

OFFERING MEMORANDUM

GAZZERRO'S TOWING & AUTOMOTIVE

3540 LINCOLN HIGHWAY, THORNDALE, PA 19372



OFFERING MEMORANDUM

KW COMMERCIAL
131 Woodcutter St Suite 100
Exton, PA 19341



Each Office Independently Owned and Operated

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CONFIDENTIALITY AND DISCLAIMER

3540 LINCOLN HIGHWAY

CONFIDENTIALITY AND DISCLAIMER

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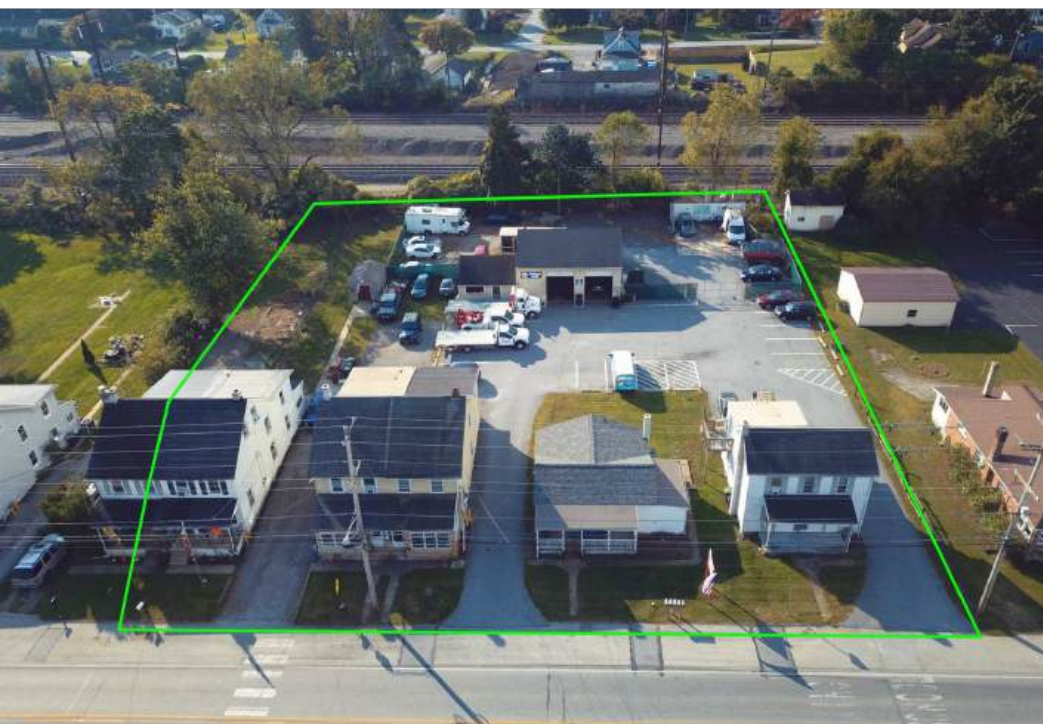
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EXECUTIVE SUMMARY | HIGHLIGHTS

3540 LINCOLN HIGHWAY



Executive Summary

KW Commercial Suburban West is proud to present a prime mixed-use business and investment opportunity in the heart of Thorndale, PA. This property offers stable commercial income from Gazzo's Towing & Automotive, a long-established business, along with six fully-leased residential units.

This is an exceptional opportunity to acquire a turnkey towing and automotive business, operating since 1996, with a well-established reputation, long-term contracts, and all necessary equipment for continued operations. The sale includes four tow trucks valued at a total of \$600,000, along with real estate and six fully-leased residential units as a value-added bonus.

This offering is ideal for a buyer looking to enter or expand in the towing industry, with the additional upside of consistent rental income from the residential units.

Property Highlights

- Stable Income Stream: Business + Rentals
- Value-Add Potential: Business Expansion / Rental Upside
- Excellent Location: Business Route 30
- No Deferred Maintenance: Turn Key Operations
- Zoning Flexibility: TV-1
- Long Term Contracts - Owner Assisted Transfer
- Included Assets: Towing Equipment, Real Estate, and Six Residential Rental Units

GAZZERROS TOWING

3540 LINCOLN HIGHWAY



Turnkey Towing Business

This is a fully operational, turnkey towing business with everything in place for a new owner to step in and continue operations. The sale includes all essential equipment, existing contracts, and the real estate to support the business's ongoing success.

High-Value Equipment

The included fleet of vehicles is a major asset in the sale:

2023 Peterbilt Flatbed: \$200,000 value

2024 Dodge Flatbed: \$150,000 value

2019 Ford Wrecker: \$110,000 value

2023 Ford Flatbed: \$140,000 value

The total value of these assets provides significant upside to the buyer, making the business fully equipped to continue without the need for immediate reinvestment.

Stable and Diversified Income Streams

Gazzerro's Towing & Automotive has multiple income streams, including municipal contracts, private towing agreements, fleet maintenance, and vehicle wraps. These diversified sources of revenue ensure that the business remains profitable and stable.

GAZZERROS TOWING

3540 LINCOLN HIGHWAY

Residential Income

While the towing business is the primary focus, the six fully-leased residential units provide additional value. The units are currently rented below market, offering the potential for increased rental income.

Prime Location

Located along Business Route 30, this property enjoys high visibility and easy access to major highways, including Route 30 Bypass, Route 202, and the PA Turnpike. The location is ideal for the towing business, providing quick access to clients and municipalities across the region.

No Deferred Maintenance

The property and business have been well-maintained, with no deferred maintenance needed. This ensures ease of ownership for the buyer, with minimal upfront capital requirements.



PROPERTY PHOTOS

3540 LINCOLN HIGHWAY



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OFFERING DETAILS

3540 LINCOLN HIGHWAY

The Offering

Asking Price:	\$3,000,000
Parcels:	Five
Shop / Office:	1,700sf ±
Rental Units:	Six
FF&E:	Included

Pricing Analysis

Apartment Value:	800,000
Business Value:	\$1,300,000
FF&E:	900,000

Details

Water	Public
Gas:	Public
Sewer:	Public
Lot Size:	30,650sf ±



Parcel Details

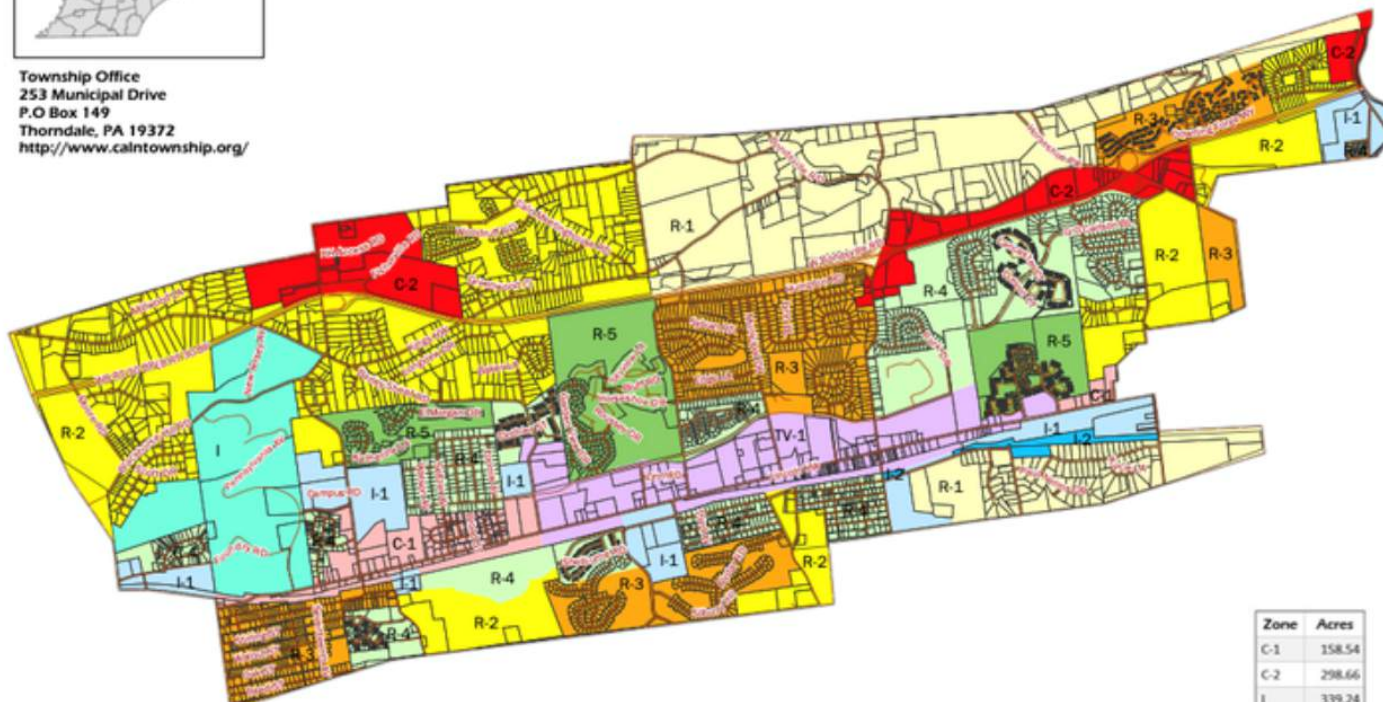
County:	Chester County
Municipality Name	Caln Twp
Property Taxes (5 Parcels)	\$23,491
Zoning:	TV-1
APNS:	39-04H-0033, 39-04H-0033.0100, 39-04H-0034, 39-04H-0035, 39-04H-0036

ZONING MAP

3540 LINCOLN HIGHWAY



Township Office
 253 Municipal Drive
 P.O. Box 149
 Thorndale, PA 19372
<http://www.calntownship.org/>



CALN TOWNSHIP Municipal Zoning Map

Zoning Adopted:
 Map Created: 8/30/18

Legend

- Road Centerlines
- Township Boundary
- Parcels

Caln Zoning District

- C-1 - Highway Commercial
- C-2 - Regional Commercial
- I - Institutional
- I-1 - Industrial
- I-2 - Light Industrial
- R-1 - Low Density Residential
- R-2 - Low to Medium Density Residential
- R-3 - Medium Density Residential
- R-4 - Medium to High Density Residential
- R-5 - Pre-Existing Planned Residential Community
- TV-1 - Thorndale Village

Zone	Acres
C-1	158.54
C-2	298.66
I	339.24
I-1	278.41
I-2	22.97
R-1	887.43
R-2	1,441.24
R-3	742.19
R-4	799.17
R-5	401.87
TV-1	335.25
TOTAL	5704.96



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ZONING - CODE

3540 LINCOLN HIGHWAY

TV-1 - Thorndale Village

[TV-1 - Thorndale Village

Purpose. The TV-1 Zoning District generally contains a mixture of commercial, institutional, municipal, governmental and residential uses, which establishes the central business district and village within Thorndale. Subdivision and land development activity should be encouraged as infill development. The existing and/or proposed land uses should be served by a road system and public utilities with sufficient capacities. Redevelopment opportunities through conversions, adaptive reuse and creative land development designs should be considered to accommodate new business opportunities and enhance economic development opportunities.

B.

Uses by right. The following principal uses and their accessory uses are permitted by right within the TV-1 Zoning District, provided that the use is approved by the Zoning Officer; only one principal use is permitted per lot meeting the minimum and maximum dimensional requirements; and the use complies with all other supplemental development and design requirements specified within the Code.

Public utilities, subject to § 155-92 of the Code.

Municipal uses, subject to § 155-94 of the Code.

Retail business establishments with 7,500 square feet or less of gross floor area.

Business and professional offices with 7,500 square feet or less of gross floor area.

Medical or dental clinic with 7,500 square feet or less of gross floor area.

Restaurants with 7,500 square feet or less of gross floor area and without drive-through service lanes. Taverns and taprooms with 7,500 square feet or less of gross floor area.

Club or lodge with 7,500 square feet or less of gross floor area.

Personal service establishments with 7,500 square feet or less of gross floor area.

Banks and financial establishments with 7,500 square feet or less of gross floor area.

Forestry, subject to § 155-37 of the Code.

Automobile leasing with 7,500 square feet or less of gross floor area.

Medical marijuana dispensary with 7,500 square feet or less of gross floor area.

****Uses by conditional use****

The following principal uses and their accessory uses are permitted by conditional use within the TV-1 Zoning District, provided that a conditional use is granted by the Board of Commissioners; only one principal use is permitted per lot meeting the minimum and maximum dimensional requirements; and the use complies with all other supplemental development and design requirements specified within the Code.

(Reserved)

Multifamily townhouse unit development, subject to § 155-54 of the Code.

Mixed-use building.

Convenience store or mini market, subject to § 155-69 of the Code.

Child day-care center, subject to § 155-70 of the Code.

Mini malls, subject to § 155-72 of the Code.

Shopping centers or shopping malls, subject to § 155-72 of the Code.

Commercial drive-through establishments, subject to § 155-79 of the Code.

Veterinary hospital or animal clinic, subject to § 155-82 of the Code.

Recreational uses, subject to § 155-90 of the Code.

Educational uses, subject to § 155-91 of the Code.

Hospitals and medical centers, subject to § 155-91 of the Code.

Convalescent homes and nursing homes, subject to § 155-91 of the Code.

Governmental uses, subject to § 155-94 of the Code.

Rental business, subject to § 155-95 of the Code.

Retail business establishments with more than 7,500 square feet of gross floor area. Business and professional offices with more than 7,500 square feet of gross floor area.

[Click for More Information](#)

LOCATION AND ADDITIONAL DETAIL

3540 LINCOLN HIGHWAY

Thorndale, PA

Thorndale is a growing area with both commercial and residential developments, making this location ideal for continued business success. The property is located along Business Route 30, one of the area's most heavily traveled routes, providing excellent visibility and access.

Major Highways: Close proximity to the Route 30 Bypass, Route 202, and the PA Turnpike, offering easy connectivity across the region.

More Detail Available

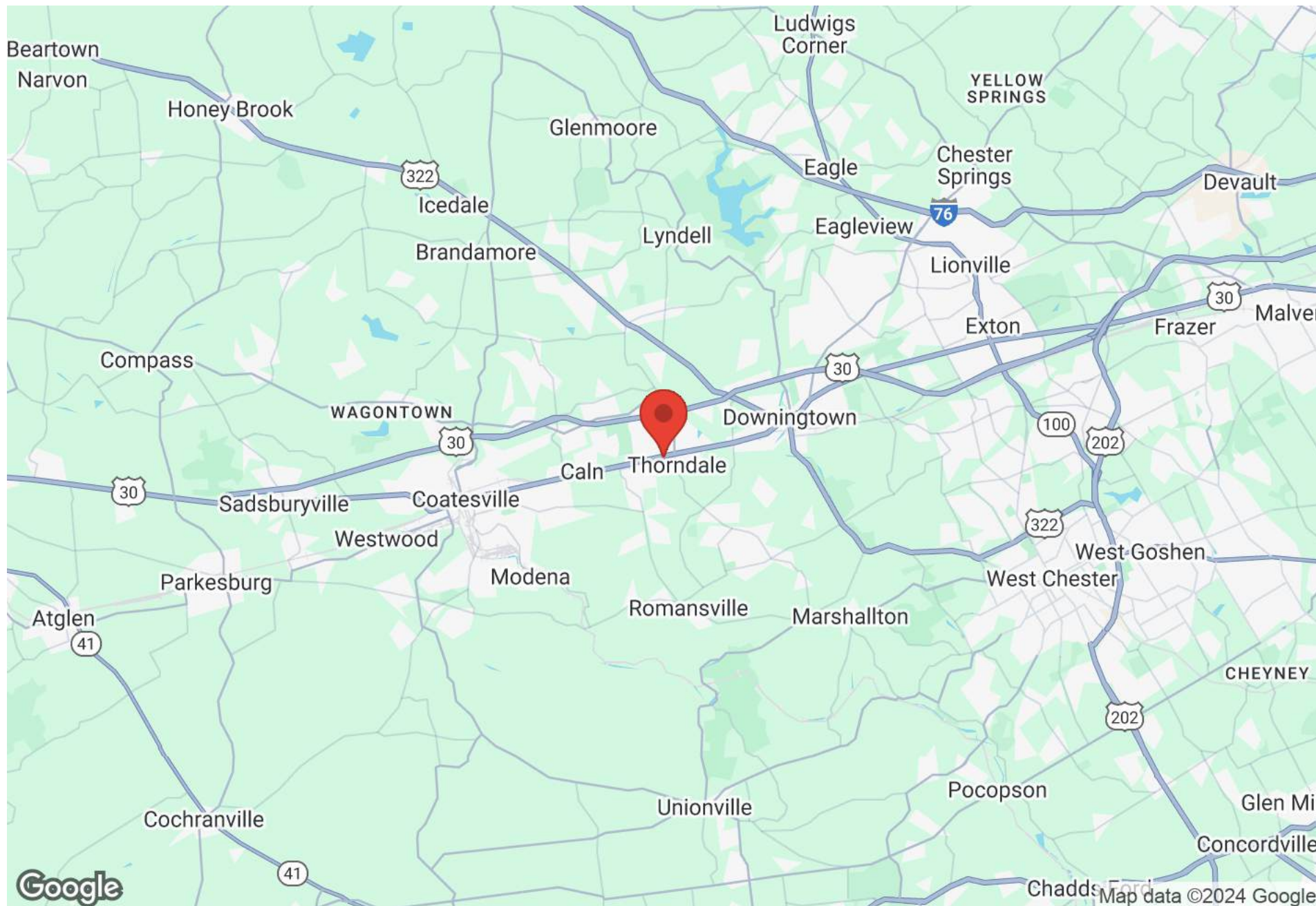
This offering provides a turnkey business opportunity with an established towing and automotive operation, valuable equipment, and long-standing contracts. The additional value of six fully-leased residential units makes this an exceptional investment with multiple income streams. The business is fully equipped and ready for a new owner to take over operations and continue its long-standing success.

For more detailed financials and contract information, we invite interested and qualified buyers to sign a Non-Disclosure Agreement (NDA) for access to these documents.



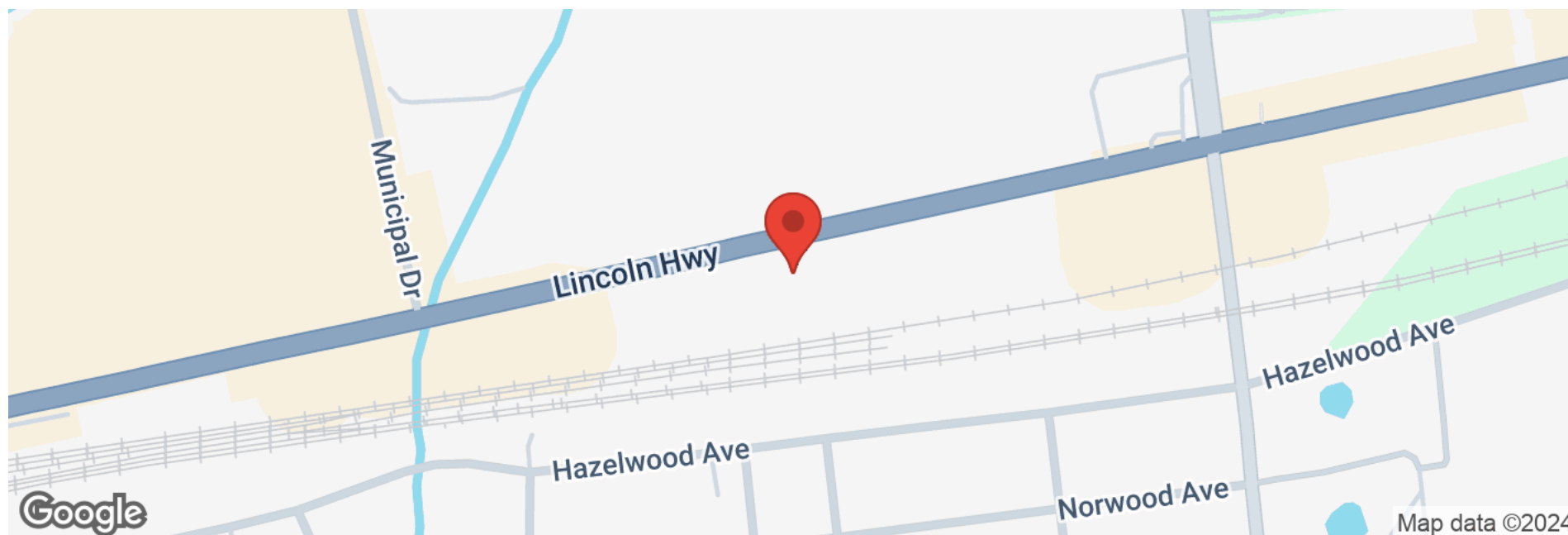
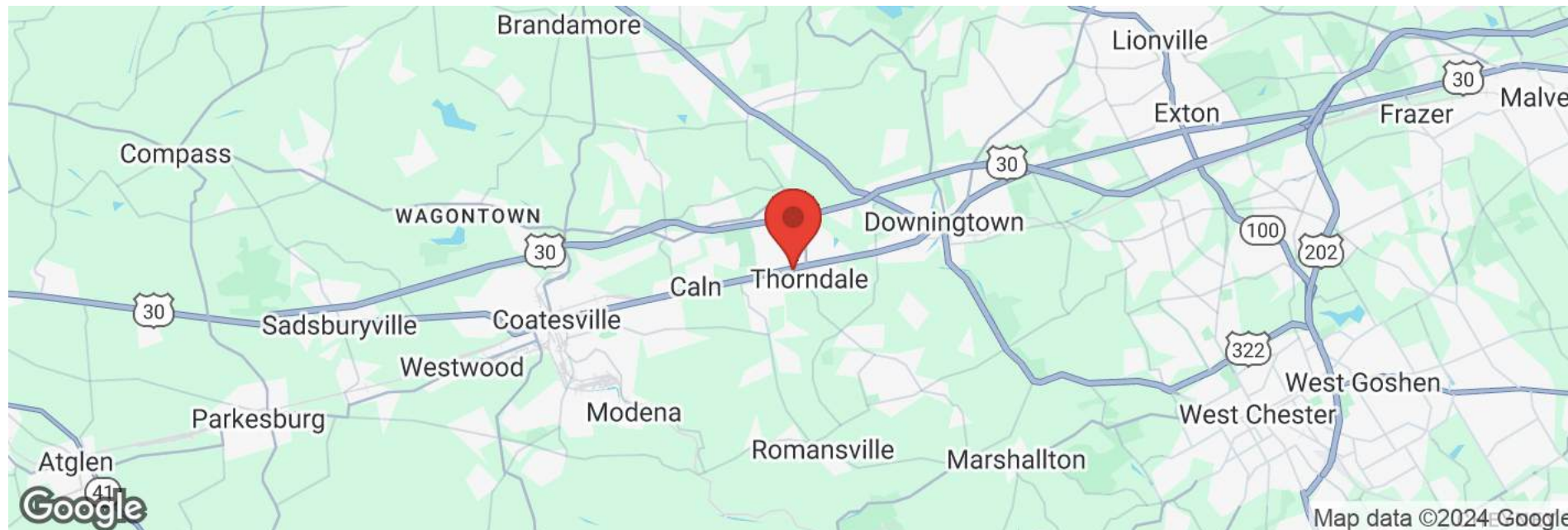
REGIONAL MAP

3540 LINCOLN HIGHWAY



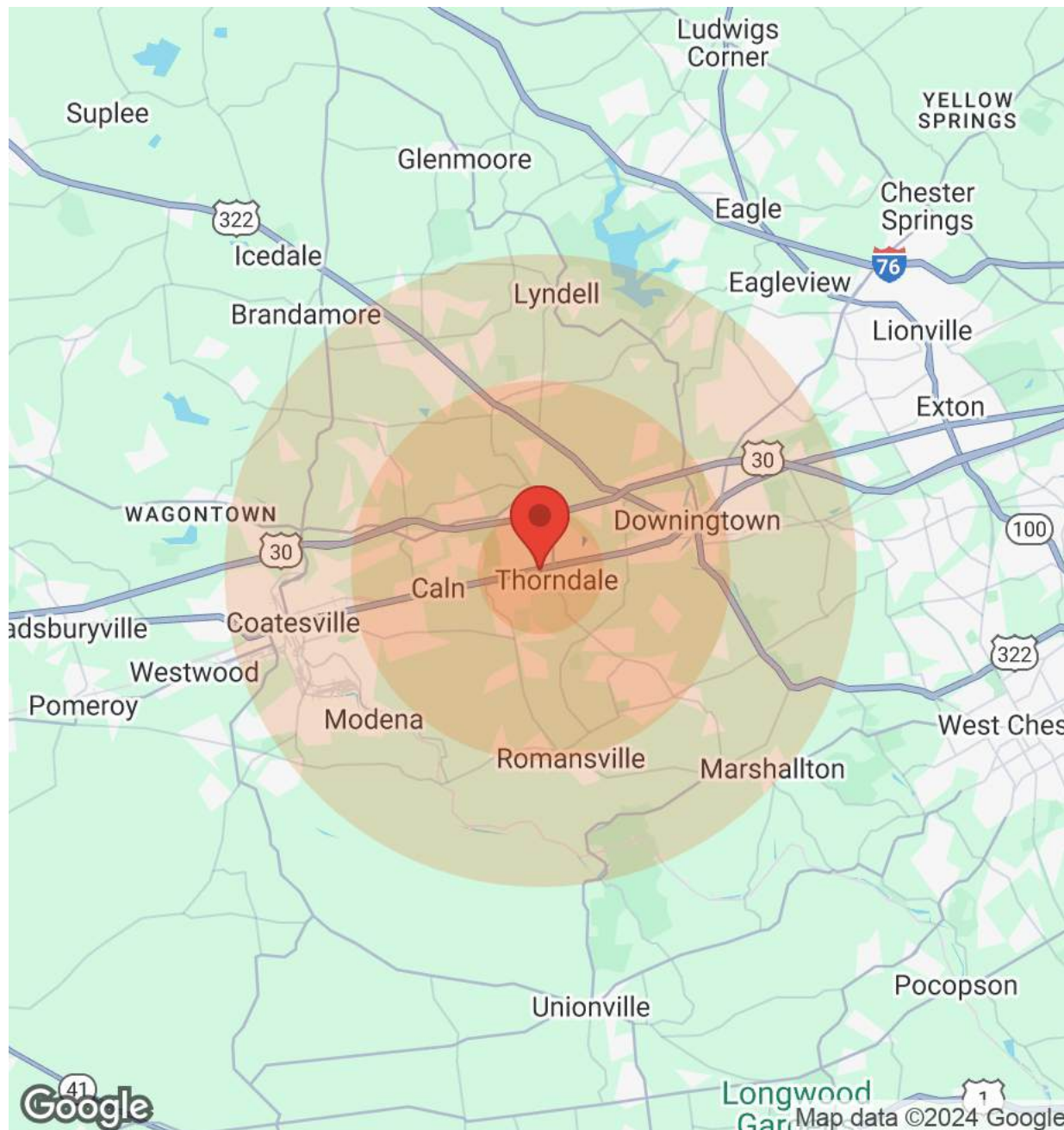
LOCATION MAPS

3540 LINCOLN HIGHWAY



DEMOGRAPHICS

3540 LINCOLN HIGHWAY



Population	1 Mile	3 Miles	5 Miles
Male	1,489	17,314	41,300
Female	1,522	17,348	42,397
Total Population	3,011	34,662	83,697

Age	1 Mile	3 Miles	5 Miles
Ages 0-14	569	6,727	17,458
Ages 15-24	393	4,965	12,233
Ages 25-54	1,355	13,162	30,905
Ages 55-64	400	4,789	10,756
Ages 65+	294	5,019	12,345

Race	1 Mile	3 Miles	5 Miles
White	2,419	29,545	65,043
Black	352	3,244	12,141
Am In/AK Nat	N/A	7	39
Hawaiian	N/A	N/A	N/A
Hispanic	157	1,475	6,168
Multi-Racial	252	1,866	7,800

Income	1 Mile	3 Miles	5 Miles
Median	\$70,725	\$88,843	\$77,979
< \$15,000	169	584	2,365
\$15,000-\$24,999	52	608	2,244
\$25,000-\$34,999	145	782	2,424
\$35,000-\$49,999	150	1,277	3,310
\$50,000-\$74,999	261	2,325	4,825
\$75,000-\$99,999	214	2,068	4,243
\$100,000-\$149,999	162	2,608	6,362
\$150,000-\$199,999	43	1,370	2,782
> \$200,000	23	778	2,010

Housing	1 Mile	3 Miles	5 Miles
Total Units	1,175	13,009	32,050
Occupied	1,108	12,431	30,284
Owner Occupied	647	10,069	22,412
Renter Occupied	461	2,362	7,872
Vacant	67	578	1,766

CONTACT

3540 LINCOLN HIGHWAY



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