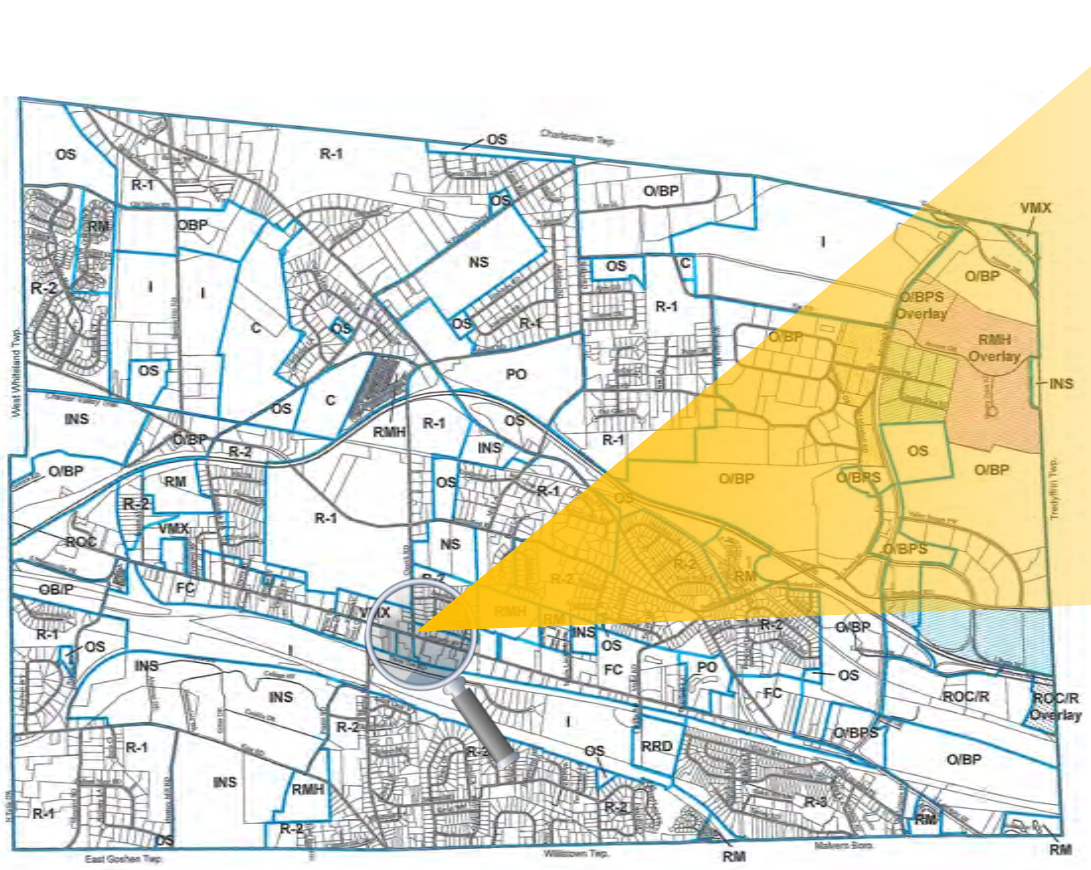
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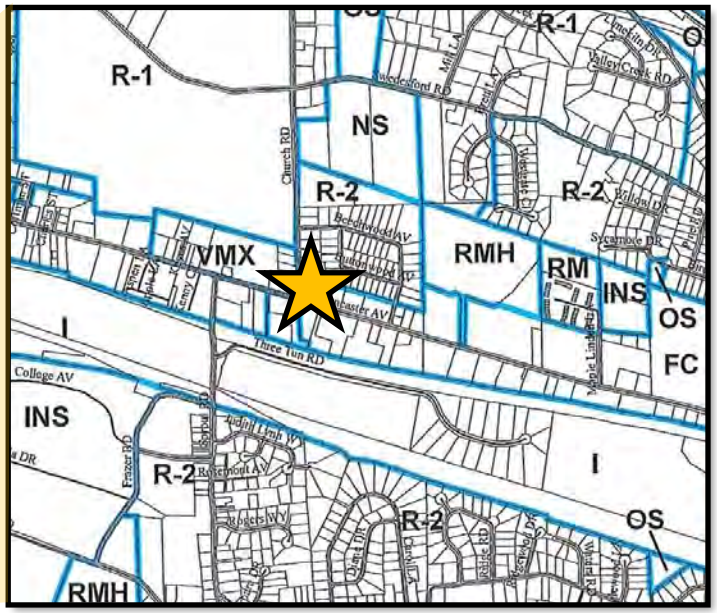
POPULATION:	1 MILE	3 MILES	5 MILES
2020 Census	5,884	34,564	92,689
2025 Estimate	8,503	39,064	104,612
2030 Projection	9,285	41,018	109,817

HOUSEHOLDS:	1 MILE	3 MILES	5 MILES
2020 Census	1,835	13,027	35,643
2025 Estimate	2,710	14,528	40,103
2030 Projection	2,974	15,246	42,150

HOUSEHOLD INCOME:	1 MILE	3 MILES	5 MILES
2025 Average Income	$160,012	$166,209	$163,082
2025 Median Income	$123,367	$138,281	$135,516

ZONING MAP





ZONING: FC

FRONTAGE COMMERCIAL

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

ZONING CODE

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Table of Permitted Uses for Mixed Use Districts[1]
Township of East Whiteland
[Amended 11-14-2007 by Ord. No. 201-2007; 1-13-2010 by Ord. No. 221-2010; 11-9-2015 by Ord. No. 273-2015; 5-9-2018 by Ord. No. 298-2018; 6-12-2019 by Ord. No. 314-2019; 6-12-2019 by Ord. No. 315-2019; 6-12-2019 by Ord. No. 318-2019; 8-14-2019 by Ord. No. 319-2019; 6-9-2021 by Ord. No. 336-2021; 6-21-2021 by Ord. No. 338-2021; 4-15-2025 by Ord. No. 369-2025]

	District						
Use Classification	**VMX**	**FC**	**ROC**	**O/BP**	**O/BPS**	**PO**	**GVR**
Retail commerce, including:							
1. Stores and personal service shops dealing directly with customers	P	P	P		P		P
2. Restaurants or other similar establishments, but excluding drive-in-facilities[2]	SE	P	P		P		P
3. Banks, but excluding drive-in facilities[2]	SE	P	P		P		P
4. Cinemas or similar recreational or cultural establishments	CU	CU	P		CU		P
5. Exercise or fitness facilities	P	P	P		P		P
6. Studios for dance, art, music or photography	P	P	P		P		P
7. Nursery schools or day-care centers, inclusive of both	SE	P	P	P	P		P
8. Brewpub		P					
Business or professional offices, including: adult daycare and child day care							
1. Operations designed to attract and serve customers or clients on the premises, such as the offices of physicians, lawyers, other professions, veterinarians (but excluding animal boarding facilities), insurance and stock brokers, travel agents and government entities	SE	P	P	P	CU	P	P
2. Operations designed to attract little or no customer or client traffic other than employees of the entity operating the principal use	P	P	P	P		P	P
3. Medical offices or clinic/medical clinics				P	P		
Hotels, motels, inns, or conference centers	CU	CU	P		CU		
Bed-and-breakfast establishments	SE	P			CU		P
Lawn and garden centers		P	P				
Not-for-profit museums, libraries or other educational, cultural, religious, civic or philanthropic uses of a similar nature	SE	P	P	CU	CU	CU	P
Public or private not-for-profit open space and recreation uses	P	P	P	P	P	P	P
For-profit open space and recreation uses	CU	P	P	CU	CU		P
Transit stations or public utility facilities	P	P	P	P	P	P	P
Animal hospital, veterinarian, or kennel		P					

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ZONING CODE

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EAST WHITELAND CODE

	District						
Use Classification	**VMX**	**FC**	**ROC**	**O/BP**	**O/BPS**	**PO**	**GVR**
Single-family detached residential dwellings (SFD)	P						
Two-family residential dwellings (2F)	P						
Single-family attached residential dwellings (SFA)	CU						
Multifamily residential dwelling (MF)	CU						P
Multifamily residential dwellings in accordance with the MF Multifamily Route 30 Overlay District standards and criteria as outlined in § 200-39.4	CU	CU					
Residences, in mixed-use commercial-residential or institutional-residential buildings	CU						P
Drive-in facility		SE			P		CU
Nonaccessory antennas			SE	SE	SE	SE	SE
Public garage, motor vehicle sales, service or repair shop, and gasoline service station		P	SE		SE		
Processing of food and beverages, medicine and personal care products (excluding soap), and similar inkind uses				P			P
Printing of paper, plastic, and metal				P			P
Research, development, and testing of new products, laboratories				P			P
Warehouse (accessory)		P		P	P		P
Accessory uses such as cafeterias and child day-care facilities		P		P	P		P
Light manufacturing, consisting primarily of the assembly of previously prepared components or, in the case of pharmaceutical products, the compounding and/or manufacture of drugs, medicine, and other pharmaceutical products				P			P
Assisted living facility[3]		P					
Specialty hospital				P	P		

P = Permitted
SE = Special Exception
CU = Conditional Use

NOTES:
[1] Permitted uses for ROC/R Districts are found in § 200-35. Permitted uses for CGO Districts are found in § 200-39.
[2] Restaurants or other similar establishments with drive-in facilities and banks with drive-in facilities shall be permitted as set forth in use classification "Drive-in facility."
[3] An assisted living facility shall be permitted only on properties with a minimum tract area of three acres and a maximum tract area of six acres; shall be limited to a tract maximum density of 30 unites per developable acre; and shall maintain a 2,640-foot separation from any other assisted living facility within the Township (measured from lot line to lot line). Otherwise, an assisted living facility shall comply with all other applicable standards of § 200-31.

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