



WEST CHESTER PIKE RETAIL LOCATION



1334 WEST CHESTER PIKE | WEST CHESTER, PA

Property HIGHLIGHTS

- High Visibility Retail on West Chester Pike
 - 1,125 SF to 2,250 SF Available
 - Flexible Floor Plan
 - Retail, Personal Services, Restaurant, Permitted
 - On-Site Parking
 - Prominent Signage
 - 28,000 Daily Traffic Count
 - High Population Density Area
 - NNN= \$4.90 SF
-

**LEASE RATE:
\$20 PSF NNN**



Property PHOTOS



Property **OUTLINE**



Area MAP



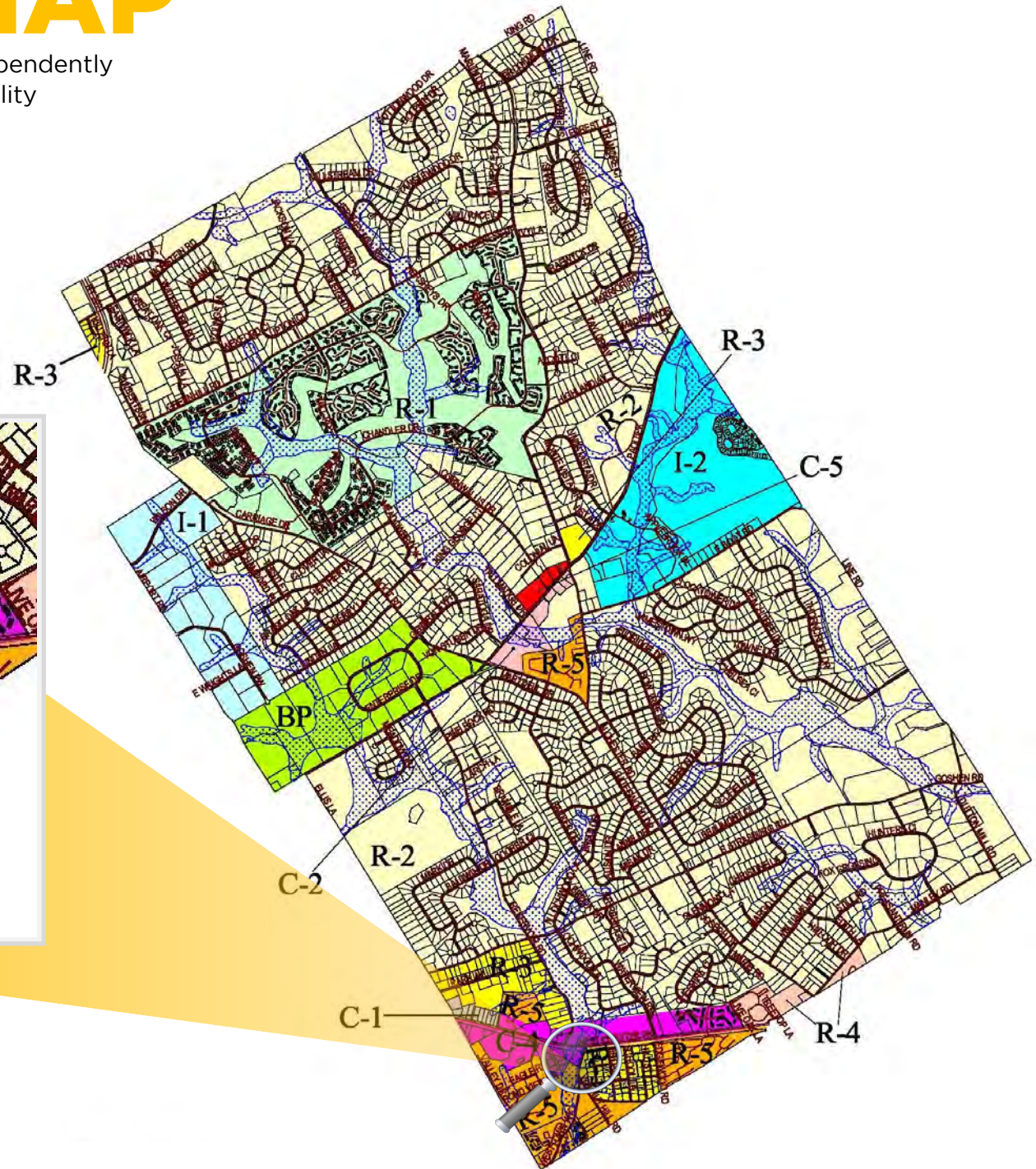
ZONING MAP

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



Zoning:

C-4 Commercial



ZONING INFORMATION

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§ 240-16. C-4 Planned Highway Commercial District.

- A. Specific intent. In addition to the objectives stated in §§ 240-3 and 240-13, this district is intended to provide for the nonregular or nondaily shopping and personal service needs of Township residents and other residents in the region and for multiple-family residential developments at locations along major accessways. Providing marginal access roads, limited vehicular access points, shared parking between uses and other means to limit vehicular access points on to a highway is particularly encouraged in this district.
- B. Uses permitted by right. The following principal uses are permitted by right in the C-4 District if the area, bulk and all other applicable requirements of this chapter are satisfied, provided that adult uses are specifically prohibited in the C-4 District:
- (1) Personal service establishment, including the following uses and other personal service uses that the applicant proves to the clear satisfaction of the Zoning Officer are very closely similar in character: retail and/or self-service dry cleaning and laundry, tailor, barber shop, beauty salon, dressmaker and shoe repair.
 - (2) Retail sales of the following items and other items that the applicant proves to the clear satisfaction of the Board of Supervisors are very closely similar in character, and without any sale of gasoline:
 - (a) Furniture and home furnishings.
 - (b) Gift items, legal drugs, newspapers, cameras, stationery, books, cigarettes, flowers, custom-made crafts, luggage and candy.
 - (c) Shoes, cosmetics and apparel or apparel accessories.
 - (d) Hardware, paint, wallpaper, glass and interior decorating supplies.
 - (e) Groceries and related items for common household use.
 - (f) Retail bakeries and other custom production of salads and similar foods.
 - (g) Household appliances.
 - (h) General merchandise such as is commonly found within department stores, five-and-ten variety stores and general merchandise discount stores.
 - (i) Musical instruments.
 - (3) Standard restaurant (which may include occasional take-out service) or fast-food restaurant, but not including drive-through service and not including a food stand.
 - (4) Sales and service of office equipment, such as computers and photocopiers.
 - (5) Health/exercise/tennis club, provided that facilities for all athletic activities shall be indoors.
 - (6) Place of worship.
 - (7) Public or private primary or secondary school.
 - (8) Civic, social and fraternal associations.
 - (9) Single-family detached dwelling.
 - (10) Indoor recreation such as bowling alleys or indoor baseball practice.
 - (11) Retail nurseries or lawn and garden supply store.
 - (12) Banks, savings and loan or other financial institutions.
 - (13) Facility for mailing, reproduction, faxing, commercial art, photography and/or stenographic services.
 - (14) Business office, provided that no goods are sold on site.
 - (15) Professional office, including offices of attorneys, doctors, accountants, physicians, dentists, realtors, financial consultants, brokers, engineers, architects or other recognized professions.
 - (16) A lawfully permitted dwelling unit used as a group home, in accordance with the requirements of § 240-38 for such use.
 - (17) Movie or performing arts theater, not including an adult use.
 - (18) Forestry in accordance with the standards of § 240-34.1. **[Added 10-29-2002 by Ord. No. 129-Q-02]**
 - (19) Medical marijuana dispensary. **[Added 7-11-2017 by Ord. No. 129-B-2017]**
- C. Permitted conditional uses. The following principal uses may be permitted in the C-4 District when authorized by the Board of Supervisors in accordance with § 240-31:
- (1) Funeral home.
 - (2) Shopping center with more than one commercial establishment, provided that only the uses in Subsection B shall be permitted.
 - (3) Apartments in accordance with § 240-29.
 - (4) Outdoor retail sale of Christmas trees and other seasonal items associated with holidays.
 - (5) Townhouses in accordance with § 240-30.
 - (6) Automotive (excluding vehicles in excess of 10,000 pounds gross vehicle weight) repair and service establishment.
 - (7) Automobile, truck and motorcycle sales.
 - (8) Hotel or motel.
 - (9) Boardinghouse.
 - (10) Mobile/manufactured home park in accordance with § 205-64B of Chapter 205, Subdivision and Land Development.

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- (11) Life-care center.
- (12) Nursing home or personal-care center.
- (13) Public utility facility.
- (14) Medical facility for patient care that is supplementary to normal hospital services, but not including a hospital.
- (15) A building containing more than one commercial establishment, limited to uses listed as permitted by right or conditional uses in this C-4 District.
- (16) Day-care center, adult or child, in accordance with § 240-31 for such use.
- (17) Junkyard.
- (18) Solid waste transfer facility.
- (19) Trucking company terminal.
- (20) Truck repairs.
- (21) Hospital.

D. Uses permitted by special exception: none.

E. Accessory uses. The following accessory uses shall be permitted in the C-4 District in accordance with the provisions of § 240-32 and such other sections listed after each use:

- (1) Fences and walls.
- (2) Outdoor storage.
- (3) Solar energy systems.
- (4) Off-street parking and loading. (See § 240-33.)
- (5) Signs. (See § 240-22.)
- (6) Temporary use.
- (7) Garage.
- (8) Storage shed.
- (9) The following uses if accessory to a lawful dwelling unit:
 - (a) Storage of a recreational vehicle.
 - (b) Swimming pool.
 - (c) Tennis court.
 - (d) Home occupation.
 - (e) No-impact home-based business as accessory to a residential dwelling. **[Added]**

10-21-2003 by Ord. No. 129-L-03]

(10) Cafeteria facilities for employees only.

(11) Day-care center as an accessory use.

F. Site plan preparation, review and development standards. To ensure the thoughtful, well-planned and well-coordinated development of a tract in this district, an overall site development plan shall be submitted and be approved for the tract in accordance with Article V of Chapter 205, Subdivision and Land Development, as amended.

G. Design and landscaping controls. The applicable design and landscape controls in § 240-27 of this chapter shall apply to the uses in this C-4 District.

H. Lot area, width, building coverage, height and yard regulations. The following requirements apply to each use in the C-4 District, subject to further applicable provisions of this chapter. All uses shall be served by centralized sewage disposal and centralized water supply systems. **[Amended 6-1-1999 by Ord. No. 129-D-99]**

Requirements	C-4 Principal Uses	
	Business Office, Professional Offices, Banks and Savings and Loans	All Other Uses
Minimum lot area	2 acres	4 acres
Minimum lot width		
At building setback line	300 feet	400 feet
At street line	300 feet	400 feet
Maximum lot coverage		
By buildings	20%	20%
By total impervious cover	50%	50%
Maximum building height		
Stories	2	2
Feet	40 feet	40 feet
Minimum front yard	50 feet	50 feet
Minimum side yards	50 feet each	50 feet each
Minimum rear yard	100 feet	100 feet



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