

For Sale

BRANCH &
MULTI-TENANT OFFICE
BUILDING

Bennett Williams
COMMERCIAL REAL ESTATE

Mixed Use
Investment
Opportunity




CHILMARK
REAL ESTATE SERVICES, LLC

537 WEST UWCHLAN AVENUE
LIONVILLE, PA 19335

INVESTMENT HIGHLIGHTS

BUILDING(S) SUMMARY:

 Total Square Footage: 17,922
  First Bank Branch: 2,757 SF
  Land: 2.40 Acres
  Year Built: 1994

TENANT	SUITE	SQ FT LEASED	LEASE TERM	BASIC RENT		LEASE STRUCTURE
				ANNUAL	PSF	
ALLEN MYERS	F2	3,266	4/1/23 - 8/31/27	\$52,223	\$15.99 psf	Gross + TE
JM BASSO & ASS.	F1	685	7/1/23 - 6/30/24	\$14,208	\$20.74 psf	Gross + TE
US FUNDING	F1	1,500	7/1/23 - 6/30/25	\$25,500	\$17.00 psf	Gross + TE
FIRST BANK	BRANCH	2,757	PROPOSED TEN YEAR TERM	NEGOTIABLE	NEGOTIABLE	NNN
VACANT	LL	7,354	-	-	-	-

HISTORICAL EXPENSES

REAL ESTATE TAXES	\$35,096
INSURANCE	\$5,447
UTILITIES	\$7,781
JANITORIAL	\$13,228
REPAIRS & MAINTENANCE	\$31,124
MANAGEMENT FEE	\$9,307
TOTAL	\$101,983



PROPERTY OVERVIEW:

537 West Uwchlan Avenue consists of a 17,922 sf free standing office building which includes an existing tenanted first floor an existing tenanted first floor **branch** with drive-thru transaction windows including ATM. The 2,757 sf branch will consist of a ten (10) year lease back.

The **2.40 acre** parcel boasts exceptional corner visibility at the intersection of West Devon Drive and West Uwchlan Avenue. The Building and grounds have been meticulously maintained and is strategically situated along the areas preferred commercial corridors.

Roughly 25,00 vehicles passing the Property each day further supporting this strong location



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PROPERTY HIGHLIGHTS

UTILITIES Public

PARKING 42 Spaces

TOWNSHIP Uwchlan Township

ZONING **PC, Planned Commercial District**
The purpose of the PC Planned Commercial District is to provide and require unified and organized arrangement of buildings (one per lot), service and parking areas, together with adequate circulation and open space, all planned and designed as integrated units, in a manner so as to provide and constitute efficient, safe, convenient, and attractive shopping areas.

PERMITTED USES (INCLUDE BUT NOT LIMITED TO)

- Permitted Uses (including but not limited to):
- Retail Establishment
- Restaurant/Café
- Personal Service Shop
- Bank/Financial Institution
- Bank/Financial Institution
- Laundry/Dry Cleaning
- Churches



POPULATION	2 MILES	5 MILES	10 MILES
2023	25,363	91,669	314,587
2028 Projection	27,787	95,687	323,889



TOTAL BUSINESSES	2 MILES	5 MILES	10 MILES
2023	2,036	5,123	15,201



TOTAL EMPLOYEES	2 MILES	5 MILES	10 MILES
2023	20,007	51,104	174,235



INCOME	2 MILES	5 MILES	10 MILES
2023			
Average HH	\$144,894	\$152,536	\$136,707
Median HH	\$114,409	\$121,951	\$104,437



HOUSEHOLDS	2 MILES	5 MILES	10 MILES
2023 (est)	10,884	33,767	118,455
2028 Projection	11,341	35,311	122,546



ABOUT LIONVILLE

Lionville is in Uwchlan Township, Chester County, Pennsylvania. Lionville is bisected by two major local highways, PA 100 and PA 113. The area contains residential neighborhoods, hotels, restaurants, and other businesses. Lionville is located between Exton and Downingtown. The area of Lionville along Village Avenue is a protected historic district. The Friends Meeting House was used as a hospital by the Continental Army during the American Revolutionary War.

Lionville is located in the Downingtown Area School District

Downingtown High School West Campus 2023-2024 Rankings

#2,313 in National Rankings

#84 in Pennsylvania High Schools

#51 in Philadelphia, PA Metro Area High Schools

ABOUT THE BANK

Sample of Personal and Business Loans & Services

Asset Based Lending

Business Express

Private Equity Banking

SBA Lending

Term Loans

Online Banking

Mobile Banking

Construction Financing

Auto Loans

Residential Mortgage Loans

Home Equity Loans and Lines of Credit

Overdraft Protection

www.firstbanknj.com

Nasdaq Global Market: FRBA

\$3.61 Billion in assets

26 full service branches



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UNDERSTANDING; Chilmark has been engaged by the owner to use its best efforts to assist in the sale of the property. This information has been obtained from sources believed reliable but has not been verified for accuracy or completeness. Any reference income, square footages, expenses and so forth are estimates or approximates. Chilmark or its personnel makes no guarantee, representation or warranty and accepts no responsibility or liability as to the accuracy, completeness, or reliability of the information contained herein. Any interested party should preform its own independent, investigation of the property and verify all information. The information herein is subject to change.