



ATLAS
REALTY ADVISORS

SALE OR LEASE

TURN-KEY DENTAL PRACTICE WITH DEVELOPMENT POTENTIAL



2 E STREET RD | WEST CHESTER, PA 19382

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Disclaimer

This Memorandum contains select information pertaining to the Property and the Owner, and does not purport to be all-inclusive or contain all or part of the information which prospective tenants may require to evaluate a lease for all or a portion of the Property.

The information contained in this Memorandum has been obtained from sources believed to be reliable, but has not been verified for accuracy, completeness, or fitness for any particular purpose. All information is presented “as is” without representation or warranty of any kind. Such information may include estimates based on forward-looking assumptions relating to the general economy, market conditions, competition and other factors which are subject to uncertainty and may not represent the current or future performance of the Property. All references to acreages, square footages, and other measurements are approximations.

All renderings, floor plans, and architectural drawings of the subject property are for demonstration purposes only and may not reflect the finished construction of the property.

This Memorandum may describe certain documents, including leases and other materials, in summary form. These summaries may not be complete nor accurate descriptions of the full agreements referenced. Additional information and an opportunity to inspect the Property may be made available to qualified prospective tenants. You are advised to independently verify the accuracy and completeness of all summaries and information contained herein, to consult with independent legal and financial advisors, and carefully investigate the economics of this transaction and Property’s suitability for your needs. **ANY RELIANCE ON THE CONTENT OF THIS MEMORANDUM IS SOLELY AT YOUR OWN RISK.**

The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest or offers to lease or purchase the Property, and/or to terminate discussions at any time with or without notice to you. All offers, counteroffers, and negotiations shall be non-binding and neither Atlas Realty Advisors, LLC, nor the Owner shall have any legal commitment or obligation except as set forth in a fully executed, definitive lease delivered by the Owner.

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Property Highlights

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PROPERTY INFORMATION



PRICING:

Sale Price:	Negotiable
Taxes:	\$6,596

PARCEL:

Property Address	2 E Street Rd, West Chester, PA 19382
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PROPERTY INFORMATION:

Type:	Medical Office
Building Size:	2,500 +/-
Lot Size:	0.5 +/- Acres
Zoning:	B - Business District
Municipality:	Thornbury Township
Parking:	12 Spotst
Roof:	2025
HVAC:	2025 - Coming Soon



EXTERIOR PHOTOS



INTERIOR PHOTOS



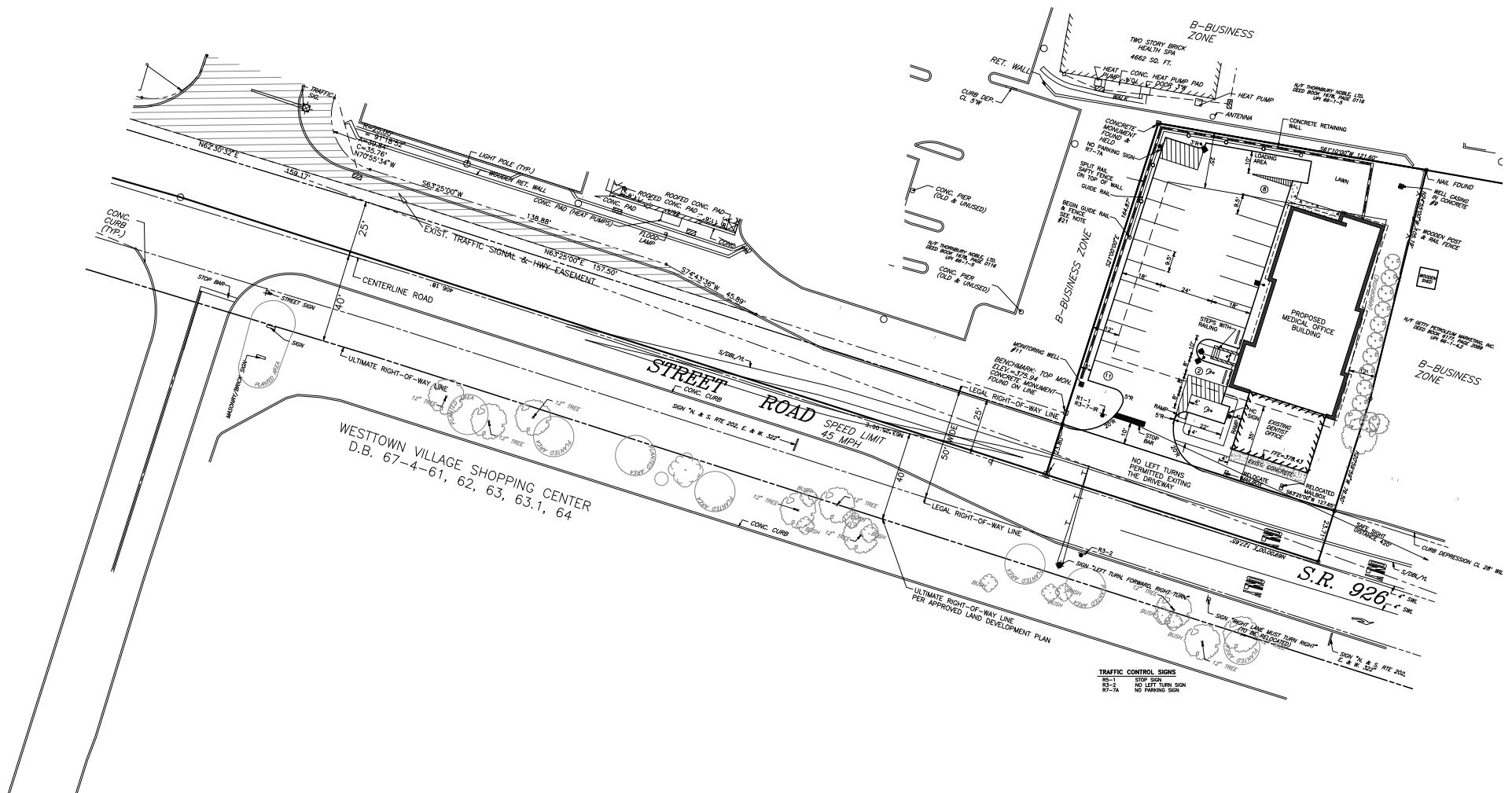
INTERIOR PHOTOS



PARCEL MAP



SITE PLAN WITH PREVIOUSLY APPROVED



AMENITY MAP



ZONING | VILLAGE COMMERCIAL

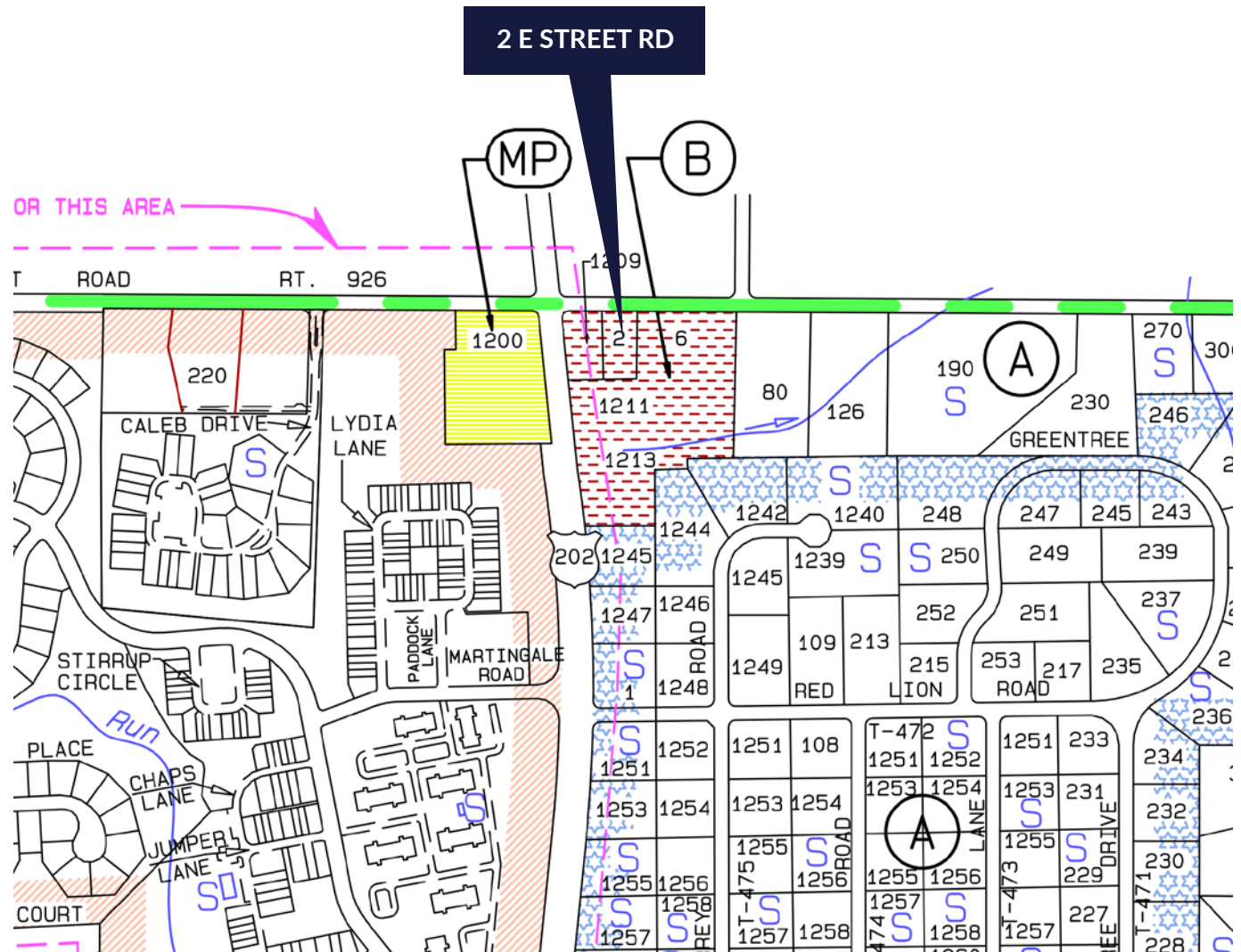
Permitted Uses

1. Artisan trades
2. Bakeries
3. Bank or other financial institution
4. Bank, financial institution
5. Building trades
6. Day care per § 155-1608
7. Funeral homes per § 155-1610
8. Gasoline service stations per § 155-1611
9. Medical office or clinic
10. Non-tower-based wireless communications facilities per § 155-1615
11. Personal service shop
12. Professional office
13. Restaurant per § 155-1620
14. Retail store
15. Veterinary clinic and dog day care per § 155-1623

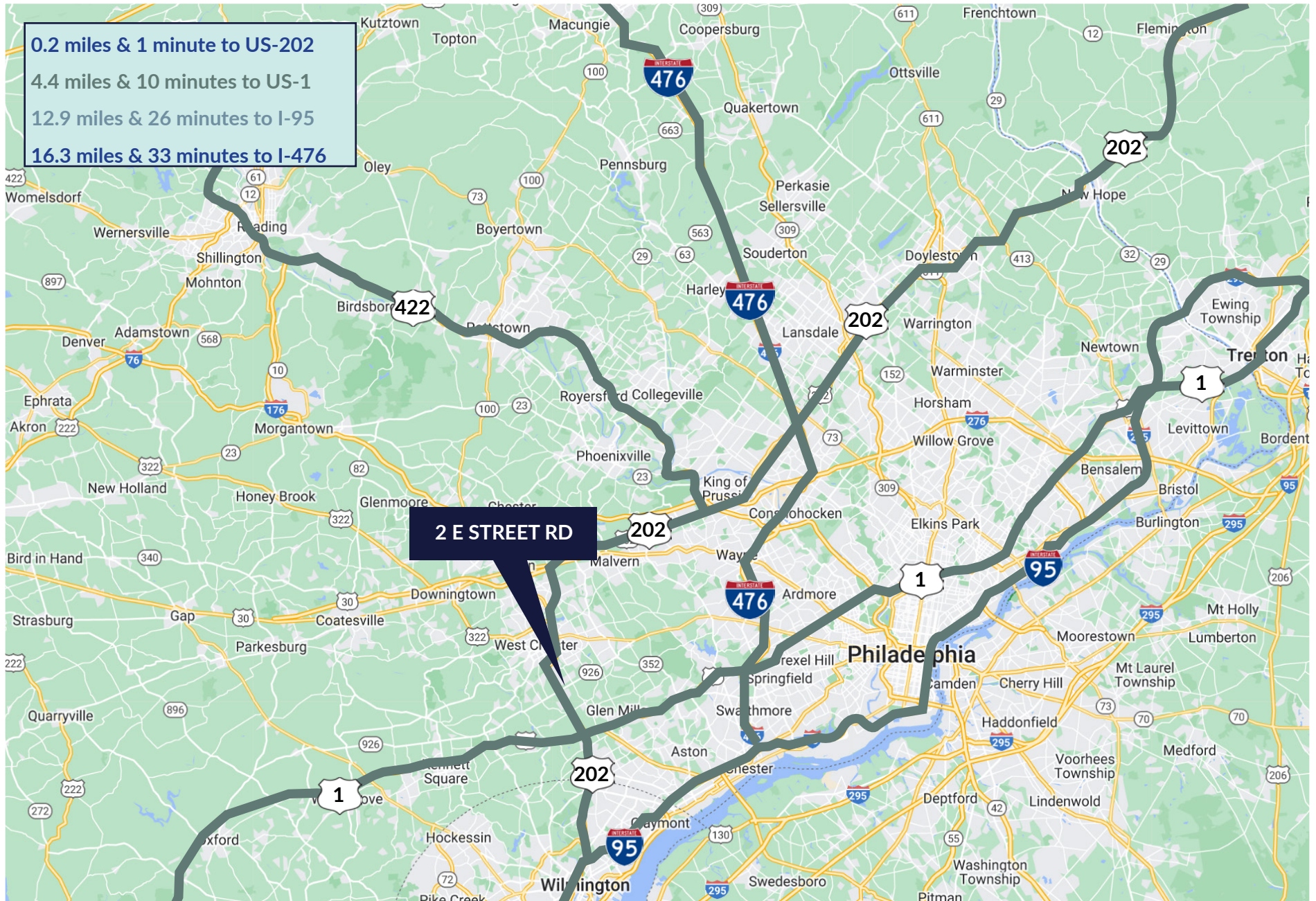
Conditional Uses

The following uses shall be permitted by conditional use, when authorized by the Board of Supervisors, subject to the provisions of § 155-2105 and the specific sections listed below:

1. Shopping center development aggregating over 30,000 feet square or more of gross floor area.
2. Communication towers per § 155-1606.
3. Billboards per § 155-1707.
4. Drive-through services per § 155-1609.



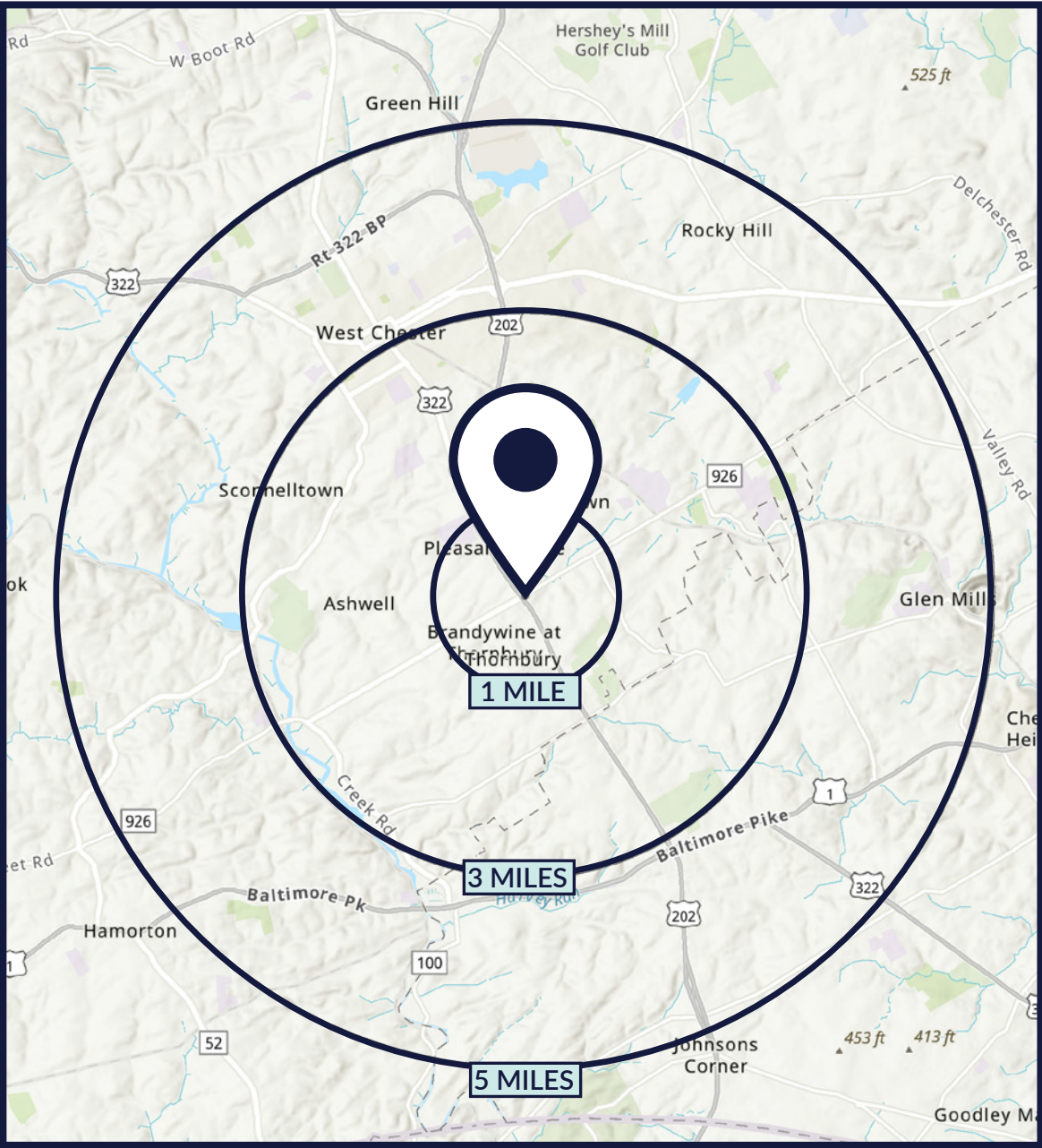
REGIONAL MAP



DEMOGRAPHICS

2025 Summary

	1 Mile	3 Mile	5 Mile
Population	4,490	37,813	102,542
Households	1,702	11,863	38,104
Families	1,284	8,382	24,125
Average Household Size	2.61	2.64	2.44
Owner Occupied Housing Units	1,379	8,935	25,995
Renter Occupied Housing Units	323	2,928	12,109
Median Age	43.5	32.0	39.1
Median Household Income	\$151,422	\$147,184	\$124,818
Average Household Income	\$195,201	\$195,366	\$172,130





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