

FOR SALE OR GROUND LEASE



## 806 DOWNINGTOWN PIKE, WEST CHESTER PA

3.86 ACRES | ZONED C1



**3.86 ACRES | ZONED C-1**

# OFFERING MEMORANDUM

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Each Office Independently Owned and Operated

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## Executive Summary

The property at 806 Downingtown Pike offers a premier development opportunity in a highly desirable and expanding market. Spanning 3.86 acres of undeveloped land, the site's zoning, signalized access, and strategic location provide exceptional flexibility for a variety of uses, including retail, service, or mixed-use development. The property is ideal for projects such as a neighborhood-oriented retail center, quick-service restaurant, daycare facility, or a thoughtfully planned commercial development with multiple tenants.

The property is located in a rapidly growing region, adjacent to a signalized intersection, ensuring significant traffic exposure and accessibility. Pursuing a planned commercial development here aligns with the district's intent to create organized commercial areas that serve the community effectively while adhering to the township's aesthetic and functional standards.

## Key Highlights

### Zoning Flexibility:

The property's zoning supports a wide range of uses, enabling developers and end-users to design a project that aligns with community needs and maximizes return on investment.

### Planned Commercial Development Potential:

The 3.86-acre size makes it well-suited for a unified development of retail stores, personal service providers, or office spaces within a village-like environment.

### Prime Location:

**Prominent Frontage:** Located along Route 322, the property offers exceptional visibility and accessibility.

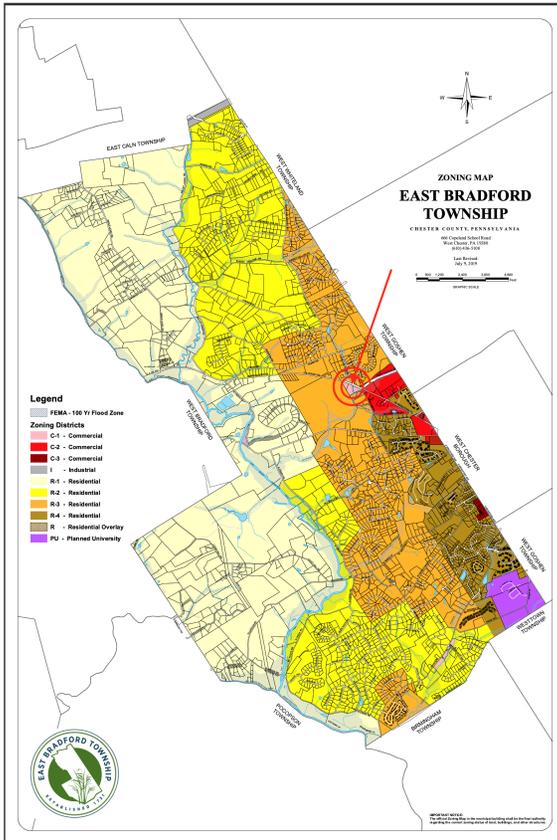
**Proximity to Key Boroughs:** The site is conveniently located near both the Borough of West Chester and the Borough of Downingtown, positioning it within a robust local market.

### Demographic Strength:

The surrounding area boasts a high concentration of jobs and strong economic indicators, with an average household income of \$200,000—double the national average.

## Property Highlights

- 2024 Population: 5 Mile, 116,814
- Average Household Income: \$137,156
- Average Daily Traffic Count: 15,484
- Public Utilities Available



# OFFERING DETAILS

806 Downingtown Pike | West Chester, PA 19380

## Offering Details

Asking Price: \$1,300,000  
Lease Rate: \$30psf NNN (Building)

## Building Details

Water: Public Available  
Gas: Public Available  
Sewer: Public Available  
Lot Size: 3.86 Acres

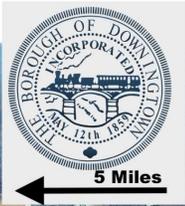


## Parcel Details

Parcel ID: 51-05 -0038  
Municipality Name: East Bradford Twp  
Zoning: C-1  
Property Taxes: \$1,055 annually

# PROPERTY PHOTOS

806 Downingtown Pike | West Chester, PA 19380



West Chester Bypass  
13,000 AADT ±

Route 322  
16,000 AADT ±



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## C-1 Neighborhood Commercial District

The C-1 Neighborhood Commercial District in East Bradford Township is designed to support local-scale retail and service establishments within a village or neighborhood setting. The district promotes planned commercial development with organized arrangements of buildings, service areas, and parking to facilitate efficient access management.

### Permitted Uses by Right:

**Retail Sales:** Establishments selling dry goods, general merchandise, clothing, food, flowers, drugs, household supplies, and furnishings, including convenience stores.

**Personal Services:** Businesses such as barbershops, hair salons, and dry cleaning services.

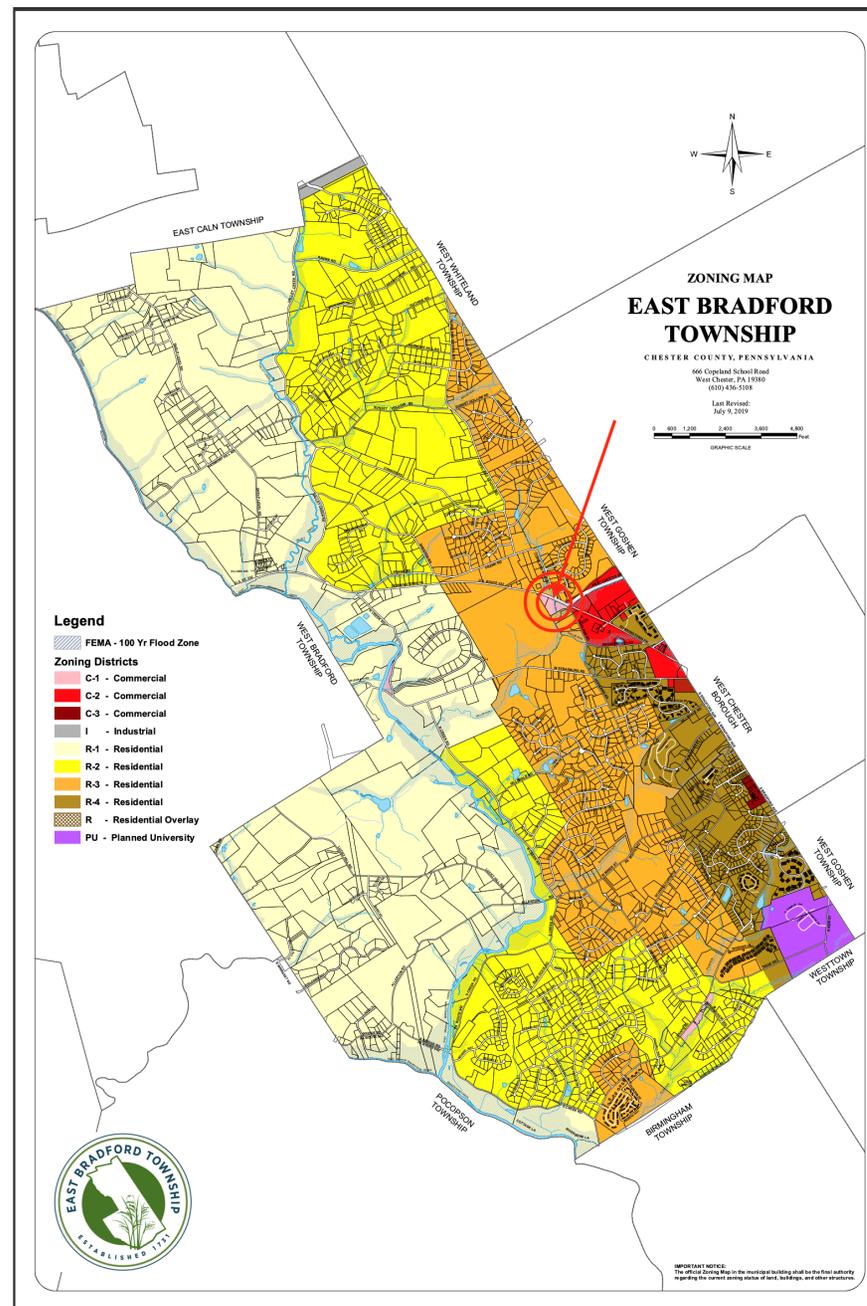
**Food Production:** Bakeries and confectioneries producing goods for retail sale on the premises.

**Day-Care Centers:** Facilities providing child care services.

**Forestry:** Activities related to forest management and timber production.

**Commercial Accessory Uses:** Secondary uses customarily incidental to a principal commercial use.

**Solar Energy Systems:** Accessory solar installations compliant with specific provisions.



[Click for Detailed Zoning Code](#)

## C-1 Neighborhood Commercial District

Conditional Uses (Subject to Approval):

Planned Commercial Developments: Comprehensive developments combining multiple commercial uses.

Office Buildings: Structures for corporate headquarters, administrative functions, financial institutions, professional services, and medical or dental offices.

Adaptive Reuse of Historic Resources: Conversion of Class I or Class II historic resources, potentially including residential uses permitted in the R-4 Residential District.

Area and Bulk Regulations:

For planned commercial developments:

Minimum Lot Area: 14,000 square feet per individual use; minimum tract size of one acre.

Minimum Lot Width: 200 feet at the street line/building line.

Maximum Building Coverage: 30%.

Maximum Floor Area Ratio: 50%.

Minimum Landscaped Open Space: 20%, excluding parking area landscaping.

Minimum Building Setback: 75 feet.

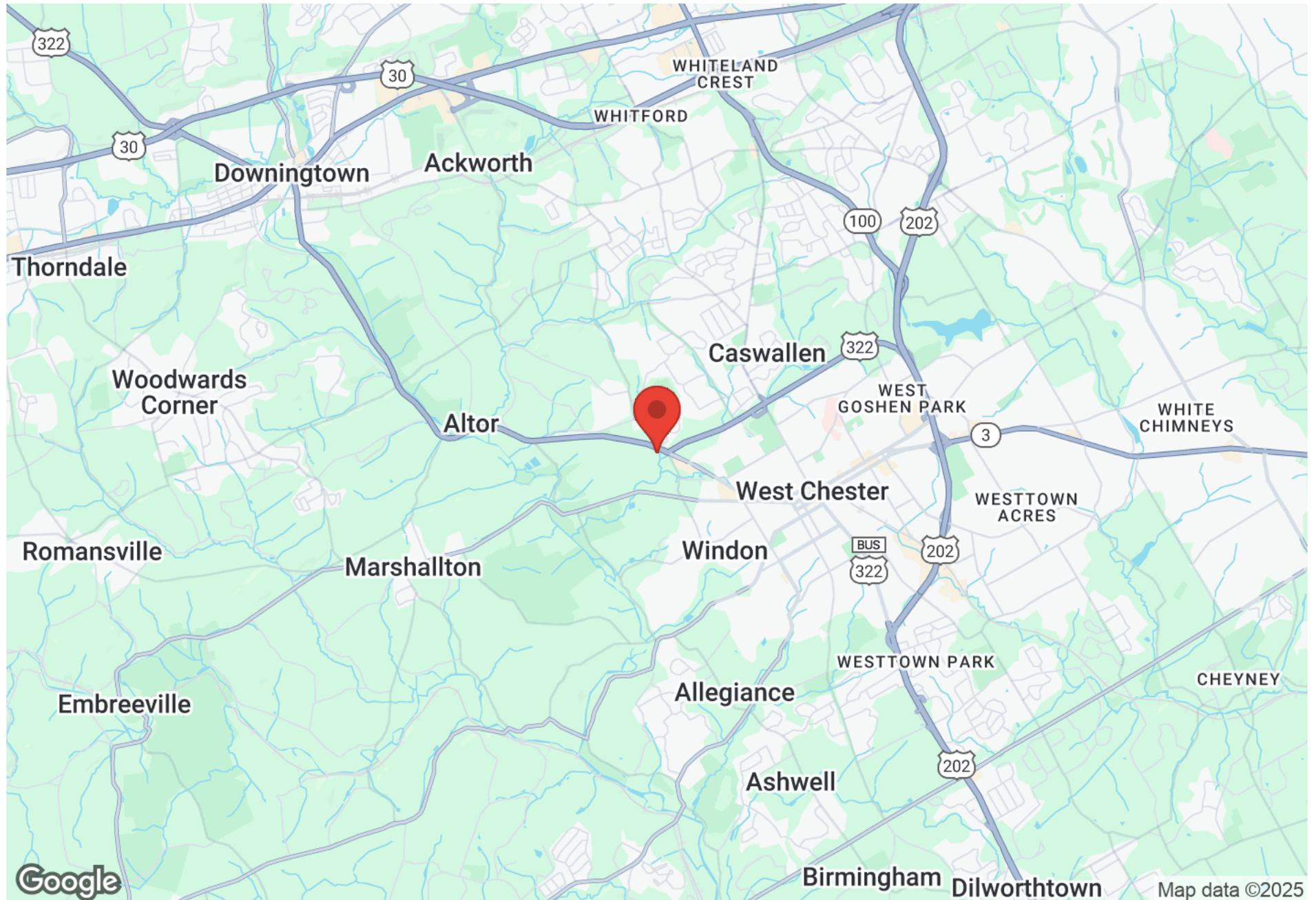
Minimum Side and Rear Yards: 50 feet adjacent to residential districts; 25 feet adjacent to nonresidential districts.

Maximum Building Height: Three stories or 35 feet.

[Click for Detailed Zoning Code](#)

# REGIONAL MAP

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