



# PROFESSIONAL OFFICE/MEDICAL SUITES

*For Lease in Newtown Square*



11 SAINT ALBANS AVE | NEWTOWN SQUARE, PA 19073



**PILLAR REAL ESTATE ADVISORS**

P: 484-887-8202 | [www.PillarRealEstateAdvisors.com](http://www.PillarRealEstateAdvisors.com)

535 N. Church Street, West Chester, PA 19380



## PROPERTY HIGHLIGHTS

- Beautiful Colonial Style Brick Office/Professional Building in The Heart of Newtown Square
- Flexible Footprints: 560 SF up to 4,592 SF
- First Floor and Second Floor Space Available
- On-Site Parking for 16 Cars
- Great Signage Opportunity in bustling Newtown Square off of Saint Alban's Circle
- Located one block from West Chester Pike (Rt. 3) & two blocks from Newtown Street Road (252)
- Ownership willing to provide fit out (Interior & Exterior) for qualified tenants
- Perfect for Small Medical Users
- C-1 Zoning

**LEASE RATE: \$20 PSF**

**MODIFIED GROSS + UTILITIES**

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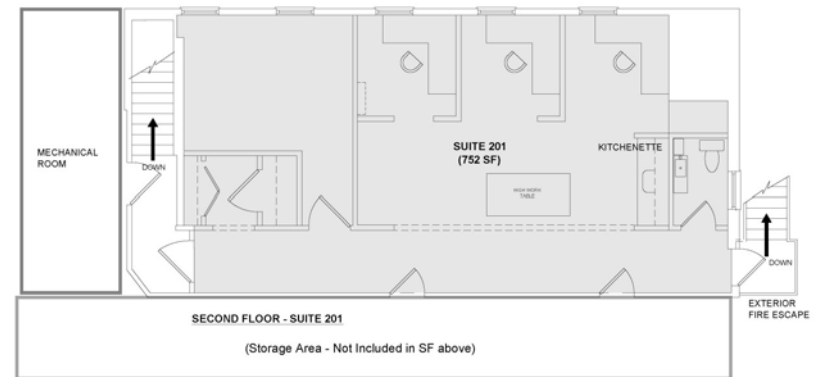
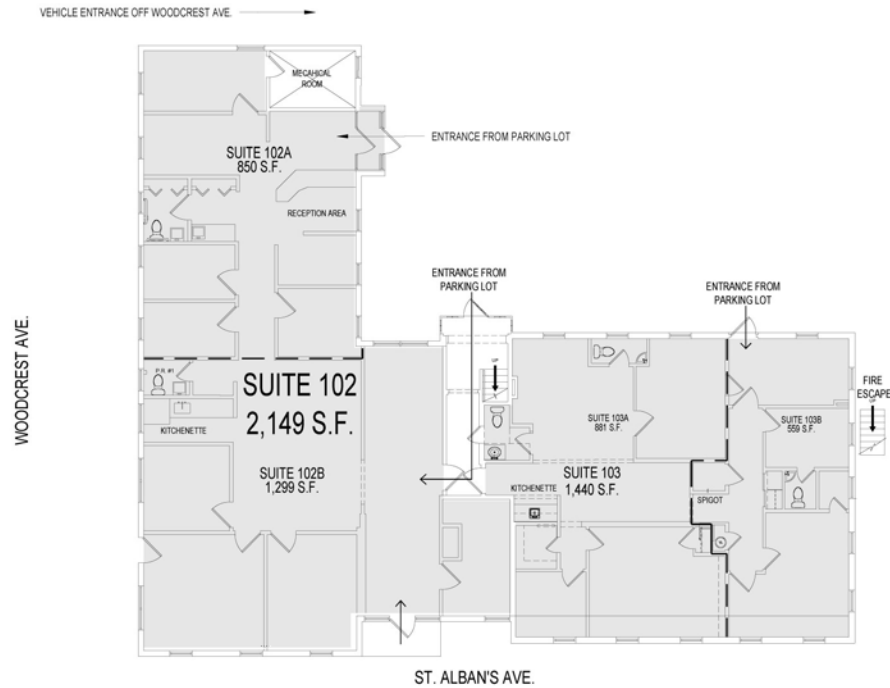
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## FIRST FLOOR

## SECOND FLOOR—SUITE 201



1 11 SAINT ALBAN'S AVE. - EXISTING FIRST FLOOR  
SK-1 SCALE: 3/32" = 1'-0"

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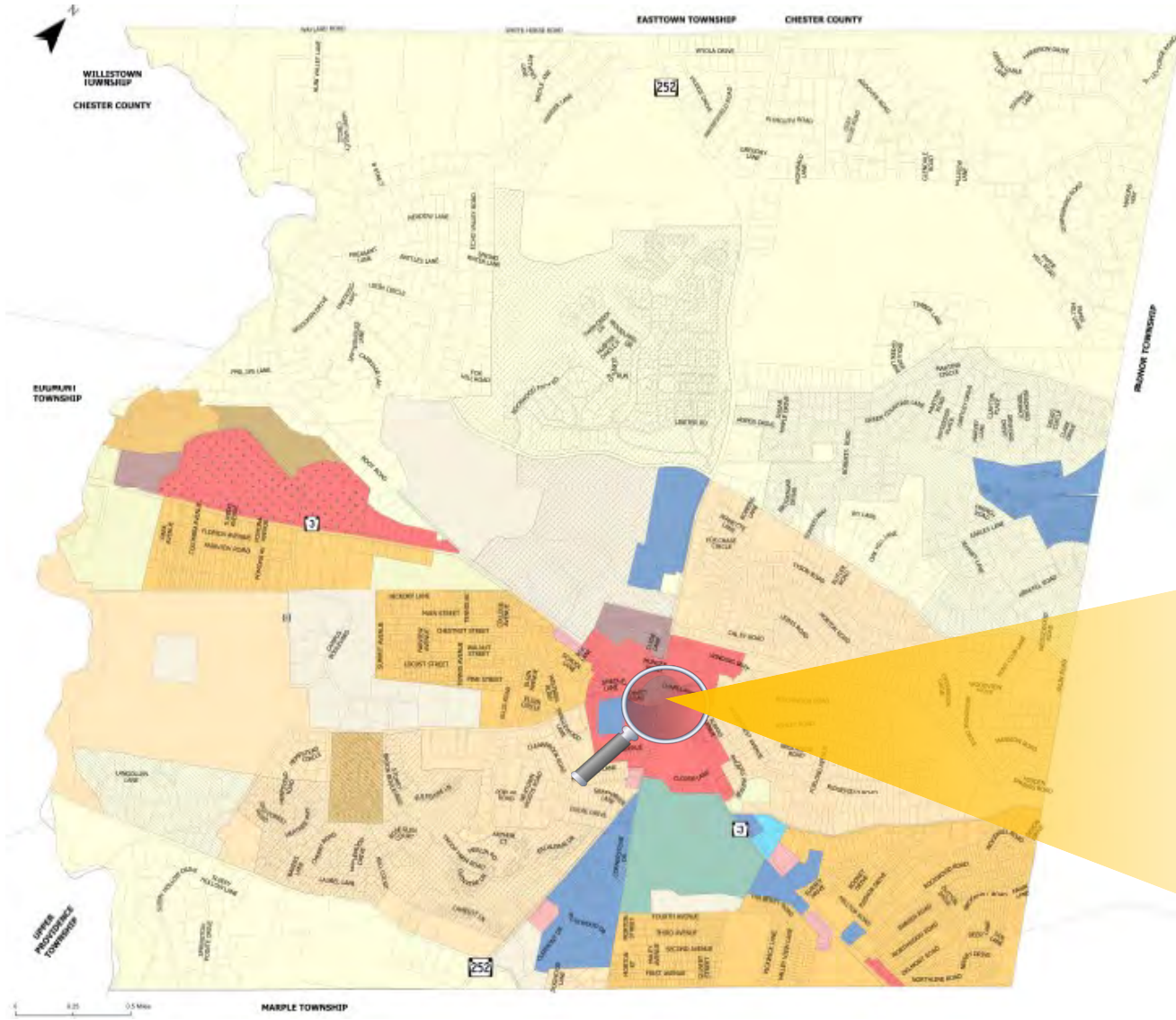
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ARTICLE XVI  
C-1 Commercial Districts

§ 172-69. Applicability.

In C-1 Commercial Districts, the regulations contained in this article shall apply.

§ 172-70. Permitted uses.

A building may be erected or used and a lot may be used or occupied for any of the following purposes and no other:

- A. Retail store.
- B. Personal service shop, tailor, barber, beauty shop, shoe repair, dressmaking shop and other personal service shop or store.
- C. Bank and other similar institutions.
- D. Offices.
- E. Club. [Amended 9-8-1980 by Ord. No. 1980-17]
- F. Places of amusement, recreation or assembly, when authorized as a special exception. [Amended 4-12-1982 by Ord. No. 1982-2]
- G. Restaurant, cafe, catering establishments and establishments where food is cooked and dispensed for off-premises consumption, where authorized as a special exception. Establishments dispensing or serving food for consumption on the premises outdoors or in cars or vehicles parked on the premises, including drive-in food stands, shall not be considered as restaurants, cafes, catering establishments or establishments dispensing food for off-premises consumption and are not permitted in this zoning district.
- H. Confectionery, retail bakery.
- I. Mortuary.
- J. Plumber, electrician, paperhanger and similar occupations.
- K. Residential or nonresidential parking lot or public parking facility.
- L. Public garage, motor vehicle service station, car wash, motor vehicle sales agency, motor vehicle repair shop and battery service station, when authorized as a special exception. [Amended 9-8-1980 by Ord. No. 1980-15]
- M. Accessory uses on the same lot with and customarily incidental to any of the above permitted uses and not seriously detrimental to the neighborhood when authorized as a special exception.
- N. The uses permitted by right and the uses permitted by special exception shall not include adult entertainment uses, as defined in this chapter. [Added 1-6-1997 by Ord. No. 1997-1]

§ 172-70

- O. Residential restrictions. After May 19, 1973, single-family dwellings, two-family dwellings, multifamily dwellings and apartments shall not be permitted to be erected or used in the commercial districts of the Township, except by special exception of the Zoning Hearing Board.

§ 172-71

§ 172-71. Area regulations.

- A. Front yard. There shall be a front yard on each street on which a lot abuts which shall not be less than 20 feet in depth.
- B. Building area. The building area shall not exceed 70% of the lot area.
- C. Rear yard. There shall be a rear yard on each lot which shall be not less than 15 feet in depth.
- D. Height regulations. No buildings shall exceed three stories, excluding basement, or 45 feet in height.
- E. Loading and unloading space. All buildings shall be provided with adequate off-street loading and unloading spaces located on other than the streets upon which the lot abuts.
- F. Parking space. Parking spaces shall comply with the numerous regulations established in Article XXIV.
- G. Minimum lot area. No building permit shall be issued in commercial districts with on-lot sewage disposal unless the minimum area of the lot for each family unit or for each store or for each combination of store and family unit in the building to be erected is 6,000 square feet.





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A black and white photograph of two hands shaking in a firm grip, symbolizing a business agreement. The hands are wearing white dress shirts and dark suit jackets. The image is overlaid with a semi-transparent dark grey band containing text.

## PILLAR REAL ESTATE ADVISORS

BRINGING EXPERIENCE, PROFESSIONALISM, AND INTEGRITY  
TO COMMERCIAL REAL ESTATE BROKERAGE

**ANDREW TURNER**

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