



OFFICE/MEDICAL OFFICE FOR LEASE

127 W STREET RD, B2, KENNETT SQUARE, PA 19348 | PACT2094526



1,876 AADT



Central Heating & Cooling



4,680 sf

\$19/sf + NNN

This second-floor office suite is now available for lease within the established Willowdale Crossing Center. The space offers a primarily open floor plan with one private executive office, an ADA-compliant restroom, kitchenette (with dishwasher and built-in microwave), ceiling fans, and a digital thermostat. Elevator access and ample on-site parking ensure convenience for both staff and visitors. Located in the heart of Unionville's professional corridor—just minutes from downtown Kennett Square—this property is surrounded by a strong mix of medical, dental, educational, and specialty service tenants, including an orthodontist and aesthetics medical professionals. Signage opportunities are available.



PROPERTY

HIGHLIGHTS



BEILER-CAMPBELL
REALTORS & APPRAISERS

COMMERCIAL DIVISION

SALES | LEASING | INVESTMENT PROPERTIES | CONSULTING | SITE SELECTION



APCCRE@GMAIL.COM | STOLHAVN@GMAIL.COM



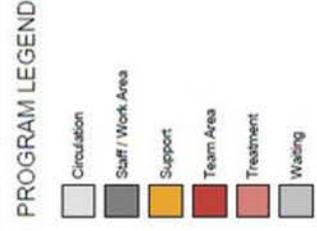
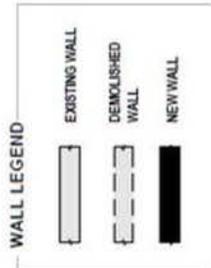
610.444.7770



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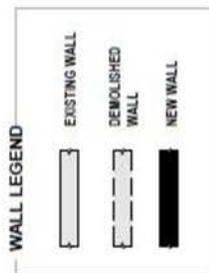
PROPOSED OPTION A



1 SECOND FLOOR PLAN - OPTION A
1/8" = 1'-0"

PROPOSED OPTION B

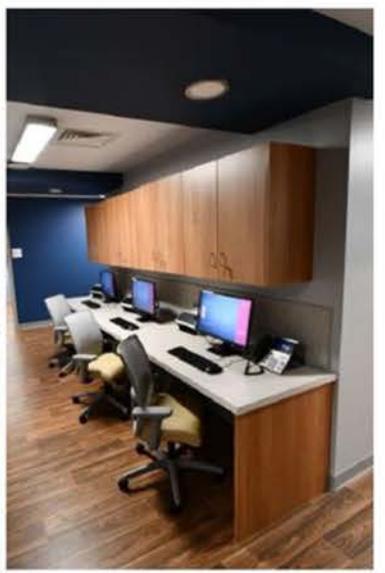
TENANT SPACE A: 1533 SQ/FT
 TENANT SPACE B: 1956 SQ/FT



PROGRAM LEGEND



1 SECOND FLOOR PLAN - OPTION B
 1/8" = 1'-0"



About the Willowdale Area

It was named after a grove of Willow trees that grew in the general area when the community was originally settled. Several businesses, shopping centers and residential developments in the general area of the crossroads have since been named after Willowdale.

It is located at the crossroads of Pennsylvania Routes 926 and 82, between Kennett Square and Unionville. It is situated close to Longwood Gardens and is a twenty-minute drive from downtown Wilmington, Delaware.

Education:

Willowdale is located in the Unionville-Chadds Ford School District.

Local attractions:

Willowdale Steeplechase: The Willowdale Steeplechase Races are sanctioned by the National Steeplechase Association and attract some of the best racehorses and top jockeys from around the world. Set in a natural amphitheater, the course features traditional European hedges, post, and rail fences and a water jump.

Longwood Gardens (An international garden destination located approximately five minutes from Willowdale): 1,050 acres (4.2 km²) of gardens, woodlands, and meadows; twenty outdoor gardens; twenty indoor gardens within four acres (16,000 m²) of heated greenhouses; 11,000 different types of plants; fountains.

Brandywine Battlefield (Located approximately fifteen minutes from Willowdale): A permanent interpretive exhibit and an audio-visual presentation at this museum's visitor center tell the story of the Battle of Brandywine and explain its connection to the Philadelphia Campaign of 1777. Changing exhibits cover other topics of interest. American Revolution.

§751 Willowdale Multiple Use District (WMU) §752
East Marlborough Township Zoning Ordinance 80

ARTICLE VII WILLOWDALE MULTIPLE USE DISTRICT (WMU)

SECTION 751. WILLOWDALE MULTIPLE USE DISTRICT (WMU)

A. In addition to the general goals listed in the Purposes (Section 102) and Community Development Objectives (Section 103) of this Ordinance, the purposes of this Section are:

1. To provide sufficient space in village centers for commercial and service establishments and for higher density residential development compatible with a village setting and;
2. To protect such uses from intrusive, incompatible, or objectionable influences such as noise, glare, and the hazards of fire;
3. To provide appropriate space for such uses, including the provision of off-Street parking spaces and safe circulation of pedestrian and motor traffic;
4. To strengthen the economic base of the Township;
5. To provide a range of housing options in the Township;
6. To protect the character of the village commercial and adjacent districts; and;
7. To conserve the value of land and buildings.

B. In the WMU District all provisions of this Article shall apply.

SECTION 752. USE REGULATIONS

A. Uses by Right.

A Building or group of Buildings may be erected, altered or used, and a Lot or premises may be used, by right, for any of the following purposes and for no other:

1. Single Family Dwelling.
2. Two Family Dwelling, when served by central water and sewer.
3. Multi-Family Dwelling, when served by central water and sewer.
4. Retail store (including Gift, antique and handicraft shops, food store, drug store, appliance, furniture, dry goods store or similar store) or personal service shop (including barber shop, hairdresser, shoe repairing or similar shop) provided that the total floor area of the building does not exceed 2,000 square feet.
5. Group Care Homes in accordance with provisions of §1814.
6. Lot Averaging for Single Family residential subdivision in accordance with the provisions of Article XVI of this Ordinance.

7. Cluster Development for Single Family residential subdivisions in accordance with the provisions of Article XVI of this Ordinance, provided that the tract to be developed shall be fifteen (15) acres or more in Gross Area.
8. Forestry, subject to the requirements of Section 1821.
9. Business, professional, governmental, financial and institutional offices, including Veterinary Clinics, provided that the total floor area of the building devoted to office use does not exceed 2,000 square feet.
10. A portable stand for the sale of locally grown fresh produce; provided that such stand shall be dismantled or removed at the end of the growing season and that parking spaces for at least six (6) cars shall be provided behind the Street Line for such use.

B. Conditional Uses

Any of the following uses shall be permitted as a Conditional Use when authorized by the Board of Supervisors, subject to the standards and procedures set forth herein and in §2008.

1. Retail store or personal service shop in a building with a total floor area in excess of 2,000 square feet, or a group of two (2) or more retail stores and/or personal service shops on the same Lot; provided that, no such store or shop shall be permitted in a building with a total floor area excess of 5,000 square feet, unless the building meets the criteria of an Historic or Cultural Resource as defined in Section 2404 (Identification of Historic and Cultural Resources) of this Ordinance.
2. Business, professional, governmental, financial and institutional offices, including Veterinary Clinics, where the total floor area of the building devoted to office use exceeds 2,000 square feet; provided that, no such office use shall be permitted where the total floor area of the building devoted to office use exceeds 5,000 square feet, unless the building meets the criteria of an Historic or Cultural Resource as defined in Section 2404 (Identification of Historic and Cultural Resources) of this Ordinance.
3. Restaurants; Restaurants, Take Out.
4. Theaters for live performances having a seating capacity of not more than 200 people.
5. Intentionally Omitted
6. Event Space for functions of not more than 300 attendees.
7. Museum, library, park, Church, community center or other educational, cultural or philanthropic use of a similar nature.
8. Industries involving the practice of a professional trade, such as blacksmith, tinsmith, plumber, carpenter, cabinet-maker, and similar trades.
9. Up to no more than two (2) self-contained Dwelling Units in a commercial building.

10. Child Day Care Center with a maximum of seventy-five (75) children, or as prescribed by state regulations, whichever is less, upon an Adjusted Lots Area of not less than two acres.
11. Nurseries and garden centers.
12. School
13. Bed and Breakfast operations in accordance with §1813 of this Ordinance.
14. Municipal use, such as a library or municipal building, and post office.

In addition to the requirements for Conditional Use approval set forth in §2008, and design standards specifically applicable to a proposed use, the Board of Supervisors, in evaluating an application for Conditional Use approval hereunder, shall be satisfied with the adequacy of water and sewer facilities, and provisions for off-Street parking and access and highway frontage. The Board of Supervisors shall have discretion to vary the parking requirements (either by increasing or decreasing) otherwise prescribed for the proposed use in §1812(A), where evidence presented at a Conditional Use hearing so justifies.

CONSTRUCTION

BRICK FRONT
MIXED PLUMBING
SHINGLE ROOF
DRYWALL

UTILITIES

- 220 V ELECTRIC
- CENTRAL HEATING & COOLING
- PUBLIC WATER
- PUBLIC SEWER
- PHONE & CABLE AVAILABLE

ZONING

USES BY RIGHT

INCLUDE:

- 4. Retail store (including Gift, antique and handicraft shops, food store, drug store, appliance, furniture, dry goods store or similar store) or personal service shop (including barber shop, hairdresser, shoe repairing or similar shop) provided that the total floor area of the building does not exceed 2,000 square feet.
- Business, professional, governmental, financial and institutional offices, including Veterinary Clinics, provided that the total floor area of the building devoted to office use does not exceed 2,000 square feet.

LISTING AGENT

ANDREW CRAWFORD
COMMERCIAL REALTOR/MANAGER
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APCCRE@GMAIL.COM

- LICENSED IN PA/DE/MD
- MEMBERSHIPS:
 - CII COUNCIL
 - TRI-COUNTY SUBURBAN REALTORS ASSOCIATION - COMMERCIAL CHAPTER
 - COMMERCIAL/INVESTMENT MARKETING EXCHANGE
- 20 YEARS EXPERIENCE
- MANAGER OF THE COMMERCIAL DIVISION OF BEILER-CAMPBELL REALTORS

COMMERCIAL
Real Estate

