



ATLAS
REALTY ADVISORS

FOR LEASE



54 CONCHESTER RD. GLEN MILLS, PA
STATE OF THE ART KITCHEN/COMMISSARY
Health Department Inspected Commercial Kitchen Available for Coop Use

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 INFORMATION

KITCHEN DETAILS

- Ⓢ 54 Conchester Rd. Glen Mills, PA -State of the Art Kitchen/Commissary
- Ⓢ Health Department Inspected Commercial Kitchen Available for Coop Use
- Ⓢ Cooking kitchen is approximately 500 squ ft w/quarry tile floor
- Ⓢ Prep and Production Kitchen is approximately 2000 squ ft – smooth epoxy floor
- Ⓢ All New LED Lighting in both Kitchens
- Ⓢ Walkin Refrig is 1000 Squ ft – Walkin Freezer is 1000 squ ft
- Ⓢ All Stainless Steel walls, Hobart Meat Slicer, Imperial Flat Grill top, Garland 6 burner gas range, 2- Henney Penney Combo Ovens, Berkel Food Chopper/processor, Eagle 3 bay Sink w/drainboard.
- Ⓢ Kitchen Rental is based on number of hours of use and amount of days per week.
- Ⓢ Loading dock access available

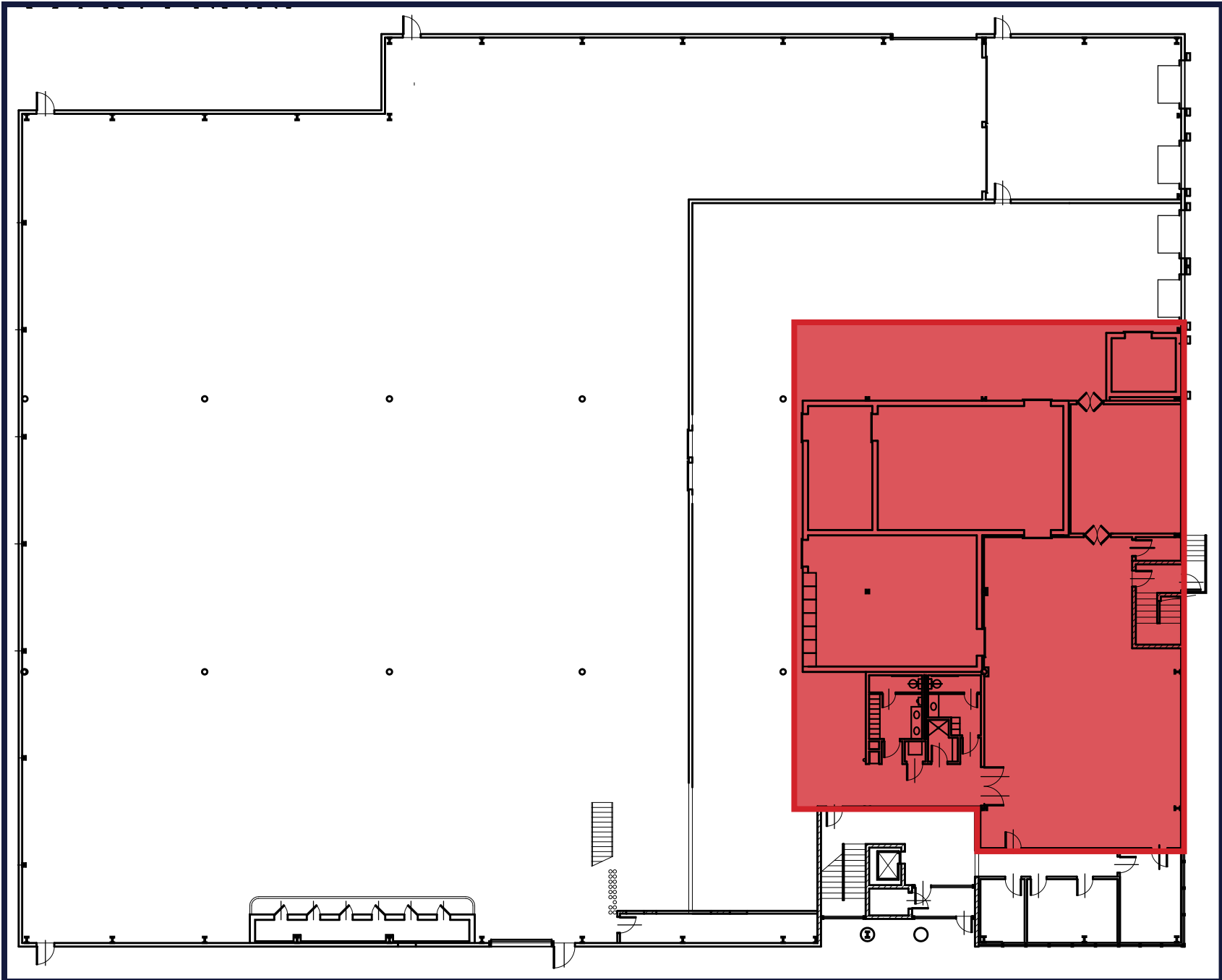
PRICING & AVAILABILITY:

Total Availability	4,500 +/- SF Shared Kitchen
Prep & Production: 2,000 +/- SF	2,000 +/- SF
Cooking Kitchen: 500 +/- SF	500 +/- SF
Walk-in Refrigerator 1,000 +/- SF	1,000 +/- SF
Walk-in Freezer: 1,000 +/- SF	1,000 +/- SF

Pricing	Based on Hours/Days Used
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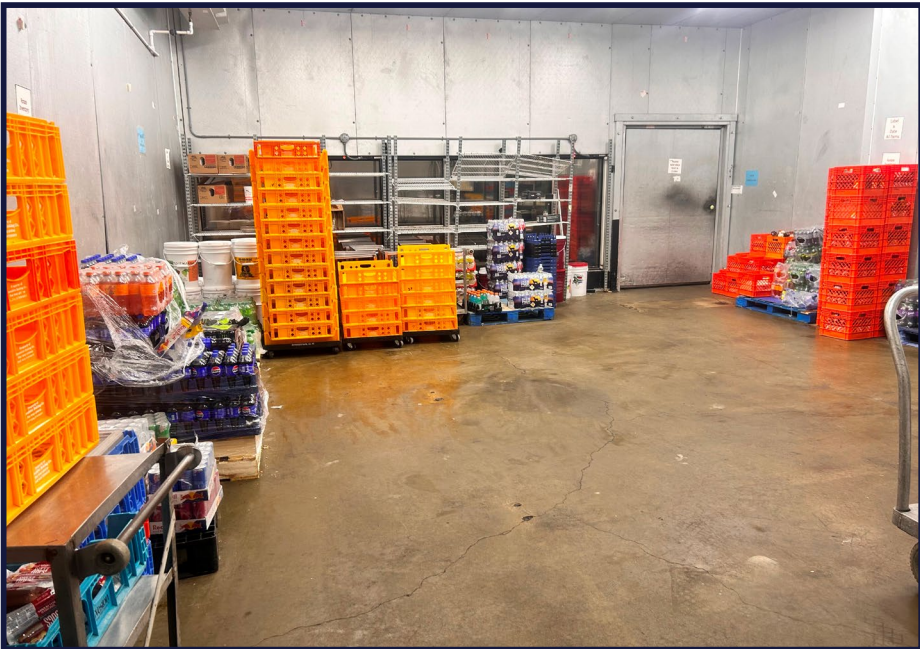
LOWER PLAN



PROPERTY PHOTOS



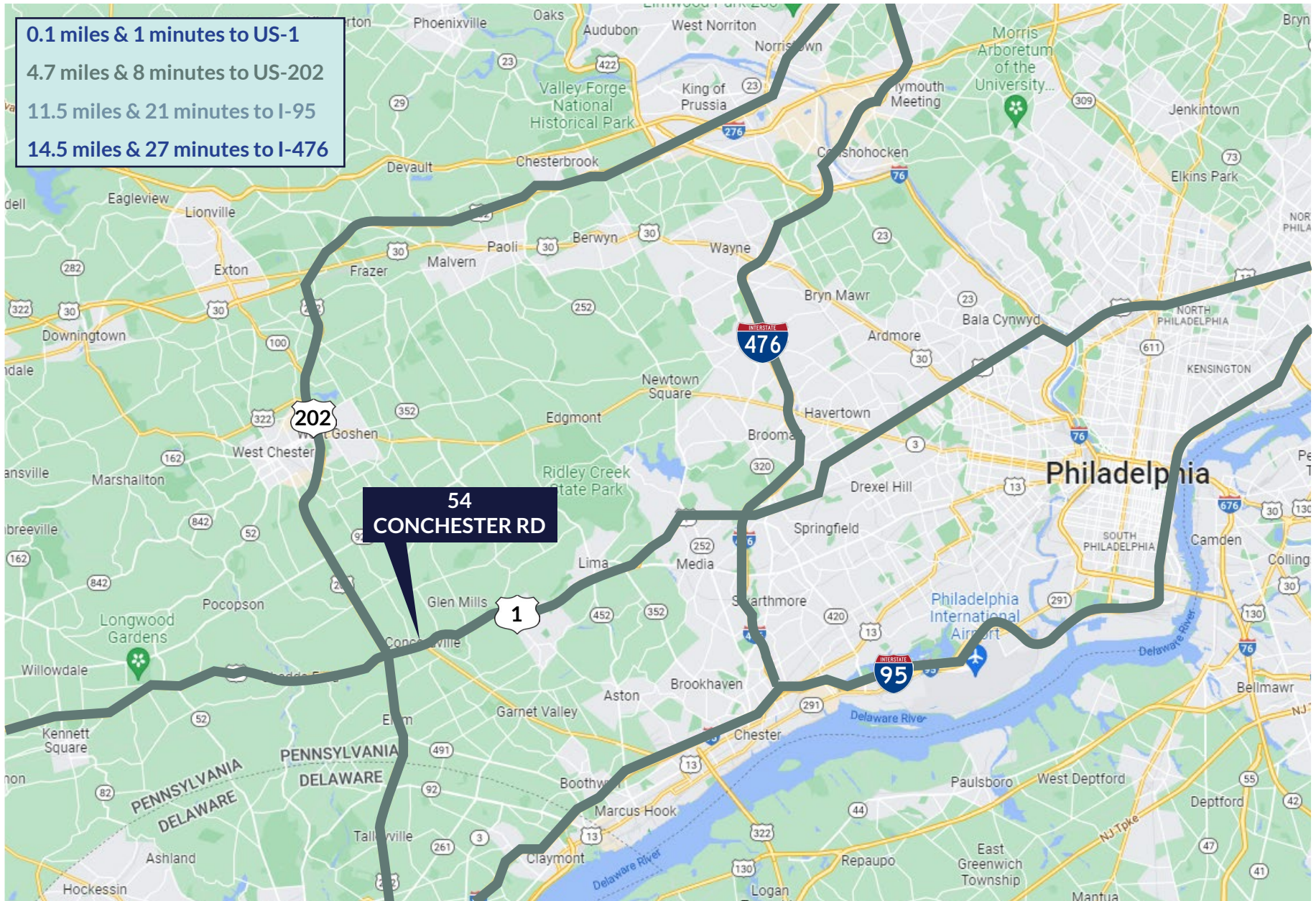
PROPERTY PHOTOS



PARCEL MAP



REGIONAL MAP



AMENITY MAP



ZONING MAP

USES BY RIGHT

1. Scientific or industrial research testing or experimental laboratory or product development
2. The manufacture, compounding, assembly or treatment of articles or merchandise from the following materials, previously prepared outside of the Township: Bone, Cloth, Cord, twine or rope, except jute and sisal, Cork, Feathers, Felt, Fiber, Glass, Hair, Horn, Leather and fur, Metals, Paper, Plaster, Plastics, Precious or semiprecious stones, Shell, Tobacco, Wood.
3. The manufacture, compounding, processing, canning, containing, packaging, treatment, sale and distribution of such products as: Candy, Ceramic products, Clocks and watches, Cosmetics, Electrical or electronic devices, also home, commercial or industrial appliances and instruments, Food products, Hardware, cutlery, tools, scientific instruments and apparatus, Jewelry, Medical Instruments, Light metal processing, Musical instruments, Novelties, Office machines and equipment, Optical goods and equipment, Paper and cardboard products, Pharmaceuticals, Photographic equipment, Small rubber products and synthetic treated fabrics, Sporting goods, Textiles, Toiletries, Toys.
4. Publishing, printing, lithography, binding and kindred arts.
5. Cold storage plant, frozen food plant and lockers.
6. Food commissaries and catering plants.
7. Laundry, dry cleaning, provided that no inflammable fluids are used.
8. Assembly, sales, repairs and service of business and office machines, equipment and devices.
9. Sales, service, repairs of farm and garden machinery, equipment and supplies.
10. Design, manufacture, distribution and sale of burial monuments and underground burial vaults.
11. Manufacture and/or storage of construction materials and equipment.
12. Machine, plumbing, heating, roofing, carpenter, cabinet, upholstery furniture, electrical, welding, buffing, finishing, plating, heat-treating, annealing, prefabricating, craftsman's, tinsmith, pipe-fitting, paperhanger's, painter's and decorator's shops.
13. Mail-order store, house or business.
14. Carpet or rug cleaning.
15. Warehouse: wholesale, storage or distribution.
16. An office building or offices of an administrative, executive, governmental, professional or similar agency.
17. Public utility installation.
18. Cinema, radio and television stations or studios.
19. Central heating plant.
20. Underground storage, in bulk, of fuel oil for sale and distribution, excluding gasoline and other highly volatile or explosive fluids.
21. Accessory use on the same lot with and customarily incidental to any of the above-permitted uses and not detrimental to the neighborhood.

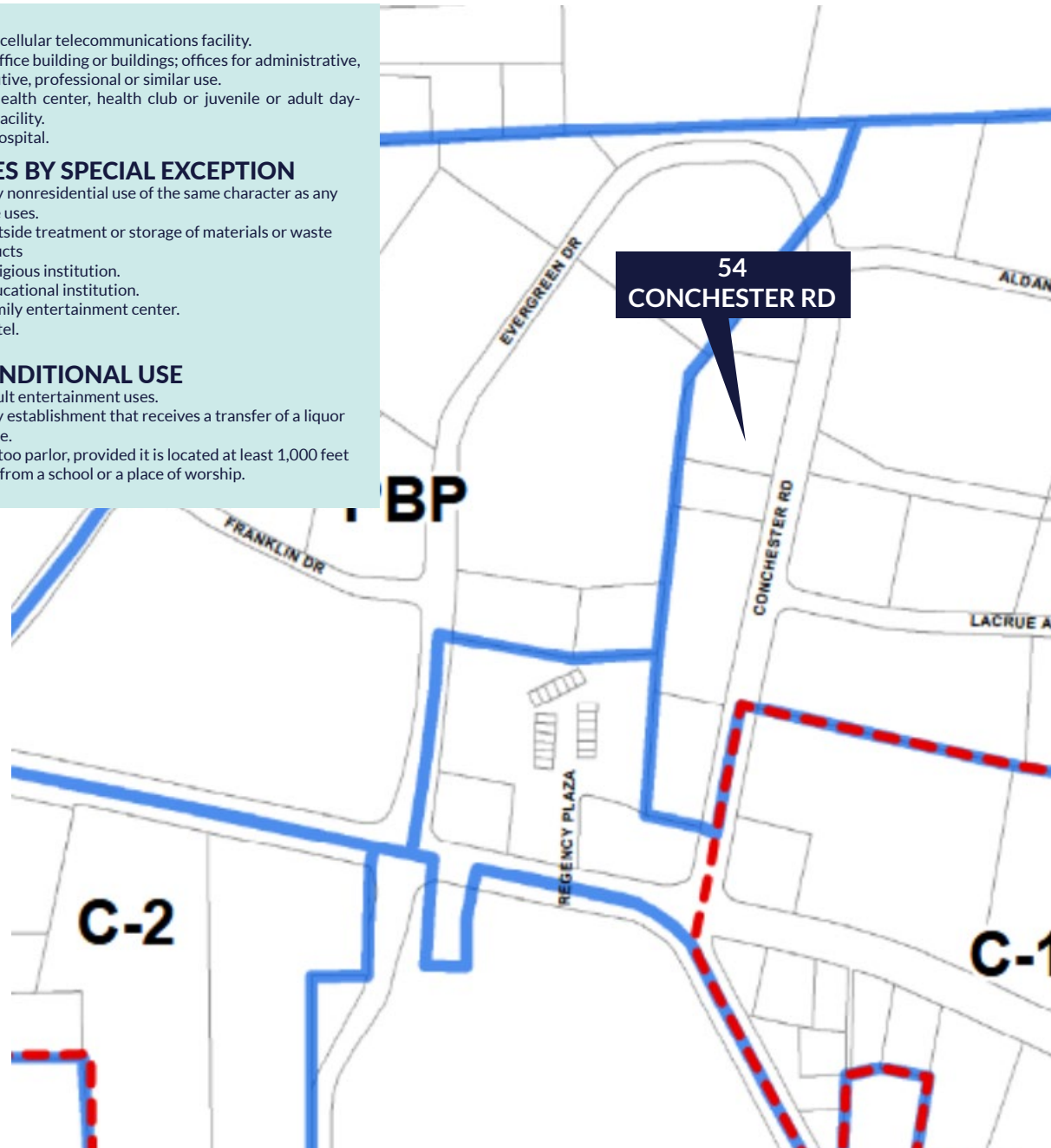
22. A cellular telecommunications facility.
23. Office building or buildings; offices for administrative, executive, professional or similar use.
24. Health center, health club or juvenile or adult day-care facility.
25. Hospital.

USES BY SPECIAL EXCEPTION

1. Any nonresidential use of the same character as any of the uses.
2. Outside treatment or storage of materials or waste products
3. Religious institution.
4. Educational institution.
5. Family entertainment center.
6. Hotel.

CONDITIONAL USE

1. Adult entertainment uses.
2. Any establishment that receives a transfer of a liquor license.
3. Tattoo parlor, provided it is located at least 1,000 feet away from a school or a place of worship.



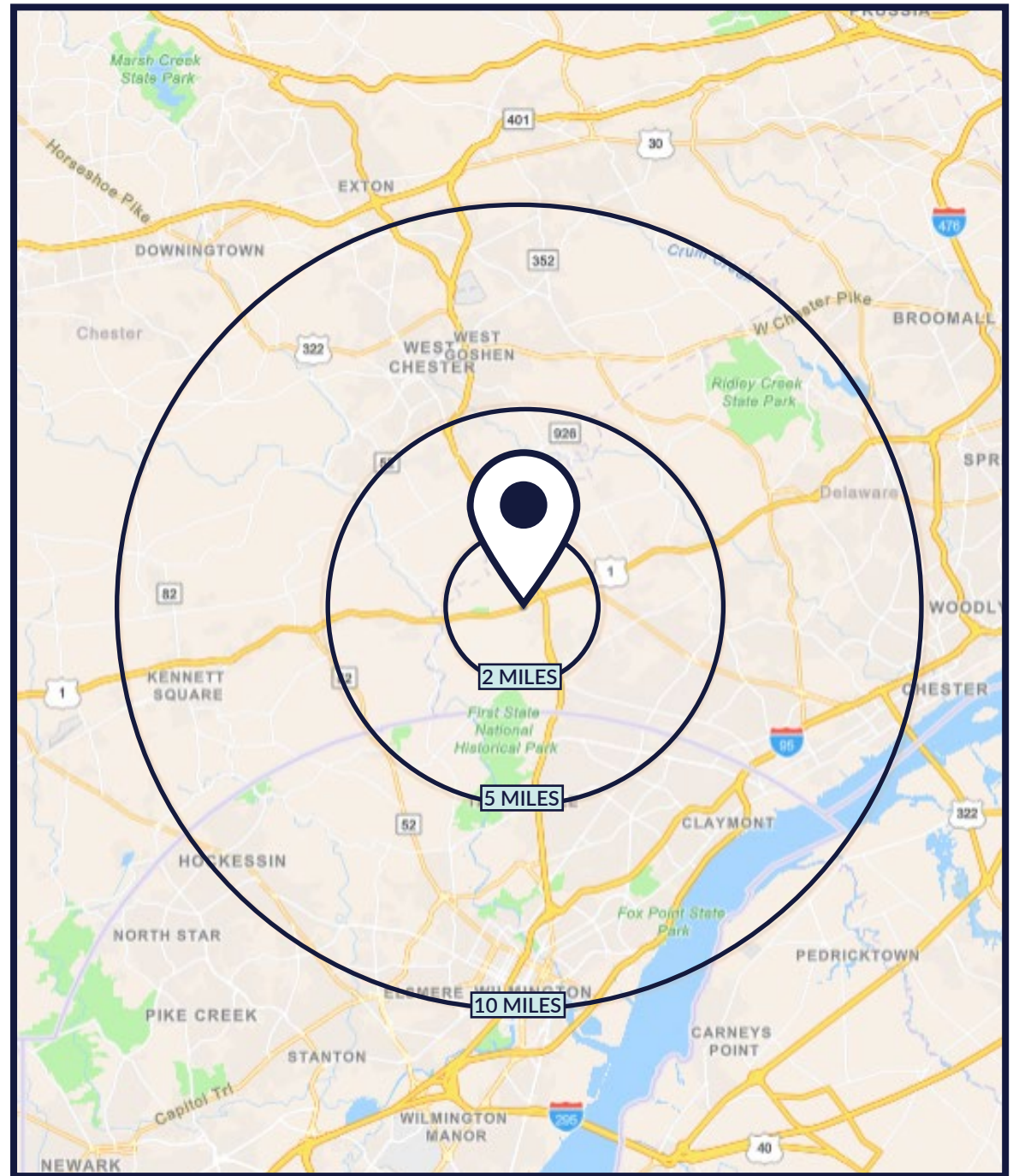
DEMOGRAPHICS

2021 Summary

	2 Mile	5 Mile	10 Mile
Population	10,650	75,876	478,720
Households	4,723	27,623	187,097
Average Household Size	2.25	2.60	2.46
Owner Occupied Housing Units	3,201	22,236	123,220
Renter Occupied Housing Units	1,522	5,387	63,878
Median Age	49.4	44.7	41.7
Median Household Income	\$121,434	\$123,484	\$82,658
Average Household Income	\$180,149	\$171,394	\$122,440

2026 Summary

	2 Mile	5 Mile	10 Mile
Population	10,822	77,161	485,577
Projected Population Growth	0.3%	0.3%	0.3%
Households	4,804	28,186	190,392
Projected HH Growth	0.3%	0.4%	0.4%





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