

FORMER BANK BRANCH

# MALVERN (FRAZER), PA

101 LANCASTER AVE

± 4,100 RETAIL PROPERTY FOR LEASE ON 3.11 ACRES

**FREE STANDING  
BUILDING  
WITH DRIVE-THRU**



metrocommercial.com | Plymouth Meeting, PA | Mount Laurel, NJ | Miami, FL | Philadelphia, PA

**get in touch.**

**JOE DOUGHERTY**

Office 610.260.2670

Direct 610.580.7663

[jdougherty@metrocommercial.com](mailto:jdougherty@metrocommercial.com)

**DAVID JUDD**

Office 856.222.3037

Direct 215.906.2908

[djudd@metrocommercial.com](mailto:djudd@metrocommercial.com)





The information and images contained herein are from sources deemed reliable. However, Metro Commercial Real Estate, Inc. makes no representation whatsoever as to their accuracy or authenticity. Images shown may be modified for illustrative purposes. Images may be out-of-date and not current.

FORMER BANK BRANCH  
**MALVERN (FRAZER), PA**  
101 LANCASTER AVE



[www.metrocommercial.com](http://www.metrocommercial.com)





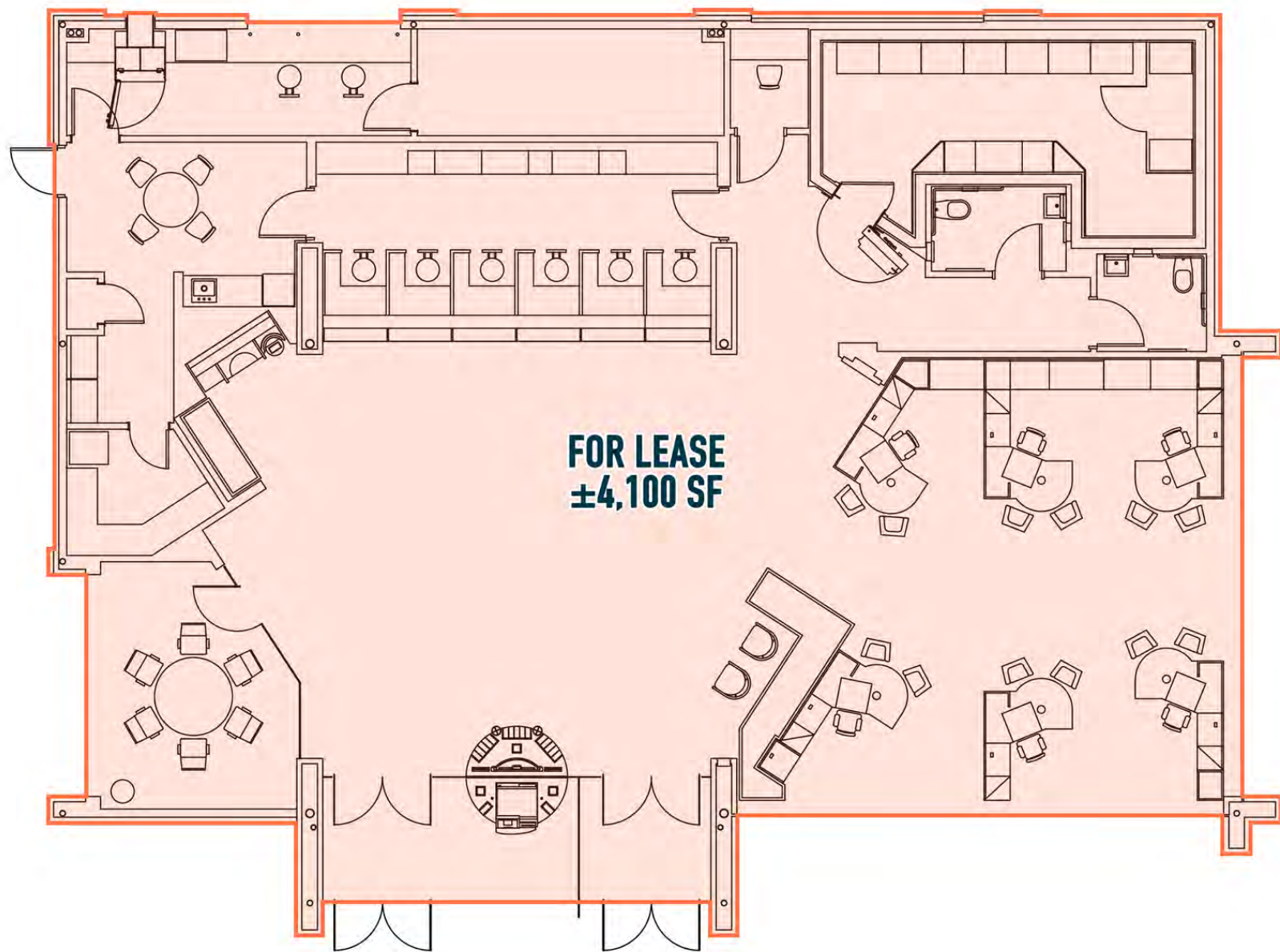
The information and images contained herein are from sources deemed reliable. However, Metro Commercial Real Estate, Inc. makes no representation whatsoever as to their accuracy or authenticity. Images shown may be modified for illustrative purposes. Images may be out-of-date and not current.

FORMER BANK BRANCH  
**MALVERN (FRAZER), PA**  
101 LANCASTER AVE



[www.metrocommercial.com](http://www.metrocommercial.com)





The information and images contained herein are from sources deemed reliable. However, Metro Commercial Real Estate, Inc. makes no representation whatsoever as to their accuracy or authenticity. Images shown may be modified for illustrative purposes. Images may be out-of-date and not current.

FORMER BANK BRANCH  
**MALVERN (FRAZER), PA**  
101 LANCASTER AVE



[www.metrocommercial.com](http://www.metrocommercial.com)

## OVERVIEW

Located ~27 miles northwest of Center City Philadelphia, Malvern, PA is nestled in the heart of Chester County and is home to the corporate headquarters of Vanguard, one of the world's largest investment management companies. Malvern boasts the award-winning Great Valley School District, easy access to SEPTA/Amtrak via the Malvern and Paoli stations, and convenient proximity to major highways such as U.S. Route 202, Interstate 476, and Interstates 76 and I-276 (PA Turnpike).

Built in 2005, this former TD Bank property offers prospective tenants the unique ability to enter a dynamic area at a signalized corner on a large parcel (over 3 acres) along the busy Lancaster Avenue/Route 30 corridor, which sees over 25,000 cars per day passing the site. Area retailers include many national tenants such as Target, Wegmans, Chipotle, McDonald's, Wells Fargo, and Dunkin'.

## ZONING

### FC – Frontage Commercial

#### Permitted Uses:

- Retail commerce, including:
  - Stores and personal service shops dealing directly with customers
  - Restaurants or other similar establishments, but excluding drive-in facilities
  - Banks, but excluding drive-in facilities
  - Exercise or fitness facilities
  - Studios for dance, art, music or photography
  - Nursery schools or day-care centers, inclusive of both
  - Brewpub
- Business or professional offices, including: adult daycare and child daycare
  - Operations designed to attract and serve customers or clients on the premises, such as the offices of physicians, lawyers, other professions, veterinarians (but excluding animal boarding facilities), insurance and stock brokers, travel agents and government entities
  - Operations designed to attract little or no customer or client traffic other than employees of the entity operating the principal use
  - Medical offices or clinic/medical clinics
- Bed-and-breakfast establishments

- Not-for-profit museums, libraries or other educational, cultural, religious, civic or philanthropic uses of a similar nature
- Public or private not-for-profit open space and recreation uses
- For-profit open space and recreation uses
- Transit stations or public utility facilities
- Animal hospital, veterinarian, or kennel
- Public garage, motor vehicle sales, service or repair shop, and gasoline service station
- Warehouse (accessory)
- Accessory uses such as cafeterias and child day-care facilities
- Assisted living facility

#### Conditional Uses:

- Cinemas or similar recreational or cultural establishments
- Hotels, motels, inns, or conference centers
- Multifamily residential dwellings in accordance with the MF

#### Special Uses:

- Drive-in facility

The information and images contained herein are from sources deemed reliable. However, Metro Commercial Real Estate, Inc. makes no representation whatsoever as to their accuracy or authenticity. Images shown may be modified for illustrative purposes. Images may be out-of-date and not current.

FORMER BANK BRANCH  
**MALVERN (FRAZER), PA**  
101 LANCASTER AVE



[www.metrocommercial.com](http://www.metrocommercial.com)



## ADDITIONAL PHOTOS



The information and images contained herein are from sources deemed reliable. However, Metro Commercial Real Estate, Inc. makes no representation whatsoever as to their accuracy or authenticity. Images shown may be modified for illustrative purposes. Images may be out-of-date and not current.

FORMER BANK BRANCH  
**MALVERN (FRAZER), PA**  
101 LANCASTER AVE



[www.metrocommercial.com](http://www.metrocommercial.com)



## INTERIOR PHOTOS



The information and images contained herein are from sources deemed reliable. However, Metro Commercial Real Estate, Inc. makes no representation whatsoever as to their accuracy or authenticity. Images shown may be modified for illustrative purposes. Images may be out-of-date and not current.

FORMER BANK BRANCH  
**MALVERN (FRAZER), PA**  
101 LANCASTER AVE



[www.metrocommercial.com](http://www.metrocommercial.com)

## LARGEST EMPLOYERS



## DEMOGRAPHIC HIGHLIGHTS BASED ON A 2-MILE RADIUS



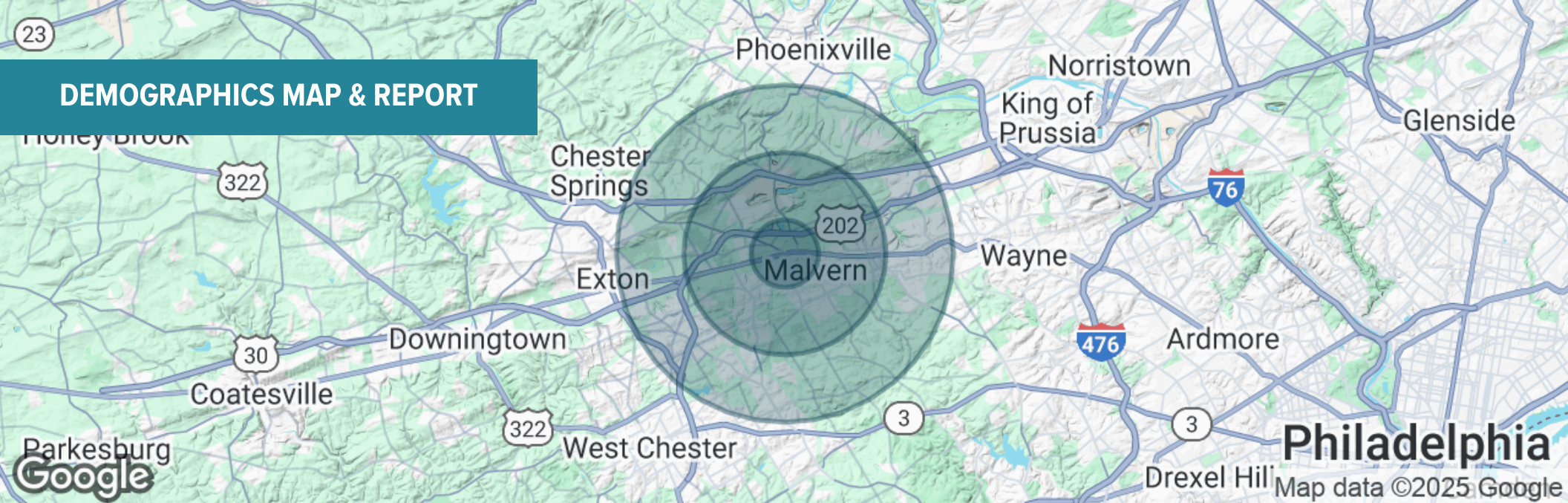
The information and images contained herein are from sources deemed reliable. However, Metro Commercial Real Estate, Inc. makes no representation whatsoever as to their accuracy or authenticity. Images shown may be modified for illustrative purposes. Images may be out-of-date and not current.

FORMER BANK BRANCH  
**MALVERN (FRAZER), PA**  
101 LANCASTER AVE



[www.metrocommercial.com](http://www.metrocommercial.com)





POPULATION	1 MILE	3 MILES	5 MILES
Total Population	5,376	35,237	82,678
Average Age	42	43	43
Average Age (Male)	41	41	42
Average Age (Female)	43	44	44
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	2,210	13,433	31,493
# of Persons per HH	2.4	2.6	2.6
Average HH Income	\$179,173	\$192,277	\$198,844
Average House Value	\$607,103	\$688,860	\$695,493

Demographics data derived from AlphaMap

The information and images contained herein are from sources deemed reliable. However, Metro Commercial Real Estate, Inc. makes no representation whatsoever as to their accuracy or authenticity. Images shown may be modified for illustrative purposes. Images may be out-of-date and not current.

FORMER BANK BRANCH  
**MALVERN (FRAZER), PA**  
101 LANCASTER AVE



[www.metrocommercial.com](http://www.metrocommercial.com)