

COMMERCIAL DEVELOPMENT OPPORTUNITY



390 W. Lincoln Hwy, Exton, PA

FOR SALE: \$1,250,000 | **LEASE PRICE:** \$8,000/month NNN

FEATURES:

- Site Acreage: 1.3 Acres
- Existing Building: 5,500 ± SF Total
4,000 ± SF Main Building (including lower level garage)
1,500 ± SF Back Building
- Current Utilities: Well Water/ On-site Septic
- Frontage: 272' on Lincoln Hwy
250' on Whitford Rd
- Township: West Whiteland (Chester County)
- Zoning: Office/ Commercial (see page 5 for details)

LOCATION: Excellent location, on the corner of Lincoln Hwy and Whitford Rd. It is minutes from Route 30 bypass, Route 100, and 202. Nearby is Main Street at Exton, Exton Mall, Wegmans, and numerous eateries and restaurants.

**Grandfathered uses include
Automotive Repair**

Contact:

Phil Earley, CCIM
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LIEBERMAN EARLEY & COMPANY

The Meadows 485 Devon Park Drive Suite 110 Wayne, PA 610.688.4300

Information contained herein has been obtained from the owner of the property or from sources deemed reliable. We have no reason to doubt its accuracy but make no warranty or representation. All information is submitted subject to errors, omissions, change, withdrawal without notice and any special listing conditions of the owner.

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Property Overview

General Description: Overall, the subject is comprised of a series of older, light industrial buildings contracted to accommodate an automobile body shop. The main structure contains an office, a powder room, and small locker in the rear that is accessible by stairs. The lower level contains a spray room. There is a detached three door garage at the southeast corner of the site that also has an attached storage area. Both buildings have differed maintenance.

Construction:

Foundation Main Bldg: Concrete block
Structural Frame: Concrete block frame/steel and wood joists
Exterior: Concrete block
Roof: Composite roof
Windows: Single pane glass; some skylights

Mechanical:

Heating: Suspended Gas-fired units/ Electrical radiant heat
Air Conditioning: None noted in work area; possible wall through unit office area
Hot Water: Gas-fired
Electrical Service: TBD

Age: Built in 1964

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Unapproved, Conceptual Engineer Plan Details:

- Proposed Building footprint: 6,900 ± SF
- Proposed Parking ratio: 4.78/1,000 SF



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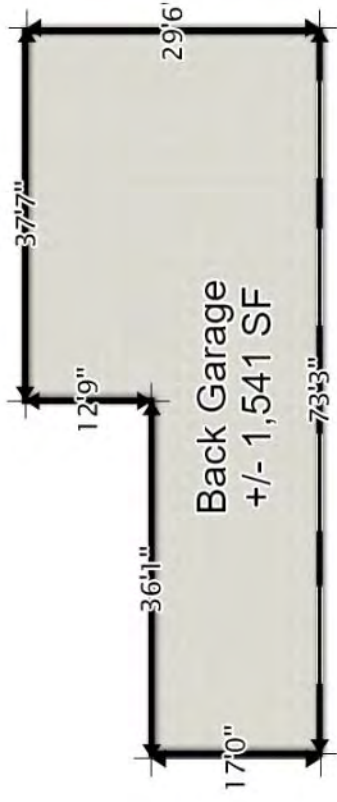
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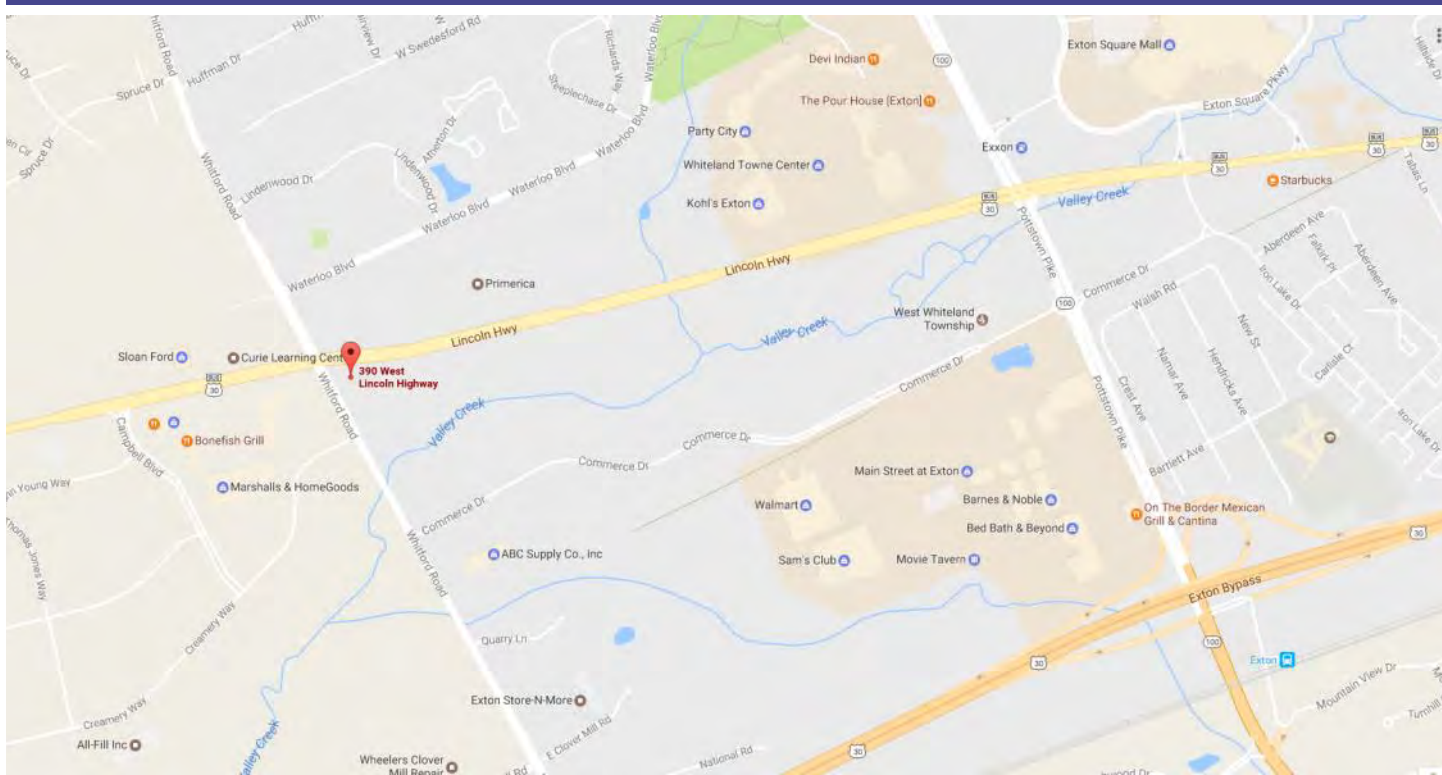
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Chapter 325. Zoning

Article VI. Office Districts

§ 325-15.2. O/C – Office/Commercial District.

A. Purpose.

- (1) To accommodate the development of projects that integrate retail commercial and office-type uses at high-visibility locations that are not well suited for residential use.
- (2) To accommodate nonresidential uses that require the ease of access afforded by Lincoln Highway and nearby mass transit facilities.

B. Use regulations. A lot may be used for any one or more of the following purposes, except that no sexually oriented business shall be permitted. Conditional use review shall be required only when a project exceeds one or more of the thresholds specified in § 325-124A of this chapter.

- (3) Retail stores and service establishments, including convenience stores, personal service shops, and shopping centers, provided that the gross floor area of any building accommodating any of these use(s) shall not exceed 12,000 square feet, except as provided for below.
- (4) Office building.
- (5) Medical services.
 - (1) Eating and drinking establishments.
 - (2) Banks and other financial institutions and services.
- (6) Research and development facility, including laboratories and similar facilities for engineering and/or testing of materials, processes, or products.
- (7) Fitness facility.
- (8) Day-care facility for adults or children, subject to compliance with the applicable provisions of § 325-27 of this chapter.
- (9) Uses allowed by Article X, Institutional District, subject to compliance with the provisions of that article.
- (3) Shopping centers with a total gross floor area exceeding 12,000 square feet are permitted on tracts with a minimum gross lot area of 20.0 acres.
[Amended 11-24-2015 by Ord. No. 428]
- (10) Accessory uses incidental to any permitted use.

C. Area and bulk regulations. Where units within a structure or upon a tract are to be owned under a condominium arrangement, the following regulations shall be applied to the entire area over which the pertinent condominium association has interest (i.e., all of the condominium units in the aggregate as well as all common property directly

owned by the association) and not to the individual condominium units. The dimensions of the individual condominium units shall be at the discretion of the developer and need not comply with this section. The provisions of this section are subject to modification in accordance with the terms of Exhibit 4, Bonus Menu, of this chapter.^[1] Where bonuses are employed, the Township shall determine whether they have been properly calculated and applied in the course of conditional use review; in the event conditional use review is not required, such determination shall be made during the land development review.

- (1) Minimum gross lot area: 2.00 acres.
- (2) Maximum building coverage: 25% of net lot area.
- (3) Maximum impervious coverage: 65% of net lot area.
- (4) Minimum lot width at street line: 150 feet.
- (5) Minimum lot width at building: 300 feet.
- (6) Minimum front yard: 75 feet.
- (7) Minimum rear yard: 50 feet.
- (8) Minimum side yard: 50 feet.
- (9) Maximum structure height: 40 feet, but not more than three stories above grade.