

WEST BRANDYWINE TOWNSHIP
DOWNINGTOWN, PA

1403 HORSESHOE PIKE

±10 ACRES AVAILABLE FOR SALE OR LEASE

PHILADELPHIA MSA

AREA RETAILERS

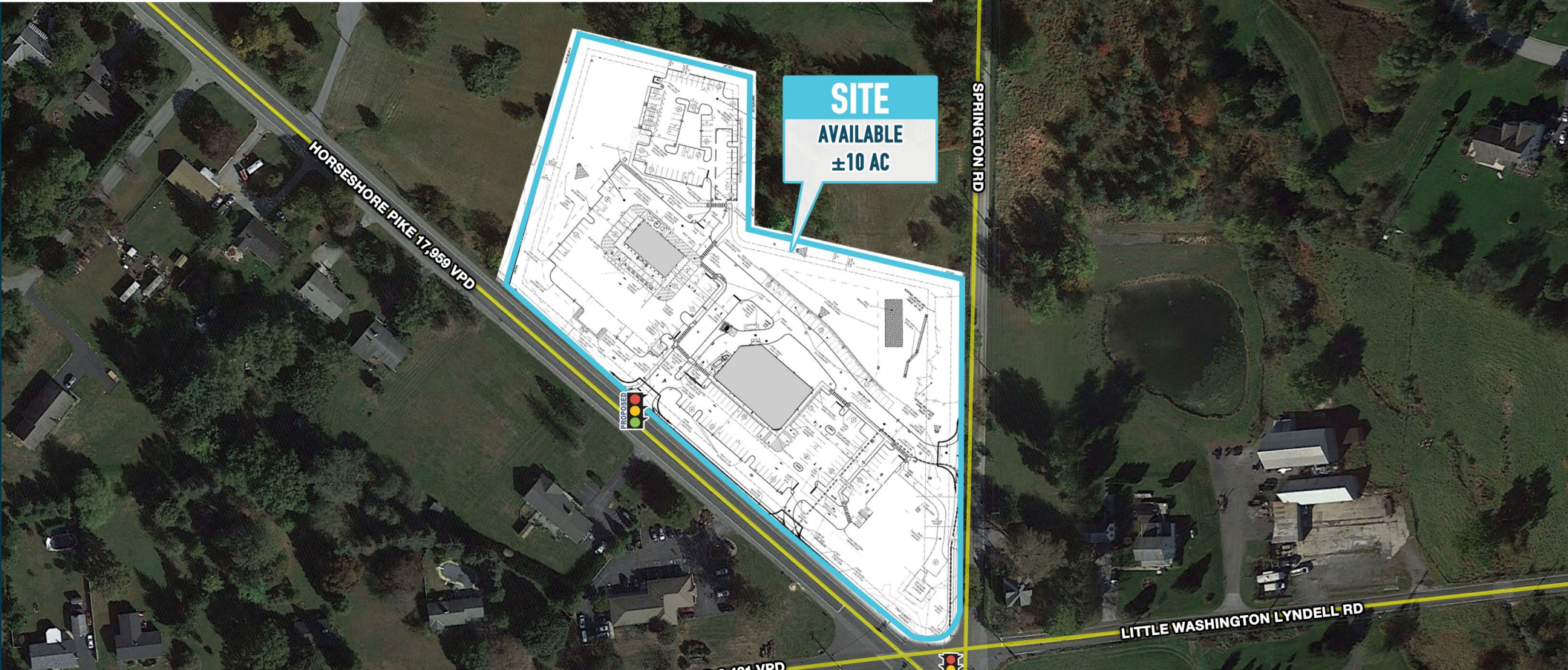
PROPOSED
GIANT

FINE WINE &
GOOD SPIRITS

DUNKIN'
Fulton Bank

**RITE
AID**

NEW DEVELOPMENT OPPORTUNITY IN GROWING WEST BRANDYWINE TOWNSHIP



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get in touch.

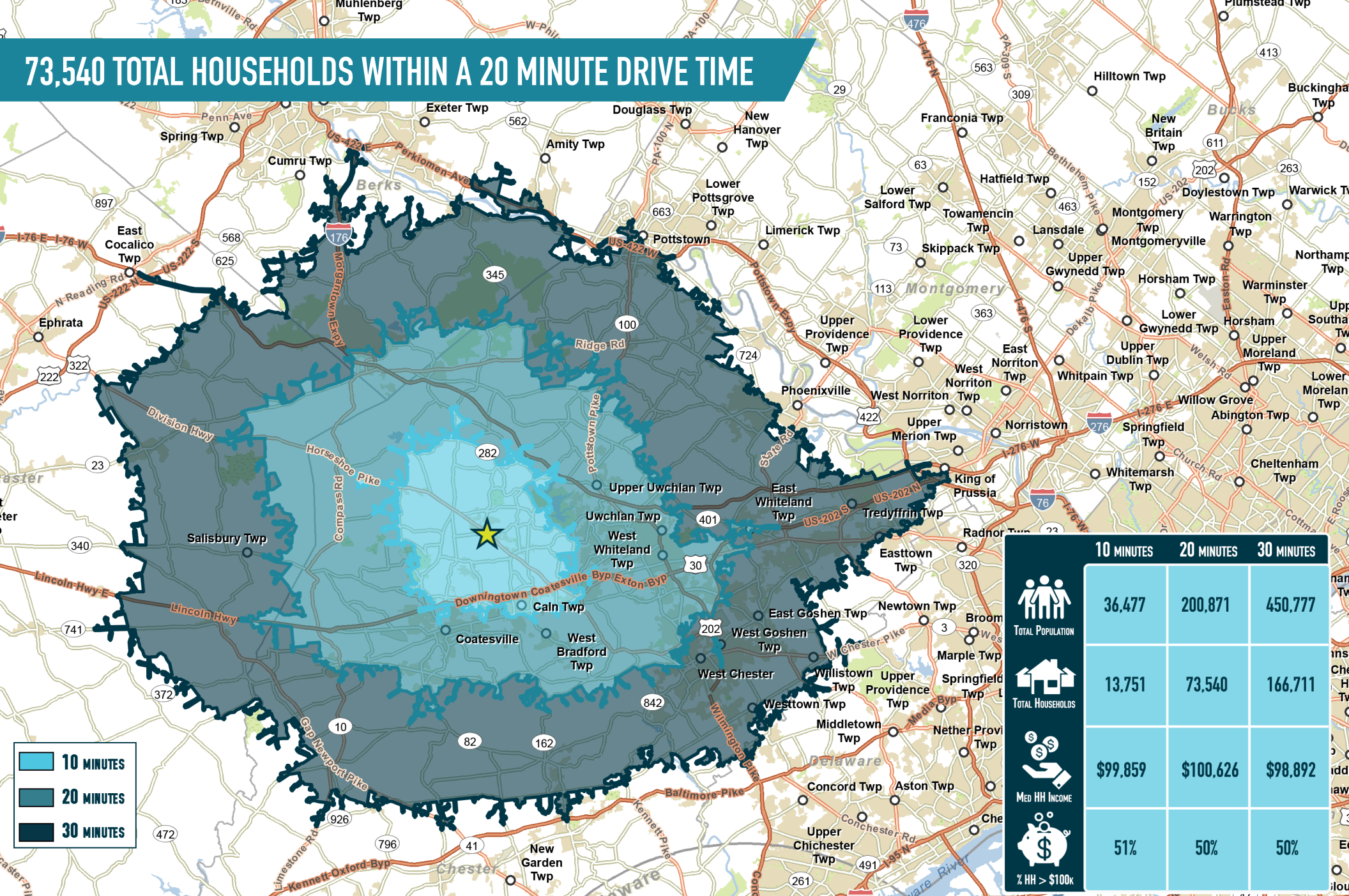
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73,540 TOTAL HOUSEHOLDS WITHIN A 20 MINUTE DRIVE TIME



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site data

- Parcel Data: ±10 Acres

- Zoning: RM - Rural Mixed-Use District

Permitted Uses:

1. Professional, business, or administrative office
2. Retail establishment involving the sale of goods & services
3. Personal services, including barber- and beauty shops, tailoring, and dressmaking
4. Repair shop, including small electrical or other small household appliances, bicycles, shoes and watches
5. Shop for a trade, including carpentry, plumbing and blacksmithing
6. Single-family dwelling
7. Bed-and-breakfast facility

Special Exception Uses:

1. Educational use
2. Religious use
3. Dispensing of gasoline as an accessory use to a permitted retail use
4. Public utility facility
5. Automotive service or repair garage facility
6. Car wash
7. Sale or rental of automobiles and other vehicles
8. Hotel or motel
9. Nursing home or assisted living facility

Conditional Uses:

1. Planned mixed use development
2. Restaurant, confectionery or other place serving food or beverages, including fast food restaurant
3. Bank or other financial institution
4. Two-family and multiple-family dwellings

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