



**ATLAS**  
REALTY ADVISORS

**FOR SALE**

**±12,000 SF 4-STORY BUILDING ON 2.1 ACRES**



**343 E BALTIMORE PIKE | WEST GROVE, PA 19390**

## 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.



### Zachary Lasorsa

Principal & Broker of Record

Office: 484-497-9150; Ext 1

Mobile: 484-432-3881

Email: [ZL@AtlasRealtyAdvisors.com](mailto:ZL@AtlasRealtyAdvisors.com)

### Joseph Battaglia

Principal

Office: 484-497-9150; Ext 2

Mobile: 484-883-9210

Email: [JB@AtlasRealtyAdvisors.com](mailto:JB@AtlasRealtyAdvisors.com)

# TABLE OF CONTENTS

Property Information

Location Highlights

Property Highlights

Photos

Plans

Maps

Demographics



# PROPERTY INFORMATION

## PROPERTY HIGHLIGHTS

- ⌘ Unique mixed-use property in Chester County featuring ample retail and showroom space, as well as a single family residence
- ⌘ Grade level access on multiple floors
- ⌘ Truck / loading access
- ⌘ Property may provide an ideal conversion opportunity to retail on the first floor, and multi-family on the floors above.
- ⌘ Surplus land offers additional development opportunity, or flexible outdoor or parking uses

## LOCATION HIGHLIGHTS

- ⌘ Excellent visibility and signage directly on Baltimore Pike
- ⌘ Less than 1-mile from RT. 1
- ⌘ Affluent demographics with over 37,000 people and an AHHI of over \$172,000 in a 5-mile radius



### PRICING:

Sale Price:	\$959,000
Taxes:	\$10,810 / Year

### PARCEL:

Property Address	343 E Baltimore Pike, West Grove, PA 19390
------------------	--

### PROPERTY INFORMATION:

Type:	Retail / Showroom / Office / Residential
Building Size:	12,000 +/- SF
Lot Size:	2.1 +/- Acres
Utilities:	Well Water, Private Sewer, Electric, Oil
Zoning:	Industrial
Municipality:	London Grove Township

# EXTERIOR PHOTOS

---



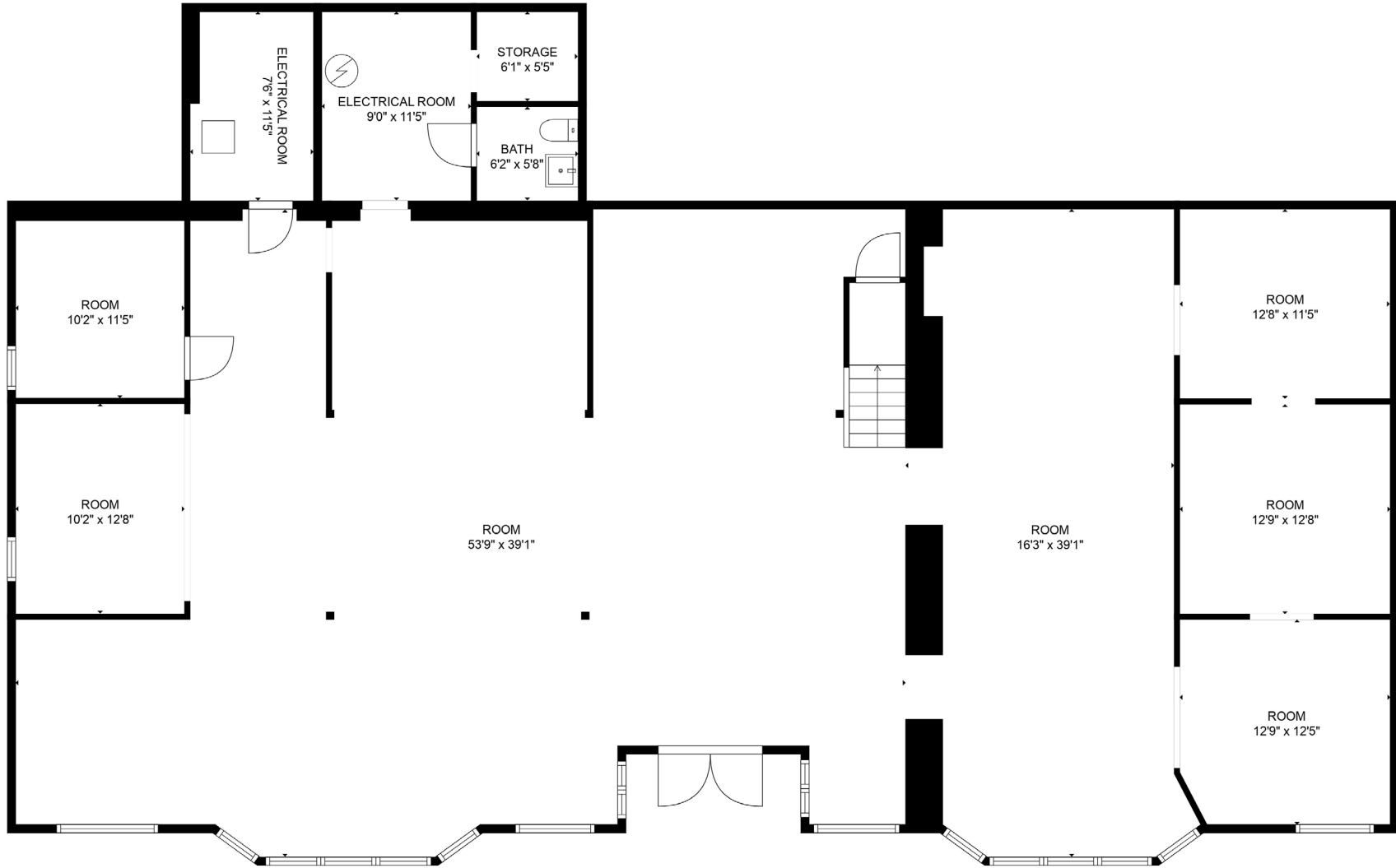
# INTERIOR PHOTOS



# PARCEL MAP



# FIRST FLOOR PLAN

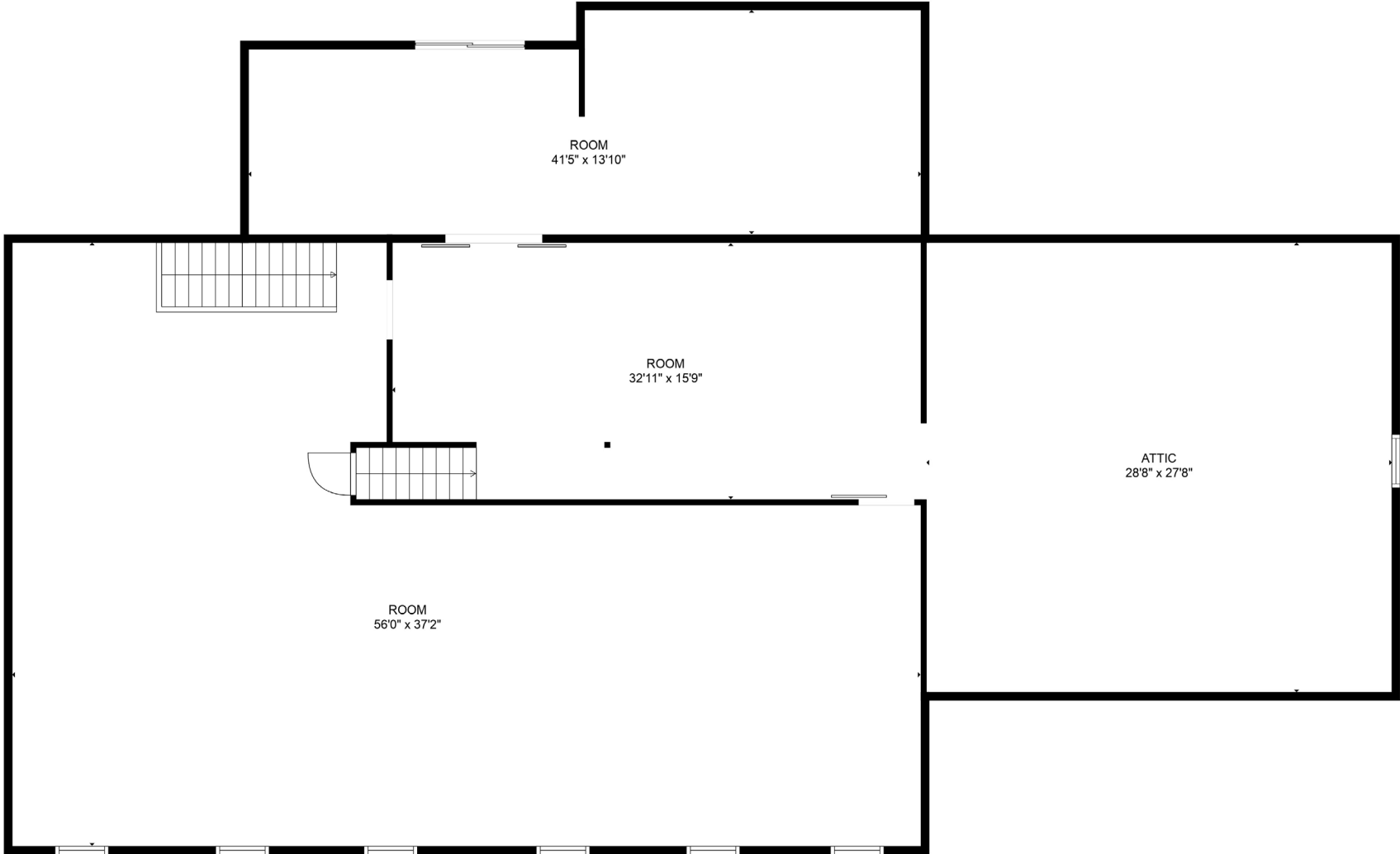




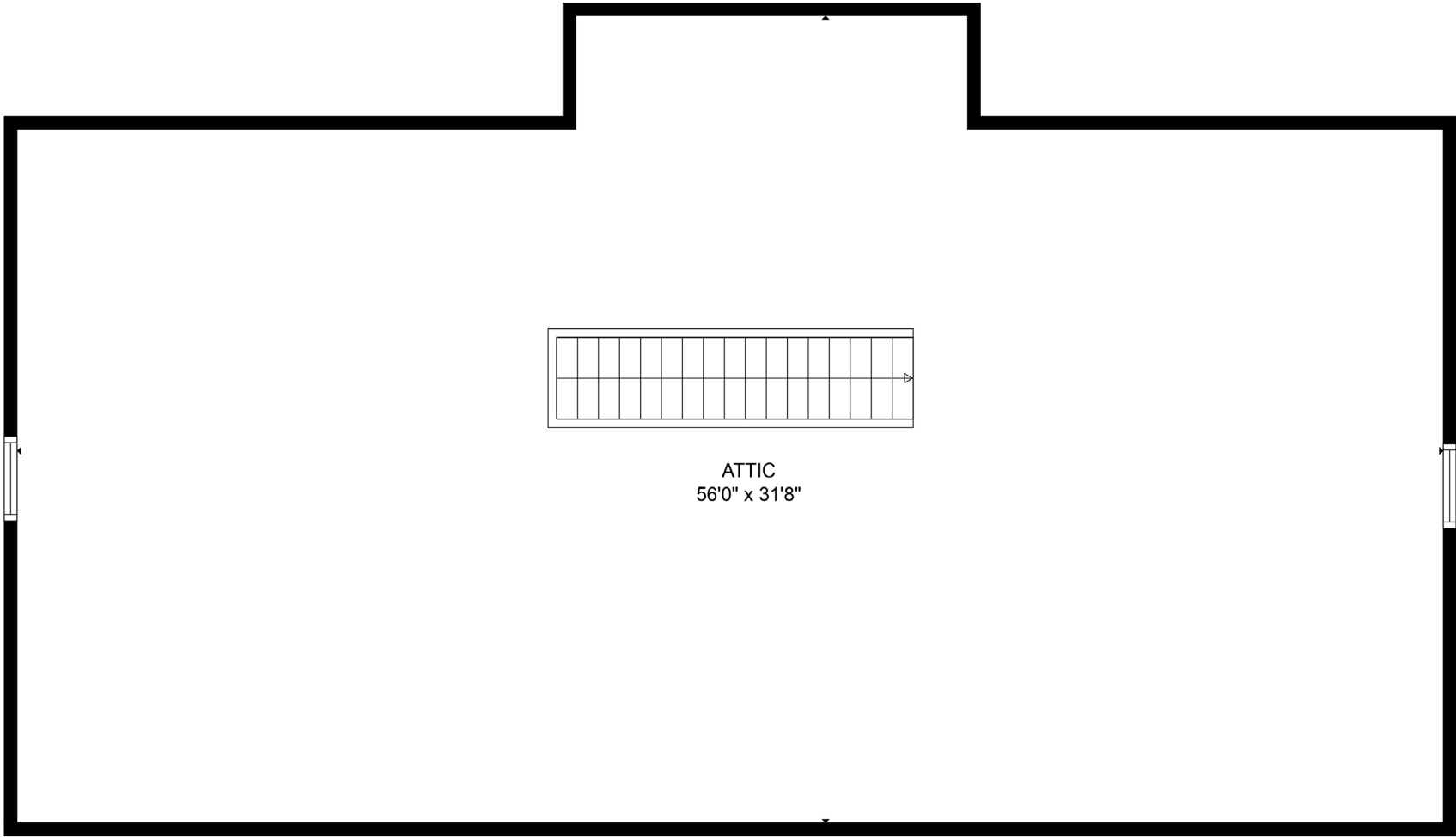
# SECOND FLOOR PLAN



# THIRD FLOOR PLAN



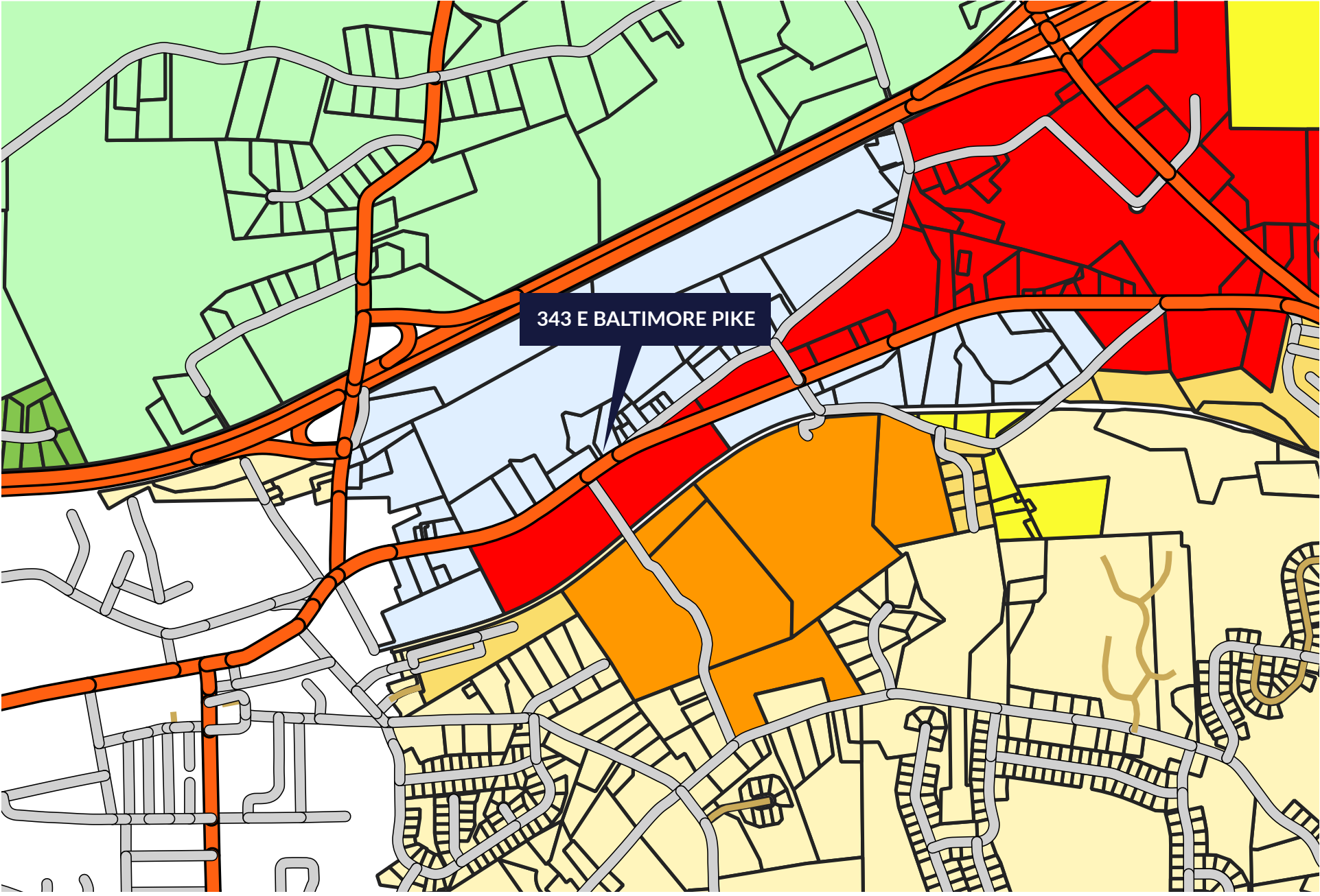
# FOURTH FLOOR PLAN



# AMENITY MAP



# ZONING | INDUSTRIAL DISTRICT (I)



# ZONING | INDUSTRIAL DISTRICT (I)

## Purpose and Specific Intent.

The I District is intended to accommodate intensive agricultural uses, light industrial and wholesale and warehousing uses, contractor establishments and their respective accessory uses. These activities have certain characteristics in common, such as a requirement for good roads capable of accommodating truck traffic, and an independence from surrounding uses. These uses may have additional impacts upon surrounding uses beyond the traffic generated and aesthetics.

## Uses Permitted by Right.

1. A building or group of buildings may be erected, altered or used and the land itself may be used for any one or combination of the following uses and no other:
  - A. Extensive and/or intensive agriculture, in accordance with the standards in the Agricultural Preservation (AP) District, except intensive agriculture is not permitted in the Ground Water Protection District.
  - B. London Grove Township municipal use.
  - C. Contractor establishments.
  - D. Industrial parks and research laboratories.
  - E. Outdoor recreation use.
  - F. Storage (mini and bulk).
  - G. Wholesale sales.
  - H. Light Industry manufacturing, except this use is not permitted in the Ground Water Protection District.
  - I. Automobile and truck sales and service.
  - J. Offices
  - K. Laundromats
  - L. Limited winery, where the primary agricultural use is viticulture, and subject to the area and bulk design standards stated in the Agricultural Preservation (AP) District (relating to extensive agriculture), and after obtaining all necessary health, fire safety and building permits and/or licenses (where applicable). A limited winery may engage in the following activities:
    - (1) Wine tasting.
    - (2) Winery tours.
    - (3) Wholesale and retail sales of wine and grape products.
    - (4) Picnic area(s) for winery related activities.
    - (5) Food preparation facility for catering on premises indoor or outdoor functions.
    - (6) Agricultural related museums.
    - (7) Gift display for the retail sale of winery-related promotional items, gift items, and/or pre-packaged foods and/or art galleries with sales and framing, not to exceed a total of 500 square feet in interior footprint area.
    - (8) Outdoor amplified sound systems until 9 p.m.
    - (9) Winery-related events or activities subject to the following limitations:
      - (a) Events or activities involving fewer than 60 persons on the property at a time may be conducted at any time.
      - (b) Events or activities involving more than 60 persons and not more than 125 persons on the property at a time may be conducted on no more than 3 days in a single week.
      - (c) Events or activities involving more than 125 persons and not more than 350 persons on the property at a time may be conducted on no more than 12 days in a calendar year and on no more than 4 days in a single calendar month.
      - (d) Events or activities which exceed any of the limits set forth in sub-clauses (a) through (c) above shall be allowed, provided that a zoning permit application is filed and approved in accordance with all applicable provisions of this Chapter. In lieu of the requirements applicable to residential districts and applicable to commercial, industrial, special use, and flood hazard districts, any zoning permit application required by this subsection shall include a written description of the event that includes, but is not limited to, the number of people, the hours of the event, activities, entertainment

and lighting. The applicant must be able to demonstrate to the Zoning Officer compliance with the following:

- 1) Sanitary sewage facilities will be sufficient to accommodate the number of attendees and participants at the event.
  - 2) Parking facilities will be sufficient to accommodate the number of attendees and participants at the event.
  - 3) Adequate traffic control measures will be provided.
  - 4) Adequate plan of trash collection, removal and recycling, including the removal of all trash and signs from public rights of way, property of others and the subject tract.
  - (10) Bed and breakfast establishment, as defined herein.
- M. Residential units above any use provided by right so long as the square footage per unit shall be no less than 750 square feet.

## Uses Permitted by Condition

1. A building or group of buildings may be erected, altered or used and the land itself may be used for any one or combination of the following uses upon the grant of a conditional use approval by the Board of Supervisors, although none of these uses are permitted under any circumstances within the Ground Water Protection District.
  - A. Heliports
  - B. Truck parking areas and/or maintenance areas and facilities.
  - C. Automobile body repair and short term (maximum 30 days) exterior storage for registered and inspected vehicles under contract for repair.
  - D. Heavy Industry Manufacturing, including:
    - (1) Private and utility power generation facilities in excess of 500KW capacity.
  - E. Commercial Composting Processing Operations and Agricultural Composting Processing Operations in accordance with the provisions in Part 18.
  - F. Freight terminal, utility equipment and materials storage areas and freight transfer stations, excluding solid waste treatment, storage, distribution or transport facilities.
  - G. Communication Towers.
  - H. Medical Marijuana Facilities.

## Uses Permitted by Special Exception

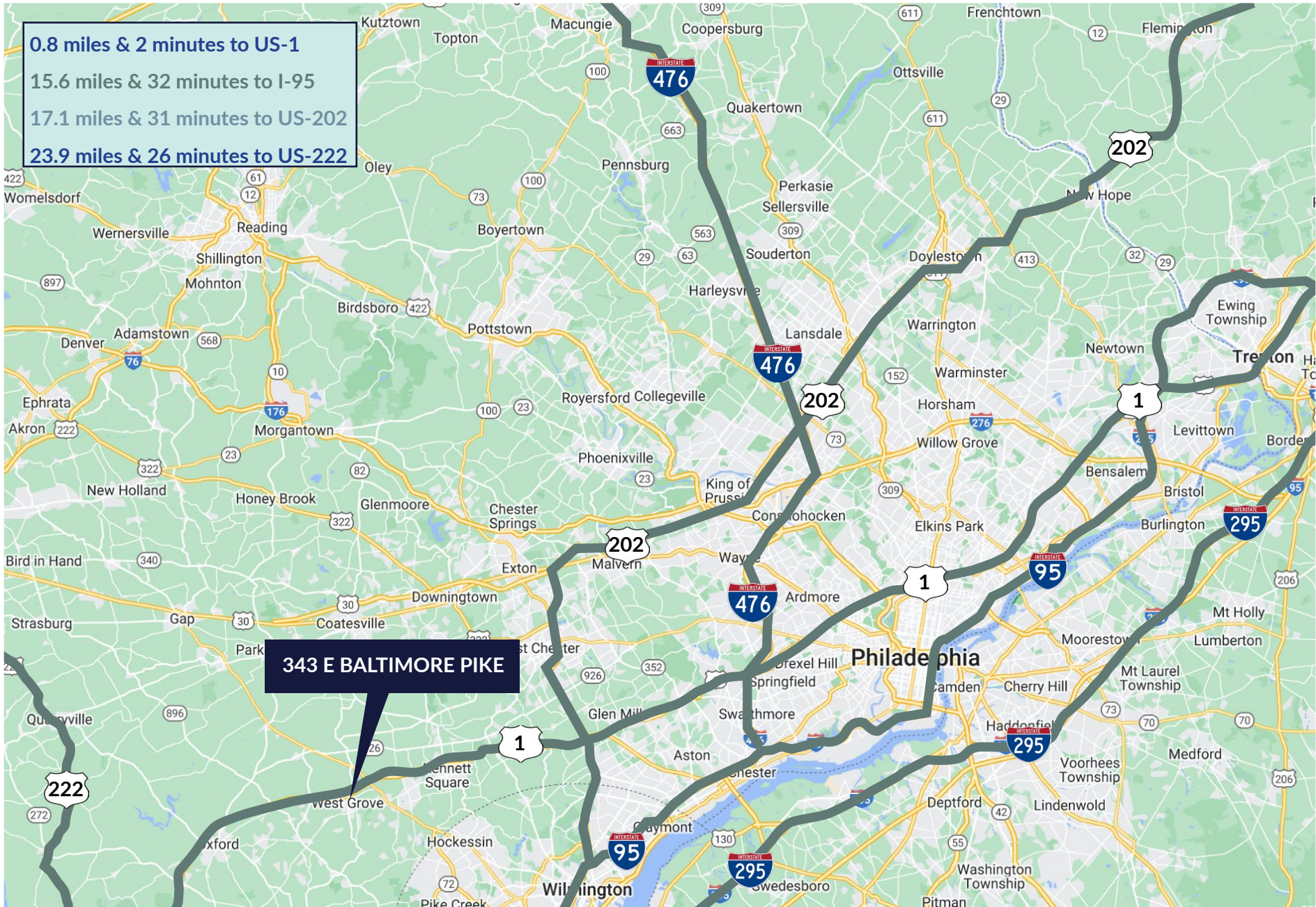
1. A building or combination of buildings may be erected, altered or used and the land itself may be used for any of the following uses upon the grant of a special exception by the Zoning Hearing Board, although none of these uses are permitted under any circumstances within the Ground Water Protection District.
  - A. Fuel service station or storage facility limited in size to a cumulative total of no more than 50,000 gallons of fuel storage.
  - B. Adult Uses (This use must also adhere to all regulations and standards of this Section and Section 27-1834.)

## Accessory Uses

1. A building or combination of buildings may be erected, altered or used and the land itself may be used for any one or more of the following uses as accessory uses:
  - A. Apartments or residences to be used and occupied only by guards or other persons who are required by both the nature of their work and the policy of the owner or operator of the facility to reside upon the premises, and their respective families.
  - B. Retail sales when accessory to wholesale or manufacturing uses on the same lot.
  - C. Other accessory uses to the uses permitted in subsection 1, 2 or 3 above, including but not limited to, structures and/or services provided exclusively to the employees of the facility and their families such as cafeterias and day care centers.
  - D. Offices, provided that they shall be exclusively utilized in support of the principal use.
  - E. Agricultural employee housing.



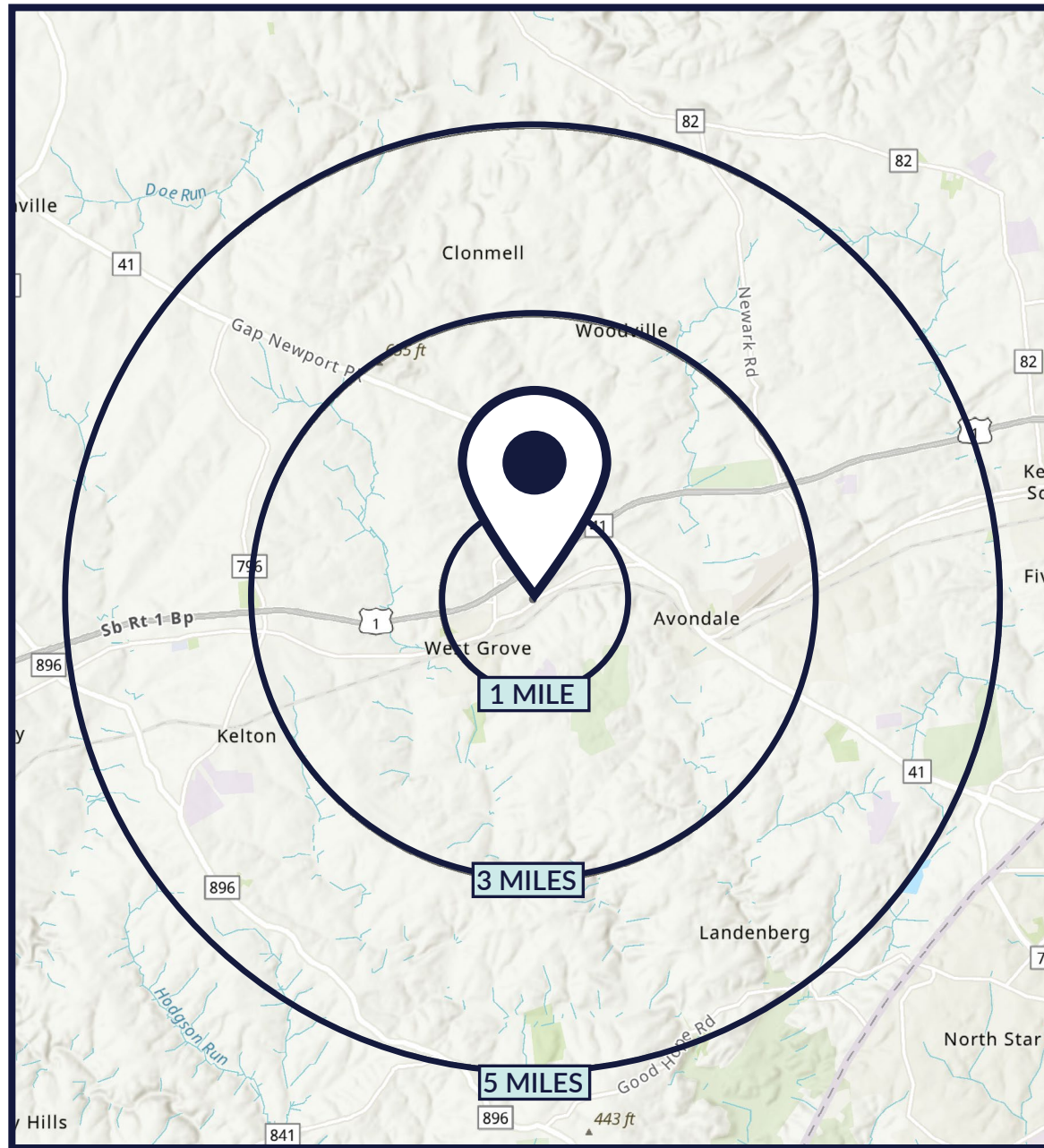
# REGIONAL MAP



# DEMOGRAPHICS

## 2024 Summary

	1 Mile	3 Mile	5 Mile
Population	3,803	16,387	37,813
Households	1,184	5,295	13,022
Families	942	4,225	10,071
Average Household Size	3.19	3.06	2.88
Owner Occupied Housing Units	934	4,333	10,567
Renter Occupied Housing Units	250	962	2,455
Median Age	35.7	38.0	41.0
Median Household Income	\$98,940	\$116,951	\$124,873
Average Household Income	\$142,552	\$166,184	\$172,216







# ATLAS

REALTY ADVISORS

## Zachary Lasorsa

Principal & Broker of Record

Office: 484-497-9150; Ext 1

Mobile: 484-432-3881

Email: [ZL@AtlasRealtyAdvisors.com](mailto:ZL@AtlasRealtyAdvisors.com)

## Joseph Battaglia

Principal

Office: 484-497-9150; Ext 2

Mobile: 484-883-9210

Email: [JB@AtlasRealtyAdvisors.com](mailto:JB@AtlasRealtyAdvisors.com)