

# 10 LEOPARD RD

Paoli, PA 19301 | Main Line Office Building for Sale or Lease



## PROPERTY SUMMARY

Total SF:	24,700 SF
Garden Level SF:	5,275 SF
First Floor SF:	9,577 SF
Second Floor SF:	9,854 SF
Parking Spaces:	70 +/-
Zoning:	C-1 Commercial
Asking:	\$2,400,000

## PROPERTY OVERVIEW

This office building is situated on the Main Line near the intersection of Rt-30 and Rt-252 in the heart of Paoli, PA. The entire building is available for sale or lease; suites are available for lease as small as 4,451 SF. There is a mix of private offices, bullpen areas, and kitchen/breakrooms and there are upgrades throughout, including touchless restroom fixtures, and HVAC air purification systems.

## LOCATION HIGHLIGHTS

- Access to Rt-30 (Lancaster Ave) and Rt-252 (Leopard Rd)
- Approximately 0.5 miles from the SEPTA Paoli Station
- Proximity to all of the many amenities of downtown Paoli including restaurants, retail, and more

## ANDY SPILLARD

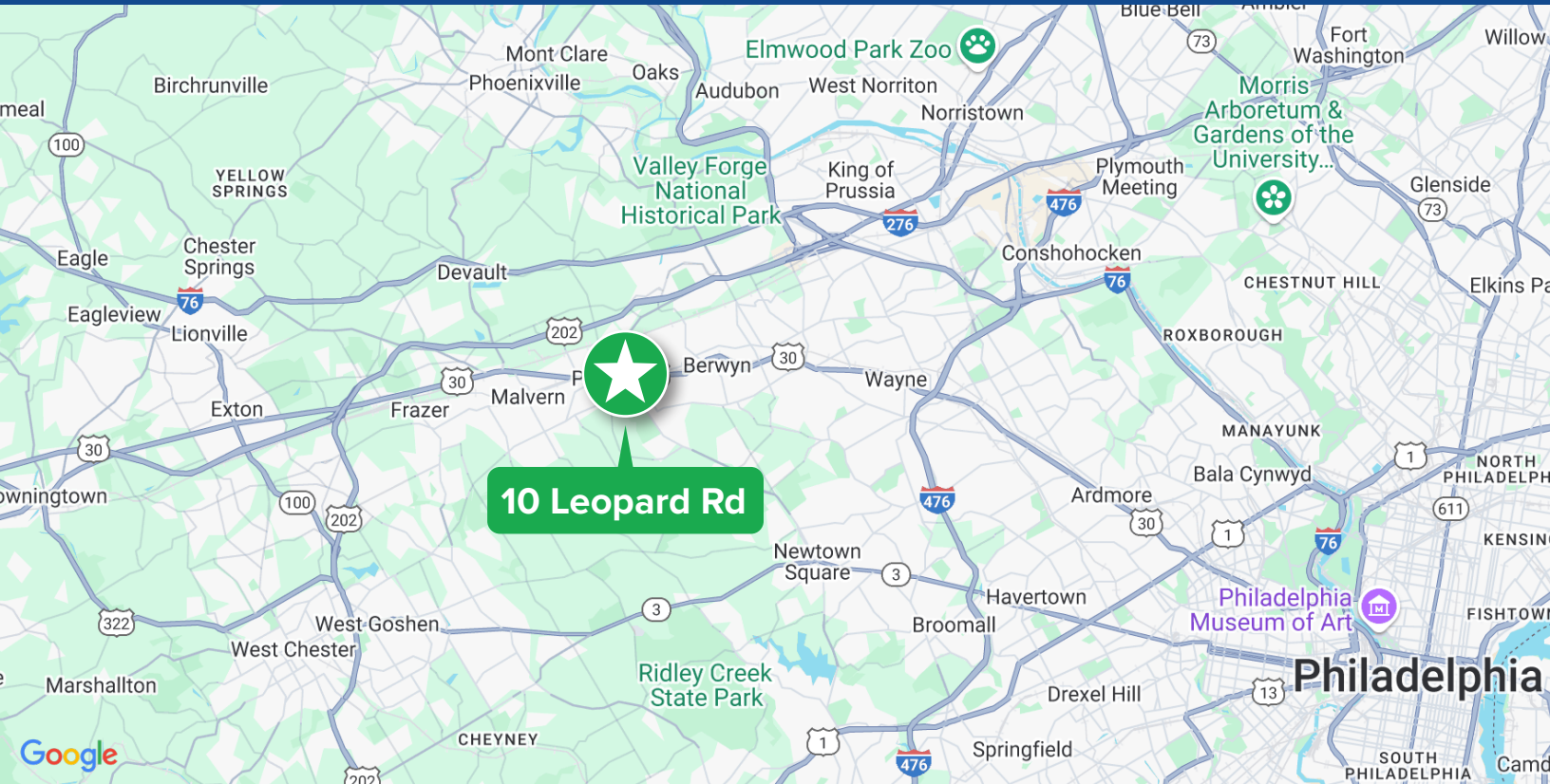
Principal  
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## Location Maps



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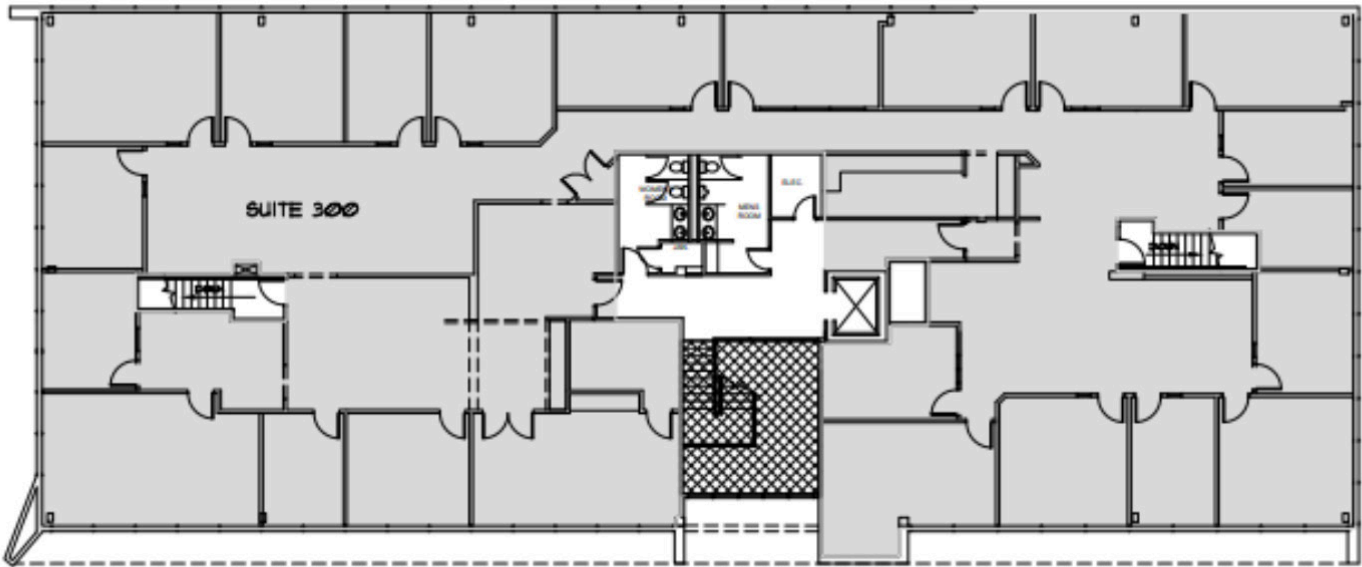
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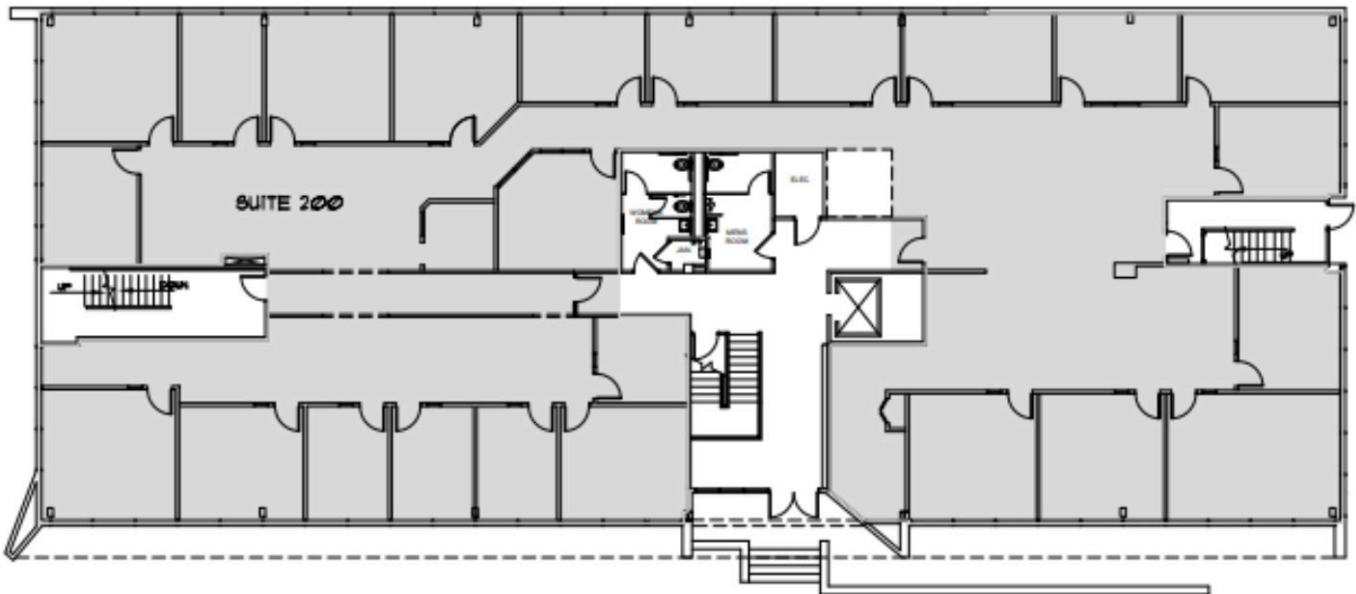
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## Second & First Level Floor Plans



3 SECOND LEVEL FLOOR PLAN- 9,854 RSF  
SCALE: N.T.S.



2 FIRST LEVEL FLOOR PLAN- 9,511 RSF  
SCALE: N.T.S.

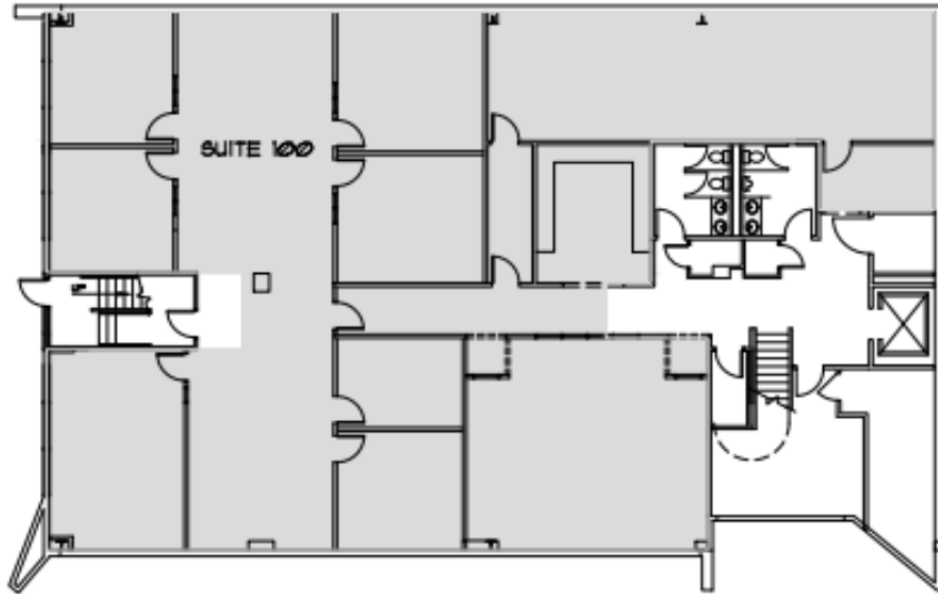
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Garden Level Floor Plan



1 GARDEN LEVEL FLOOR PLAN - 5,275 RSF  
SCALE: N.T.S.

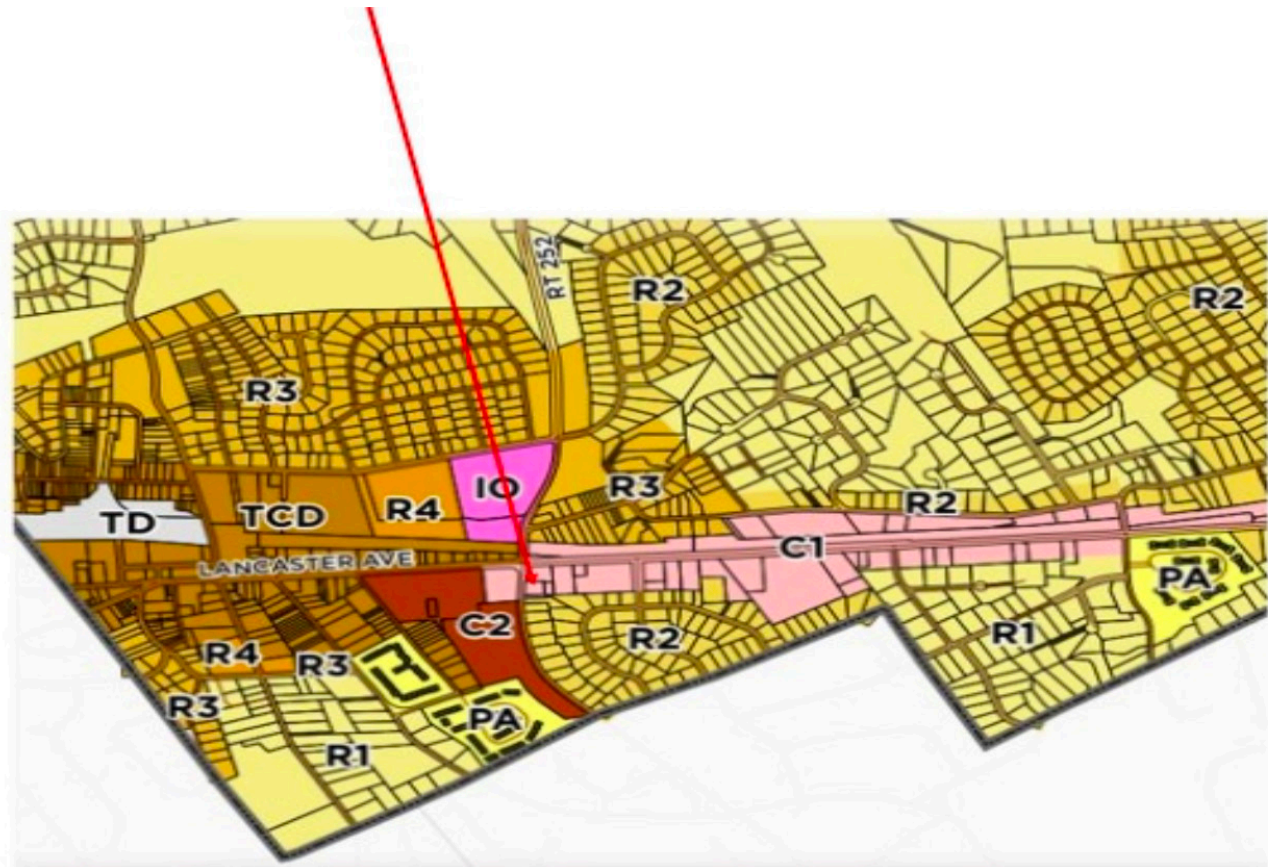
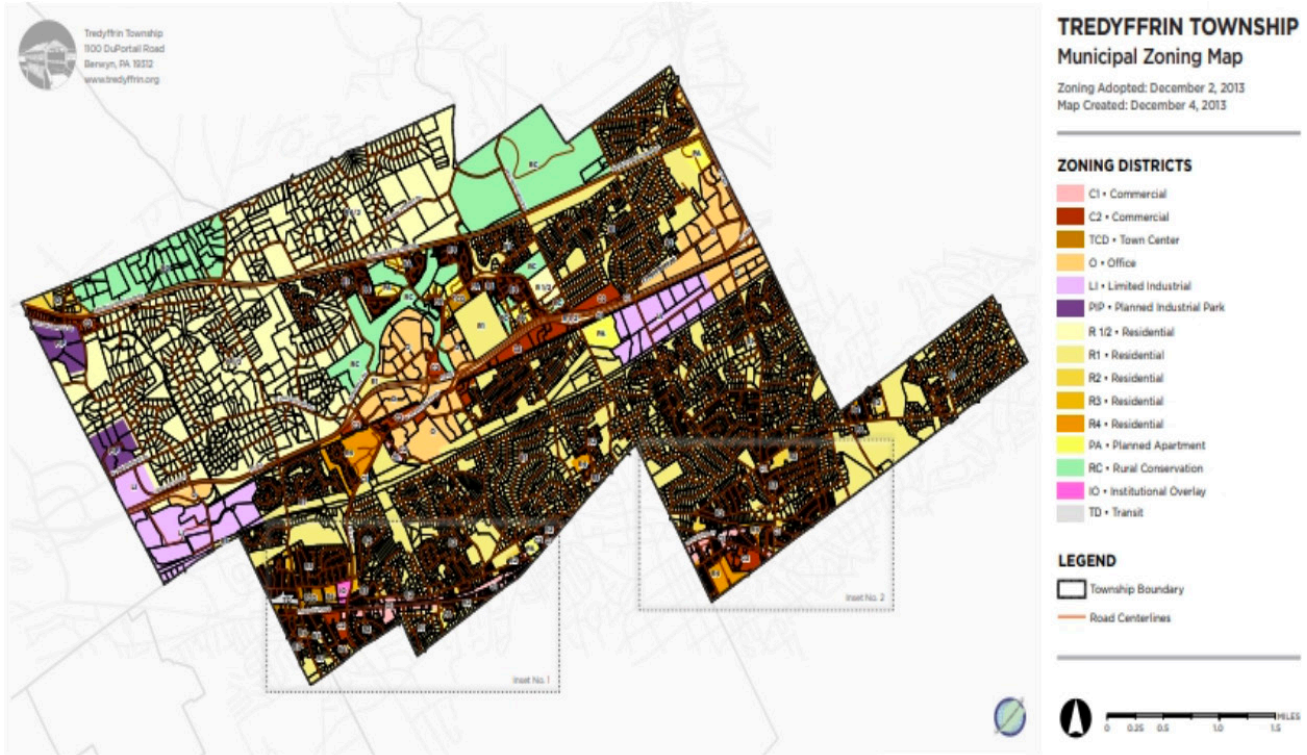
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## Tredyffrin Township Zoning Map



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### Article XVII. Commercial Districts

[Amended 8-15-1983 by Ord. No. HR-76; 2-27-1984 by Ord. No. HR-79; 5-1-2006 by Ord. No. HR-252; 9-17-2012 by Ord. No. HR-395; 12-2-2013 by Ord. No. HR-399]

#### § 208-60. Purpose statements.

- A. C-1 Commercial District. The C-1 Commercial District is intended to promote development of storefront space, and provide a mix of retail, personal service and office uses, primarily along the commercial corridors within the Township. As the district is typically in close proximity to residential neighborhoods, and provides goods and services to residents of the Township, the district standards encourage a traditional commercial character, distinguished by a pedestrian-friendly orientation and storefronts opening onto the public sidewalk, and serve as a buffer between residential development and major or secondary highways, or between residential development and nonresidential uses.
- B. C-2 Commercial District. The C-2 Commercial District is intended to provide for the needs of a wide range of larger highway-oriented business establishments located along major corridors within the Township. The district also includes modern, well-planned, integrated shopping center developments. The district encourages the establishment of commercial service districts that serve the residents of the Township as well as surrounding areas.

#### § 208-61. Use regulations.

- A. Only those uses listed in Table 61.1: Commercial District Uses as permitted, special exception, or conditional uses are allowed within the commercial districts. A "P" indicates that a use is permitted within that zoning district. An "SE" indicates that a use is a special exception use in that zoning district and must obtain a special exception approval. A "C" indicates that a use is a conditional use in that zoning district and must obtain a conditional use approval. No letter (i.e., a blank space) or the absence of the use from the table indicates that use is not allowed within that zoning district.
- B. The following footnote applies to the table: Footnote 1: In the C-2 District, townhouse (single-family attached), duplex (two-family attached), and multifamily use on the ground floor of the apartment building. Dwellings are only permitted as part of an approved development plan that provides a permitted retail commercial use as the primary use in the ground floor along the road frontage of the development tract.

[Amended 12-7-2015 by Ord. No. HR-412; 2-20-2018 by Ord. No. HR-420]

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Zoning Information Continued

**Table 61.1: Commercial District Uses**  
[Amended 2-20-2018 by Ord. No. HR-420; 5-18-2020 by Ord. No. HR-436]

Use	C-1	C-2
Amusement facility: outdoor		SE
Amusement facility: indoor	SE	P
Assisted-living facility		P
Automobile service station		P
Bank or other financial institution	P	P
Bed-and-breakfast	SE	SE
Business or private school	SE	SE
Club or lodge	P	P
Commercial greenhouse or nursery		SE
Day care	P	P
Dwelling: multi-use development <sup>1</sup>		P
Fraternity or sorority house	P	P
Governmental or public utility use	SE	SE
Hotel		SE
Health club	P	P
Manufacturer's representative or catalog ordering establishment	P	
Medical/dental office	P	P
Mortuary	SE	SE
Office	P	P
Outdoor seating	P	P
Park	P	P

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## Zoning Information Continued

Parking lot (principal use of lot)	SE	SE
Parking structure (principal use of lot)	P	P
Personal service establishment	P	P
Publishing, job printing or similar establishment		P
Radio or television station/studio		P
Retail store	P	P
Restaurant	P	P
Veterinary clinic	SE	SE
Wholesale establishment		SE

### § 208-62. Dimensional regulations.

[Amended 2-20-2018 by Ord. No. HR-420]

Table 62.1: Commercial District Dimensional Standards establishes the dimensional standards for the commercial districts.

**Table 62.1: Commercial District Dimensional Standards**

	C-1	C-2
Minimum lot area	10,000 square feet	37,500 square feet
Maximum residential density		Duplex: 6,000 sf/du

### § 208-63. Design standards.

Development within the commercial districts is subject to the design standards of § 181-50.

### § 208-64. Site development standards.

Development within the commercial districts is subject to the site development requirements of this chapter and the Subdivision and Land Development Ordinance,<sup>[1]</sup> including but not limited to:

- A. The parking requirements of § 208-103.
- B. The landscape requirements of § 181-52.
- C. The sign regulations of § 208-126.

[1] *Editor's Note: See Ch. 181, Subdivision and Land Development.*

### § 208-65. through § 208-67. (Reserved)

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