



NNN Ground Lease:

4220 Lincoln Hwy, Downingtown, PA 19335



276 Dilworthtown Rd.,
West Chester, PA 19382

PRESENTED BY:

Rich DiPrimio

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Pricing

\$25.00 PSF + NNN

Leasable SF: +/- TBD based on approved plans

Property Highlights

- 1 Acre lot
- Great visibility on Business Route 30
- Zoned: TVC (Thorndale Village Center)
- About 13,000 cars drive by daily (source: TrafficMetrix)
- Public utilities available
- Easy access to highways

Property Overview

KW Commercial is pleased to exclusively present this NNN ground lease opportunity located at 4220 Lincoln Hwy, Downingtown, PA 19335. Ideally positioned along Business Route 30, the property benefits from an estimated 13,000 vehicles passing daily providing exceptional exposure for a future business or development. The property is zoned TVC (Thorndale Village Center) offering a wide variety of uses and has public utility access on Route 30. If you're looking to expand your commercial footprint and develop something new, come check this property out!



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TVC: Thorndale Village Center

Permitted Uses:

- Bank/financial institution
- Brew pub, distillery pub
- Business and professional office
- Hotel or motel
- Day spa
- Mixed use building
- Restaurant
- Retail

Conditional Uses:

- Bed-and-breakfast
- Child day-care
- Commercial recreational
- Drive-through establishment
- Educational use
- Medical center
- Nursery or greenhouse
- Shopping center or shopping mall

Special Exception Uses:

- Religious use
- Utility, Public or private

The full list of uses can be found online via Caln Township Code on eCode360
<https://ecode360.com/CA0507>



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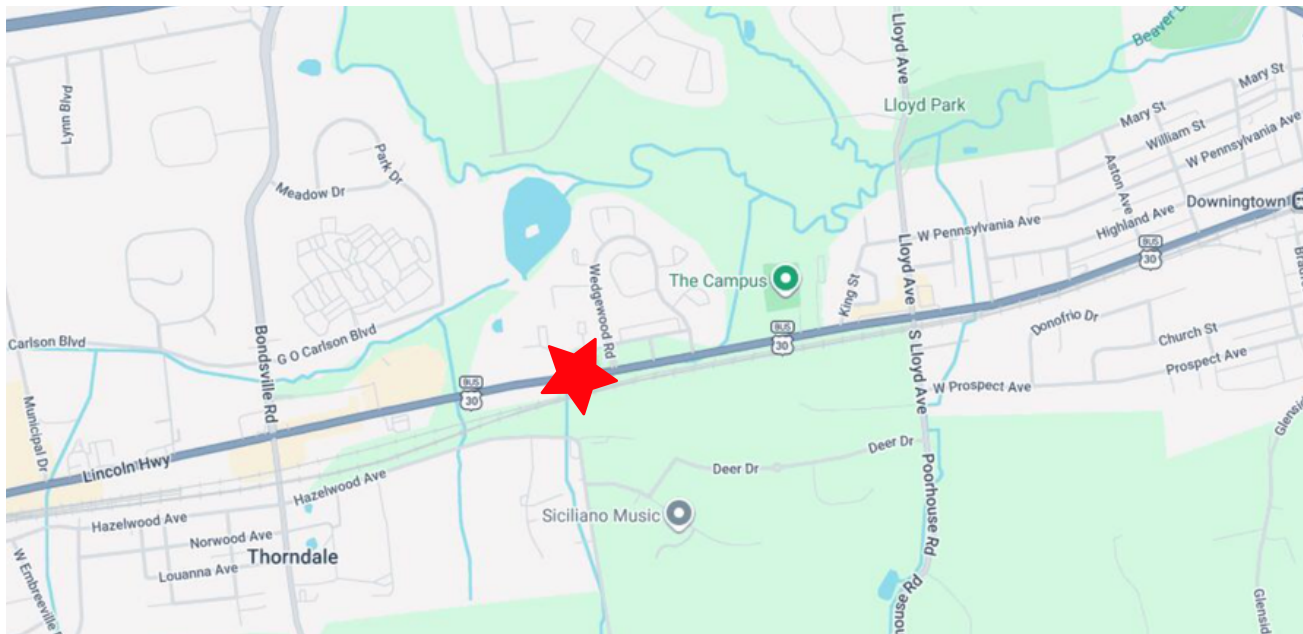
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Traffic

Collection Street	Cross Street	Traffic Vol	Last Measur...	Distance
Lincoln Hwy	Wedgewood Rd W	12,701	2025	0.12 mi
US Hwy 30	W Lancaster Ave E	12,866	2024	0.34 mi
West Lancaster Avenue	King St E	10,175	2025	0.47 mi
King St	Ct Dr S	1,022	2025	0.52 mi
Bondsville Rd	G O Carson Blvd N	15,605	2025	0.57 mi
Bondsville Road	E Kings Hwy W	7,415	2025	0.57 mi
Bondsville Rd	Marshallton Rd S	8,578	2025	0.57 mi
S Lloyd Ave	Trestle Woods N	5,320	2025	0.61 mi
South Lloyd Avenue	Trestle Woods N	6,601	2022	0.62 mi
South Lloyd Avenue	Deer Dr S	5,750	2025	0.62 mi

Made with TrafficMetrix® Products



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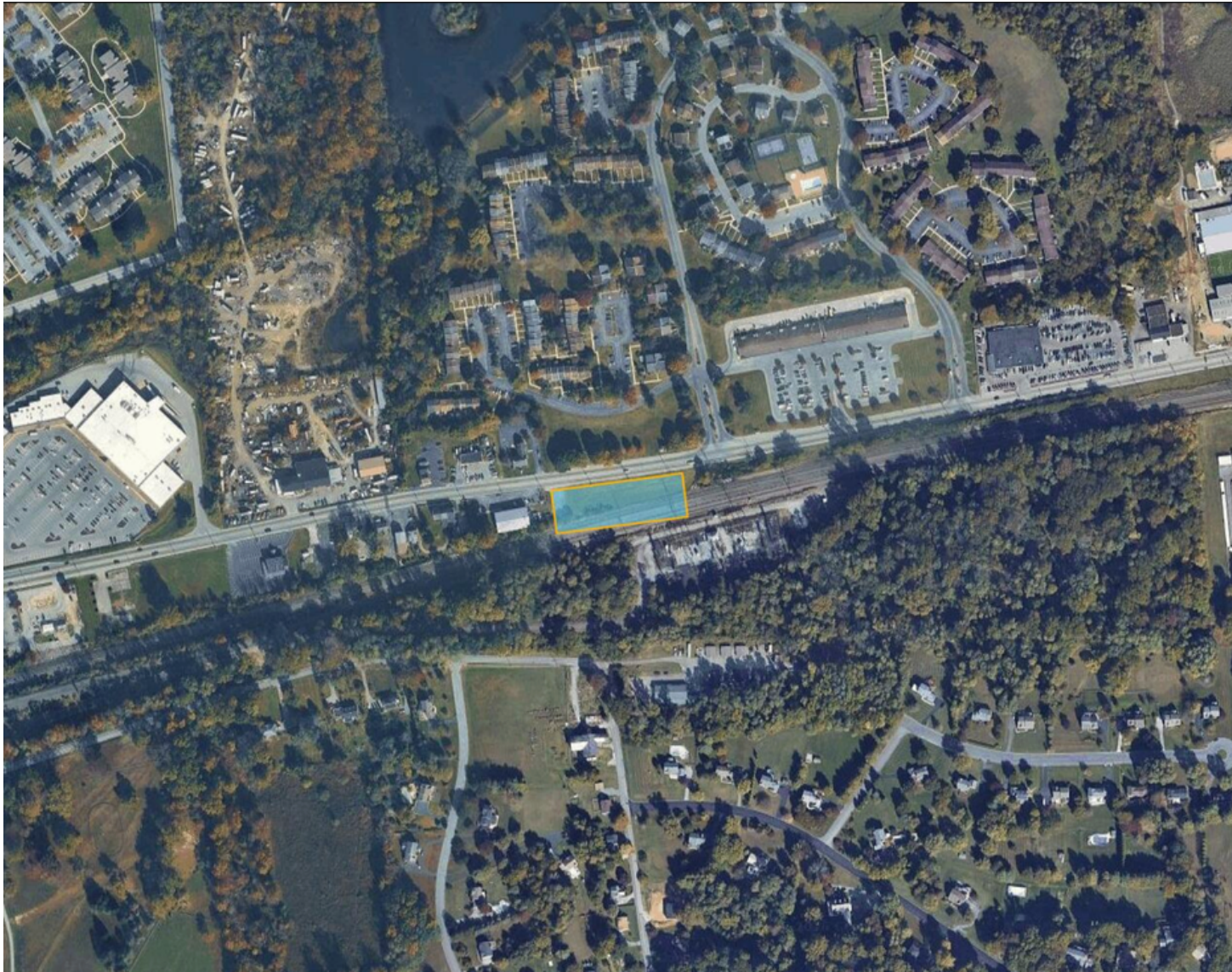
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