PILLAR
REAL ESTATE ADVISORS

4,019 SF | FOR SALE
BERWYN RETAIL WITH OFFICE



29 BRIDGE AVENUE | BERWYN, PA

PROPERTY HIGHLIGHTS

- 4,019 SF Retail / Office Property
- Central Berwyn, PA / Route 30 Corridor
- Large Pylon Signage
- Walking Distance to SEPTA Rail Line
- Full Commercial Kitchen Infrastructure
- VT Zoning – Wide Range of By-Right Uses
- Corner Property – High Visibility
- Large Parking Lot / Loading Dock
- In-Place Income Through 4/17/2029
- Additional Basement & Attic Storage

SALE PRICE: $1,100,000







PROPERTY PHOTOS

PILLAR
REAL ESTATE ADVISORS



Office 1



Office 2



Office 3



Cooking Line



Dish Station



Walk-In

PROPERTY PHOTOS

PILLAR
REAL ESTATE ADVISORS



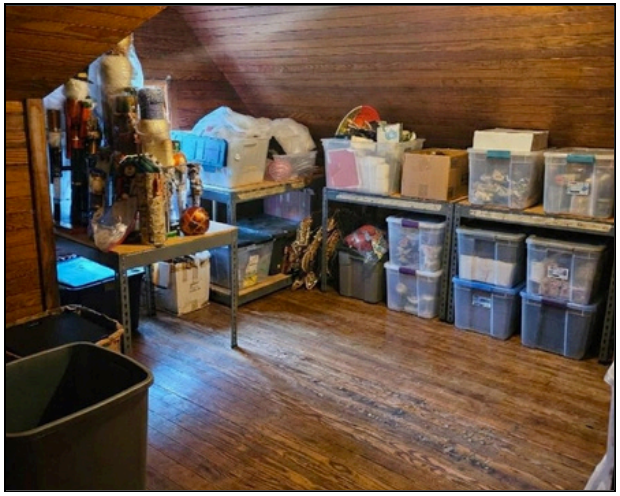
Parking Lot



Loading Dock



Pylon Sign



Attic Storage



Basement Storage



Office 4

PROPOSED BERWYN ROUTE 30 CORRIDOR REVITALIZATION



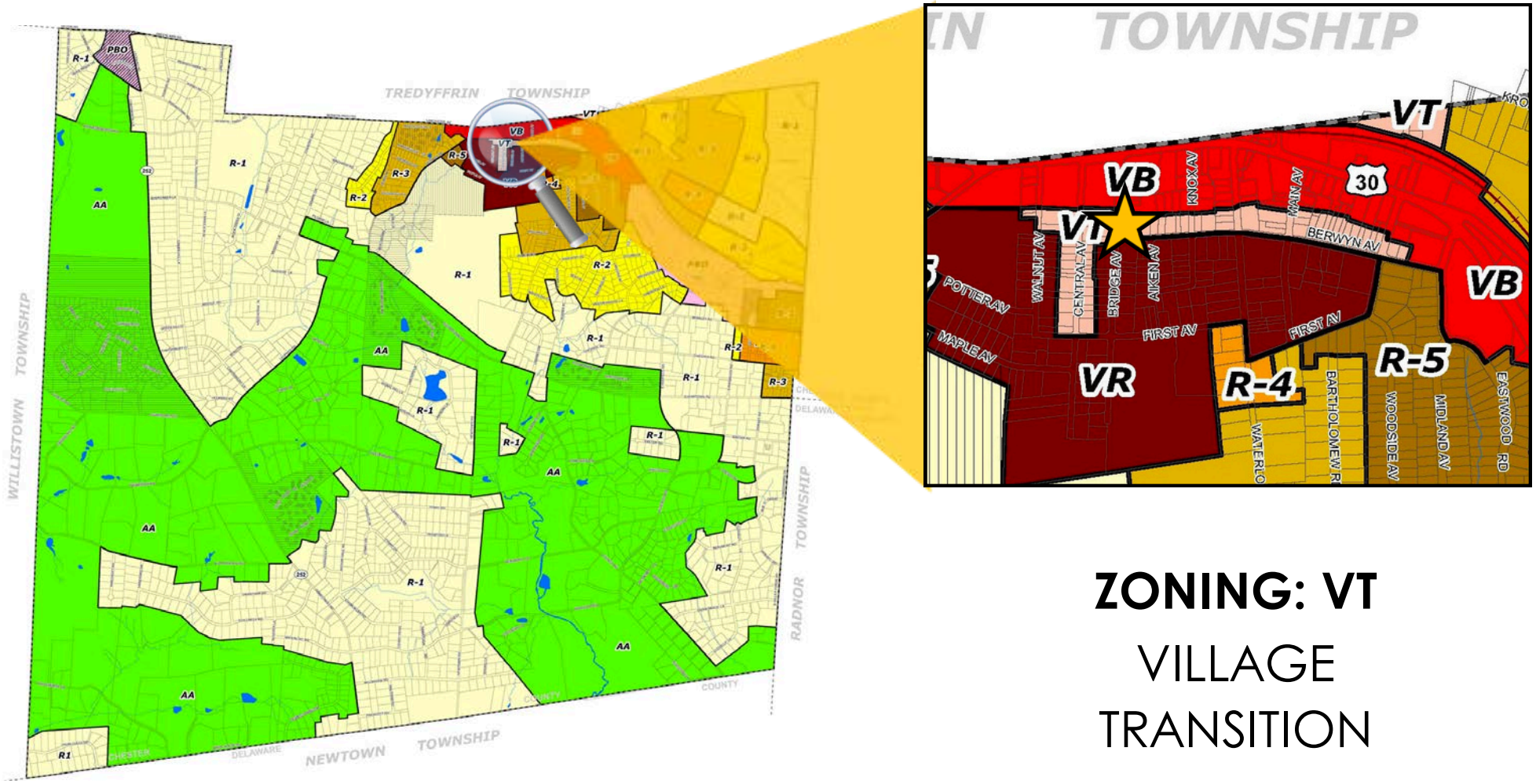
- **Bridge Avenue Streetscape Upgrades** – Easttown Township's Village at Berwyn Pedestrian Improvements include new concrete sidewalks and curbs, roadway repaving, updated stormwater drainage, and fresh pavement markings along Bridge Avenue.
- **Route 30 Complete Streets Initiative** – Planned gateway improvements include traffic-calming measures, enhanced pedestrian crossings, wider sidewalks, and improved turning access at the Lancaster Avenue, Old Lancaster Road, and Bridge Avenue intersection.
- **Expanded Village Parking & Retail Support** – Township initiatives include a dedicated Parking Policy and Procurement Plan and commercial market analysis aimed at increasing public parking capacity and supporting local businesses.
- **New $10.5M Berwyn Fire Company Headquarters** – Recently completed 20,000 SF facility adjacent to the property at 23 Bridge Avenue, bringing a new civic presence to the block.
- **Premier Transit-Oriented Location** – Steps from SEPTA's Berwyn Station (Paoli/Thorndale Line) and near the Berwyn Square mixed-use development, providing convenient commuter access and proximity to established Main Line communities.

REGIONAL MAP



PILLAR
REAL ESTATE ADVISORS

ZONING MAP



ZONING: VT

VILLAGE TRANSITION

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

ZONING CODE

PILLAR
REAL ESTATE ADVISORS

§ 455-22. Use regulations for VT District. [Amended 10-6-2025 by Ord. No. 471-25]

A. Uses by right in the Village Transition District (VT). The following uses shall be permitted by right in the Village Transition District (VT), subject to compliance with the area and bulk regulations of § 455-24 and the other applicable provisions of this chapter:

(1) Apartment accessory to nonresidential uses, permitted only on the second or higher floors in the same building, in accordance with § 455-50, housing any one of the following uses, which shall be located only on the ground-level floor of the building:

(a) Retail commercial use.

(b) Personal service commercial use.

(c) Professional or business office.

(2) Bed-and-breakfast.

(3) Dwelling, single-family.

(4) Dwelling, townhouse.

(5) Dwelling, two-family, twin.

(6) Dwelling, two-family, duplex.

(7) Forestry in accordance with § 455-58.

(8) Funeral home in accordance with § 455-59.

(9) Home occupation, minor, in accordance with § 455-61.

(10) Laundry or dry cleaning.

(11) Personal service commercial use.

(12) Professional or business office.

(13) Theater.

B. Conditional uses in the Village Transition District (VT). The following uses shall be permitted as conditional uses when authorized by the Board of Supervisors, subject to the procedures and requirements of Article XIV, along with any reasonable conditions that the Board shall impose under § 455-106 of this chapter, compliance with the area and bulk regulations of § 455-24 and the other applicable provisions of this chapter:

(1) Commercial child/adult care in accordance with § 455-53.

(2) Community center.

(3) Dwelling, multifamily.

(4) Educational use.

§ 455-22

(5) (Reserved)

(6) Parking garage, private.

(7) Parking garage, public.

(8) Parking lot, private.

(9) Parking lot, public.

(10) Place of worship in accordance with § 455-67.

(11) Restaurant.

(12) Restaurant, fast-food.

(13) Retail commercial use.

C. Special exception uses in the Village Transition District (VT). The following uses shall be permitted as special exception uses when authorized by the Zoning Hearing Board, subject to the procedures and requirements of Article XV, along with any reasonable conditions that the Board shall impose under §§ 455-116A(11) and 455-117 of this chapter, compliance with the area and bulk regulations of § 455-24 and the other applicable provisions of this chapter:

(1) Home occupation, major, in accordance with § 455-61.

D. Accessory uses in the Village Transition District (VT). The following accessory uses, buildings, and structures (including signs and parking associated with the accessory use) are permitted on the same lot with, and customarily incidental to, any of the uses permitted by this section:

(1) Accessory uses, buildings and structures permitted by right as per §§ 455-47 and 455-48.

(2) Storage within a completely enclosed building.

(3) Parking as permitted by Article X.

(4) Signs as permitted by Article XI.

(5) Outdoor cafe in accordance with § 455-66.

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



PILLAR
REAL ESTATE ADVISORS

29 BRIDGE AVENUE | BERWYN, PA 19312

ERIC KUHN

(484)887-8202 | EXT. 101

EKuhn@PillarRealEstateAdvisors.com

"The information contained in this document has been obtained from sources believed reliable. While Pillar Real Estate Advisors, LLC does not doubt its accuracy, Pillar Real Estate Advisors, LLC. has not verified it and makes no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. The value of this transaction to you depends on several factors which should be evaluated by your tax, financial and legal advisors to determine to your satisfaction the suitability of the property for your needs. Photos herein are the property of their respective owners and use of these images without the express written consent of the owner is prohibited."