

601 E Lancaster Ave.
Downingtown, PA

Building For Sale



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LIEBERMAN EARLEY & COMPANY

The Meadows - 485 Devon Park Drive, Suite 110, Wayne, PA 19087

EXECUTIVE SUMMARY

PROPERTY TYPE:	Office Building
SUB DIVISION PLAN:	Plan to develop 4 lots of residential townhouses around the property (PENDING)
CURRENT TENANTS:	Currently one tenant in office building
BUILDING SIZE:	2,247 Leaseable SF
LOT SIZE:	.954 acres Gross

LOCATION	Downingtown Borough
ZONING:	R-4
UTILITIES:	Public Water/Sewer Natural Gas Electric Central HVAC



SALE PRICE:
\$750,000

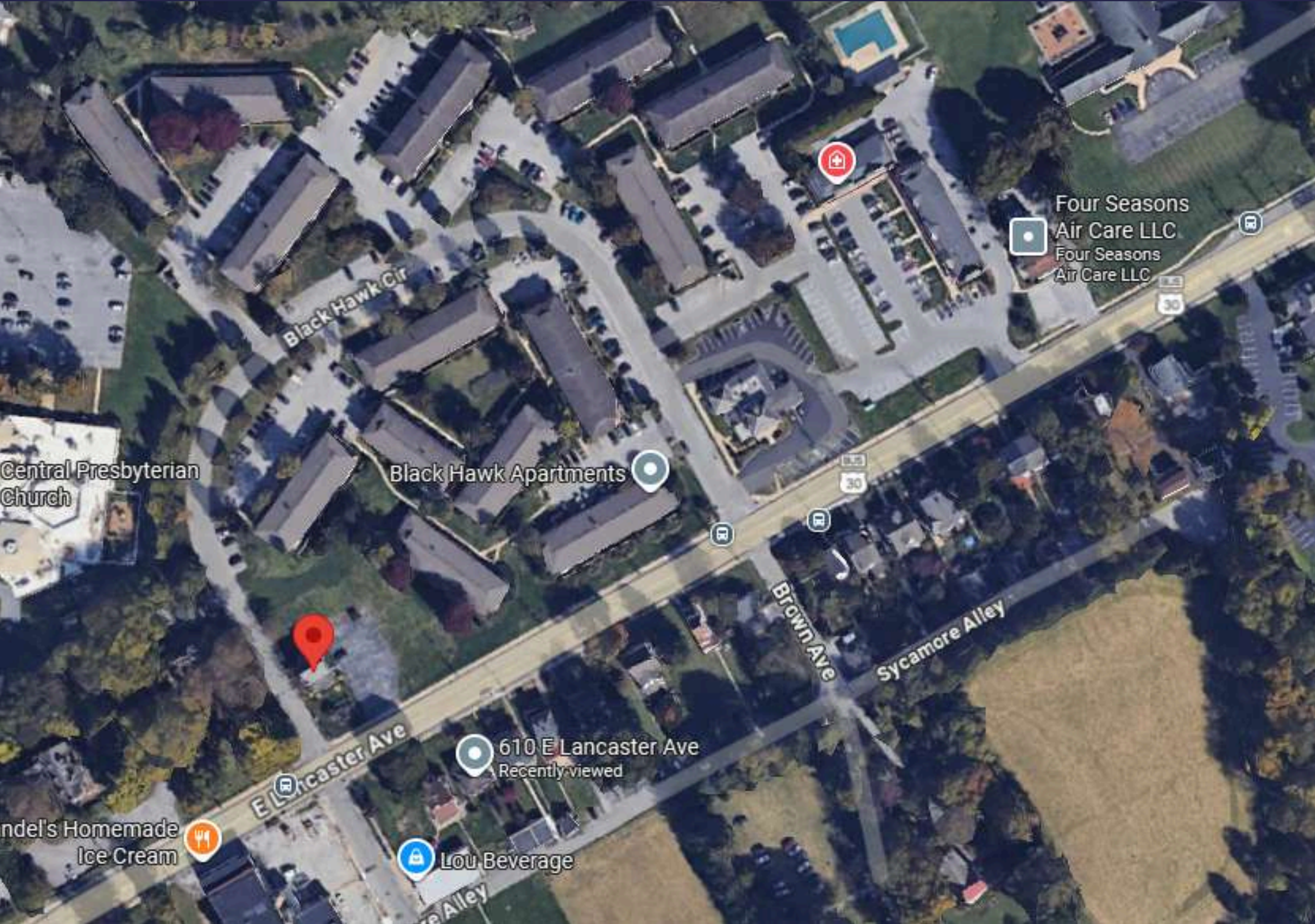
PROPERTY HIGHLIGHTS

LOCATION HIGHLIGHTS:	Located in a busy throughfare of Downingtown, this building can be used for many uses including office, medical, retail, and professional
PROPERTY DETAILS:	Quality meets location with this beautiful stone office building located right on US Business Route 30. The building includes attractive hardwood floors, orate tiles, and two powder rooms.
HIGH TRAFFIC AREA:	Location is easy accessible from Route 30 bypass and Route 202
PARKING:	17 parking spaces with room for expansion
RESTAURANTS AND RETAIL:	Located near the Brandywine Square Shopping Center, which includes Wegmans, BJ'S Wholesale Club and Best Buy. Other restaurants and retail include Home Depot, Wawa, Olive Garden, Chick-Fil-A and more!
ENTERTAINMENT OPTIONS:	From nearby Downingtown Country Club to bowling alley and trampoline parks, this portion of Downingtown always have plenty of activity!



SALE PRICE:
\$750,000

LOCATION SITE MAP



OFFICE PHOTOS



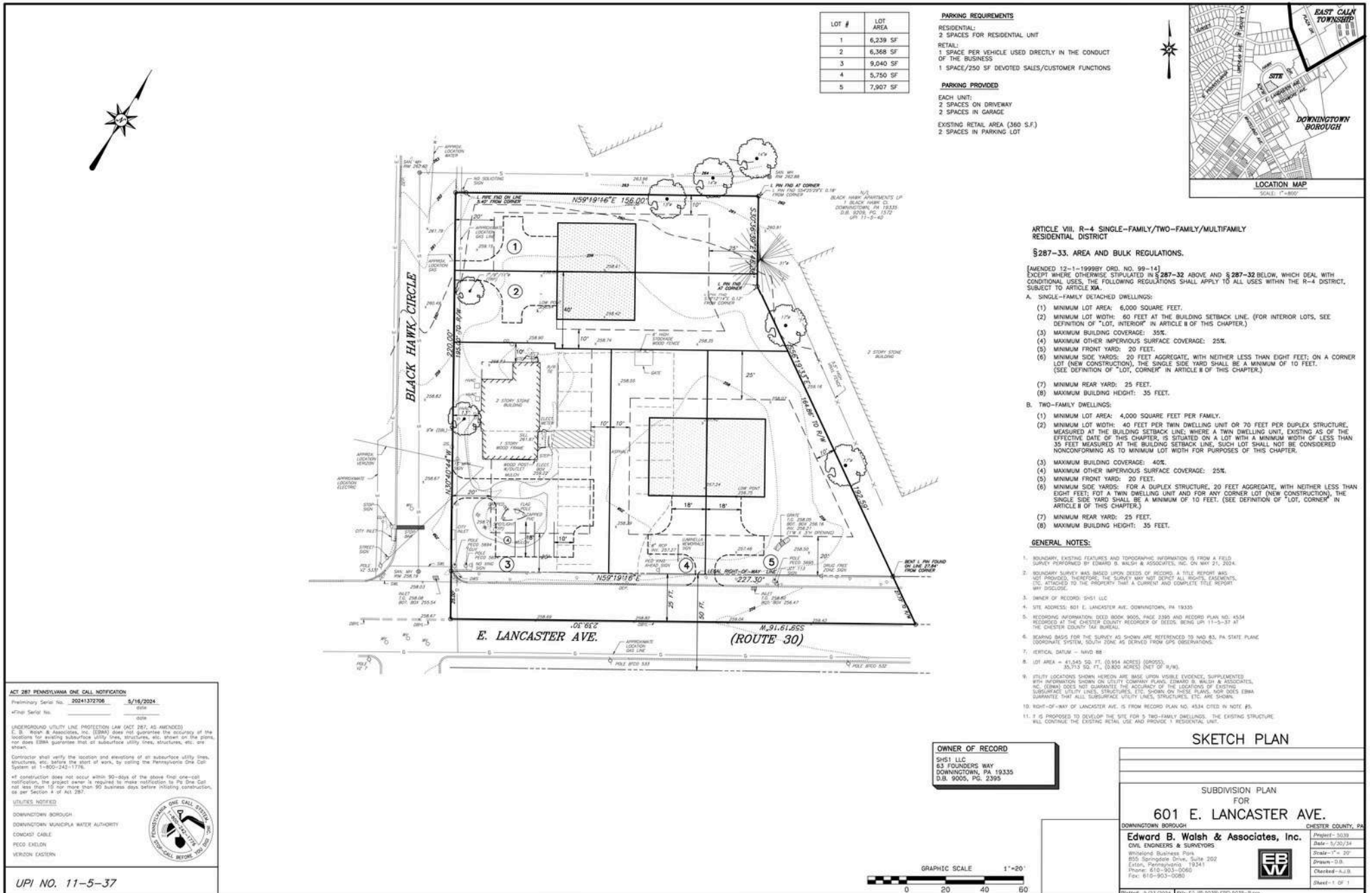
OFFICE PHOTOS



BUILDING PHOTOS



SKETCH PLAN 9-23-24



ZONING MAP



Borough Office
4 West Lancaster Av.
Downingtown, PA 19335
www.downingtown.org/



**Borough of
Downingtown**

Municipal Zoning Map
Zoning Adopted: September 2, 2015
Map Created: August 14, 2017

Zoning Districts

- | | |
|---|--|
|  | C-1 - General Commercial |
|  | C-2 - Central Commercial |
|  | C-3 - Highway Oriented Commercial |
|  | I-1 - Limited Industrial |
|  | I-2 - General Industrial |
|  | I-3 - Multi-Purpose |
|  | P - Public Park |
|  | R-1 - Single Family Detached Residential |
|  | R-2 - Single Family Detached Residential |
|  | R-3 - Single Family Detached/
Attached and Two Family Residential |
|  | R-4 - Single Family Detached/
Two Family/Multi-Family Residential |
|  | R/C - Infill Development |
|  | TND - Traditional Neighborhood
Development |

Legend

-  Adaptive Reuse/Mixed Use Overlay
-  Central Business Revitalization Overlay
-  Creeks and Streams
-  Height Option Zone 1 Overlay
-  Height Option Zone 2 Overlay
-  Historic Resources
-  Kardon Park Redevelopment Overlay
-  Lakes and Ponds
-  Municipal Boundary
-  Parcels
-  Woodbine Overlay District
-  Woodbine Commercial Overlay Sub District
-  Road Centerlines

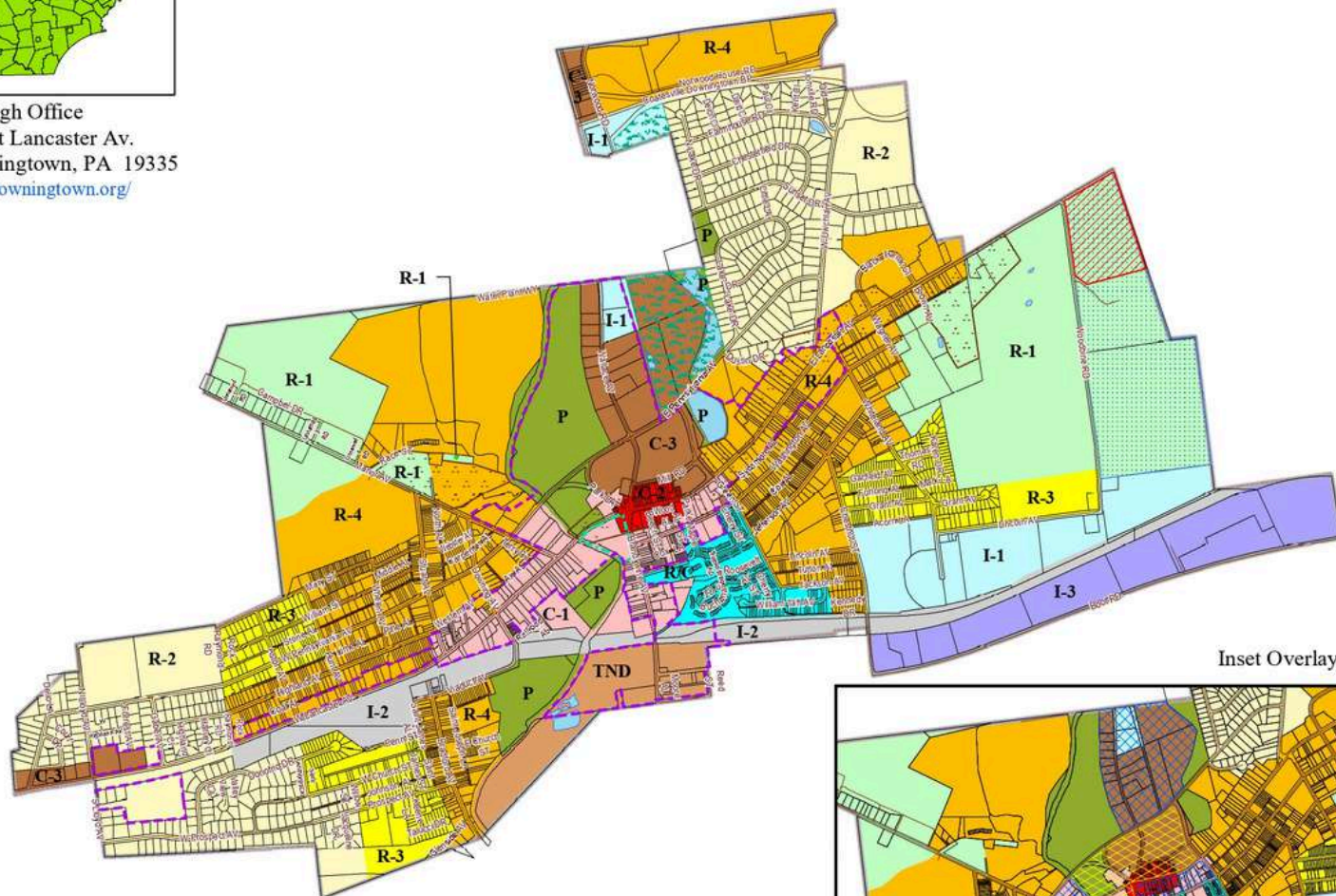
DISCLAIMER NOTICE:
The CMAA of Zoning Map is the assumed finding that by the local authority regarding the various interpretations of local, national, and other sources.

NOTE: Not for engineering purposes

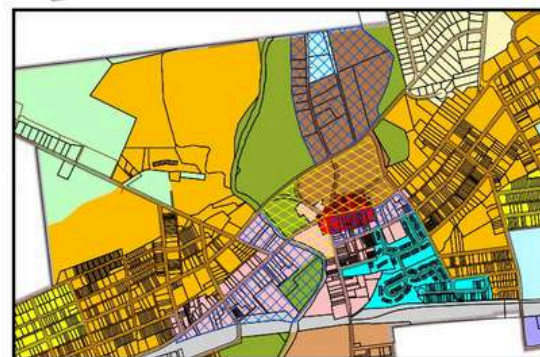
Land Use Trends: Reservoirs have been developed to meet the National Flood Agency demand of 124,000 acre-kilometers for water. Sixty municipal digital waterplants, from rock photography dated spring 2003, controlled multiple long-term ground water control using the water GPS equipment. Reservoirs construction was based on the 20-year Rainwater Collection Trends from 2000 and North American Trends 2001.

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Inset Overlays



0 500 1,000 2,000 3,000 Feet

Age Group	Number of People (Approximate)
18-29	1,000
30-49	1,500
50-64	2,000
65-74	2,500
75-84	2,700
85+	2,800



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Disclaimer

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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