



RT 30 MALVERN CORNER LOCATION FOR SALE



397 LANCASTER AVE | MALVERN, PA

OVERHEAD MAP

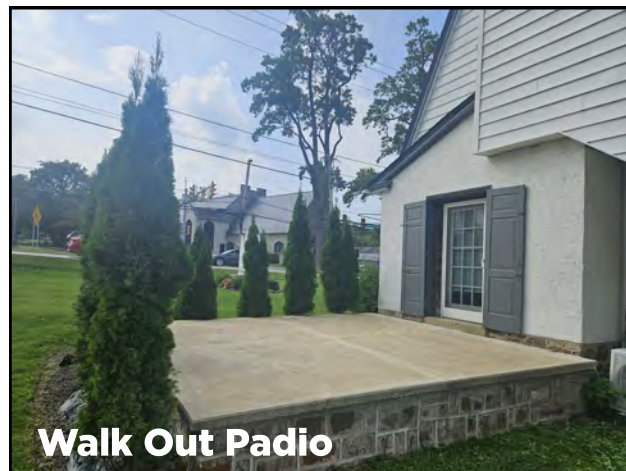


PROPERTY HIGHLIGHTS

- High-Visibility Route 30 Malvern Property
- Corner Location at Signalized Intersection
- 13,741 Cars Per Day
- Monument Signage on Both Streets
- 2,172 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

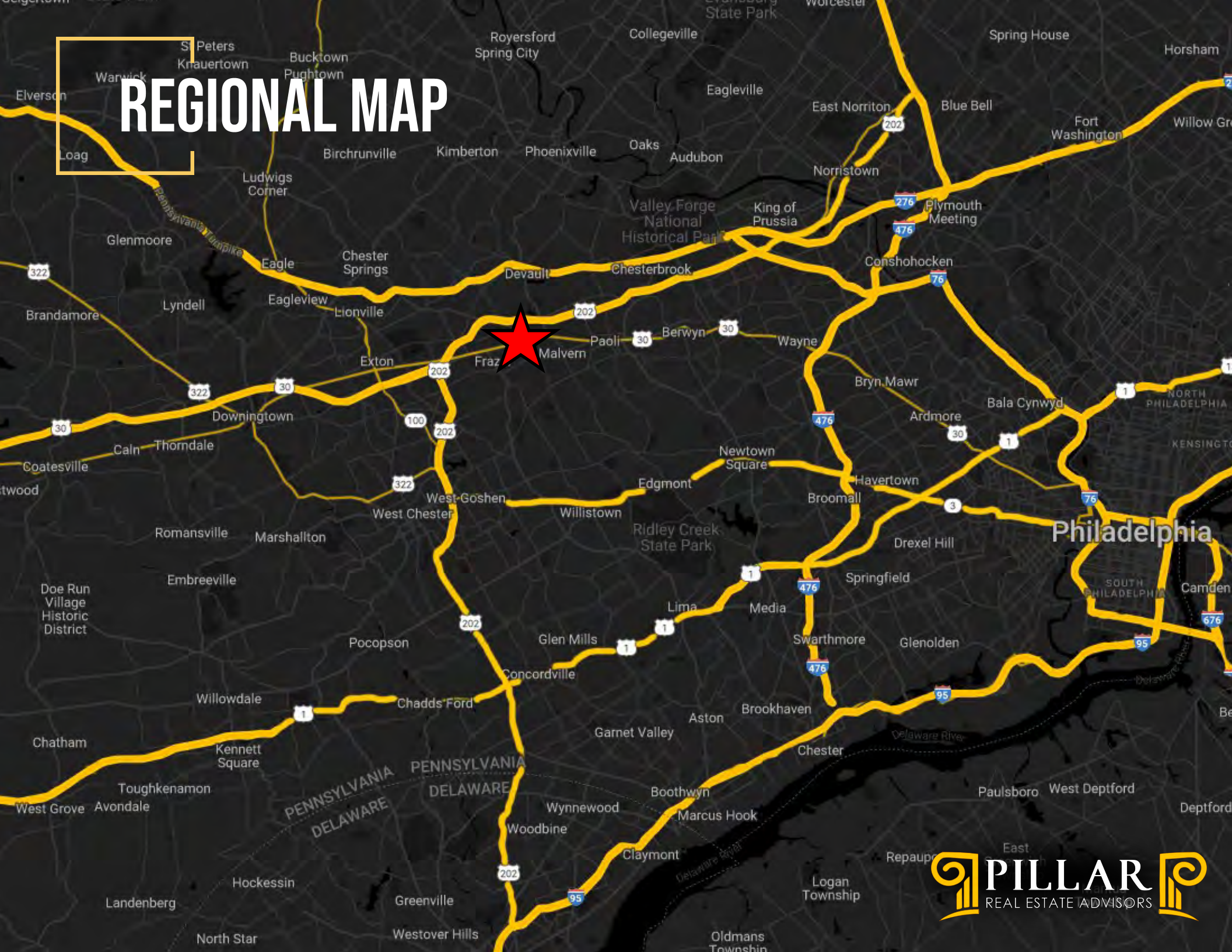


PROPERTY SALE PRICE: \$989,000



AREA MAP





DEMOGRAPHICS



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

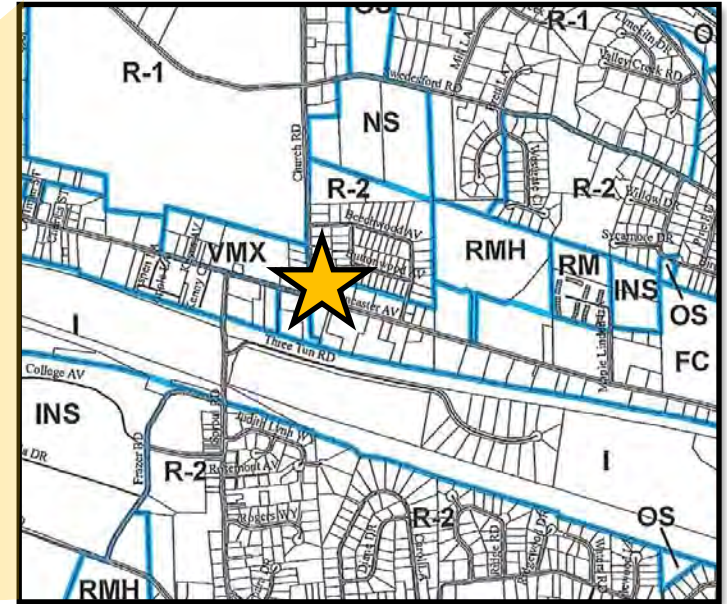
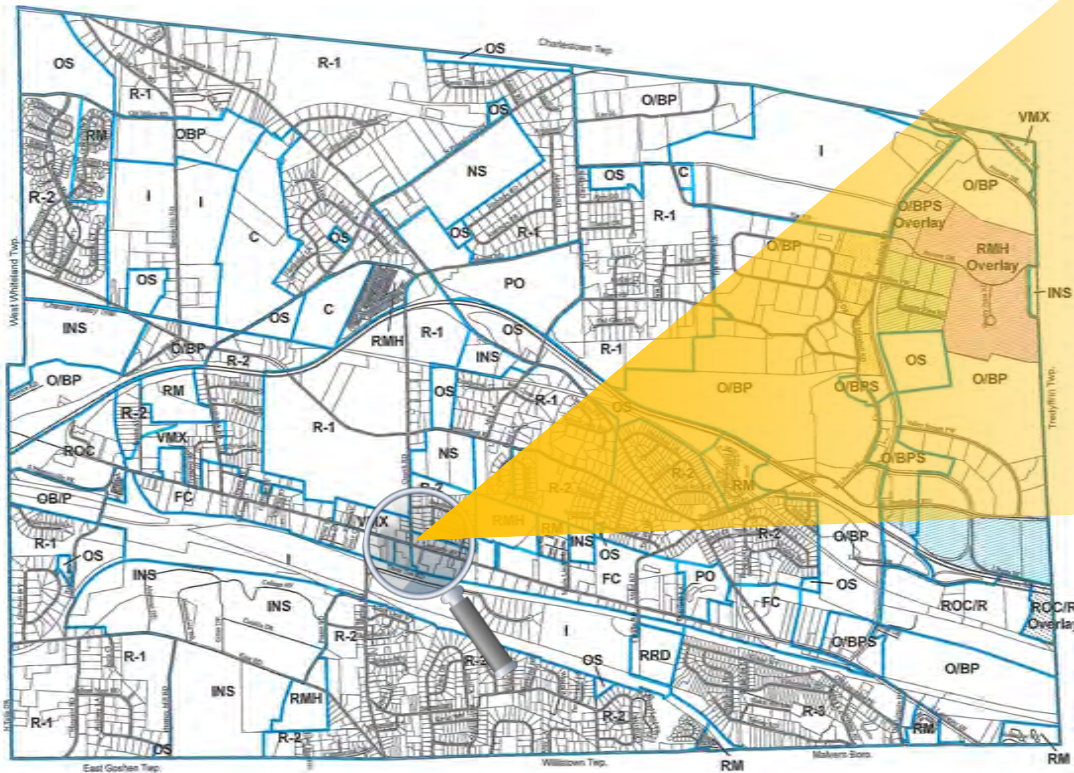
2025 Median Income

\$123,367

\$138,281

\$135,516

ZONING MAP



ZONING: FC
FRONTAGE COMMERCIAL

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

ZONING CODE

Table of Permitted Uses for Mixed Use Districts¹
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]

Use Classification	District						
	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

EAST WHITELAND CODE

Use Classification	District						
	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 units 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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397 LANCASTER AVE | MALVERN, PA 19355

ERIC KUHN

(484) 887-8202 | EXT. 101

EKUHN@PILLARREALESTATEADVISORS.COM

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