

FOR SALE

1522 MCDANIEL
DRIVE
WEST CHESTER, PA



FLEXIBLE OFFICE OPPORTUNITY

TWO-STORY OFFICE BUILDING WITH FINISHED BASEMENT

**AVISON
YOUNG**

Property overview

1522 MCDANIEL DR, WEST CHESTER, PA

This 8,375 SF office property offers a flexible ownership opportunity in the highly desirable West Chester submarket. The two-story building with a finished basement can accommodate a single user or be configured into three separate suites, making it ideal for owner-users, investors, or professional service firms seeking long-term flexibility and visibility.

Building Size	8,375 SF
Building Class	Class B
Additional Building Info.	2 Stories + finished basement Can be split into 3 suites Two bank lane drive-thrus
Municipality	Westtown Township
Zoning	R-3, Residence-Office District
Utilities	Public
Parking	20 Spaces
Generator	Diesel
Security	Access control
Accessibility	Minutes to Route 3 & Route 202



CONDO ASSOCIATION

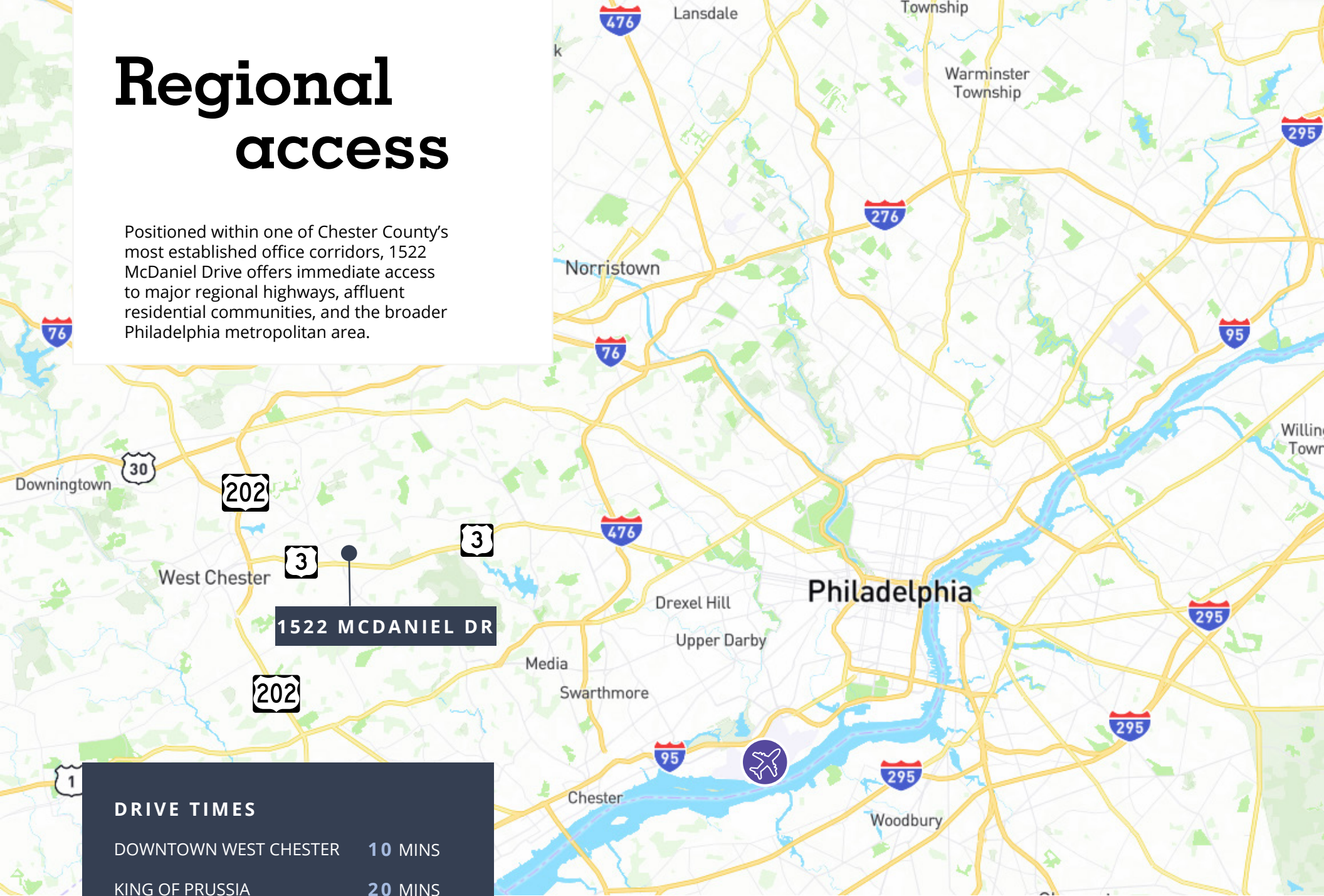
The property is part of a professionally maintained condo association that helps support long-term asset upkeep and operational efficiency.

Association Includes:

- Common area maintenance
- Landscaping
- Snow removal
- Parking area upkeep
- Insurance on common elements

Regional access

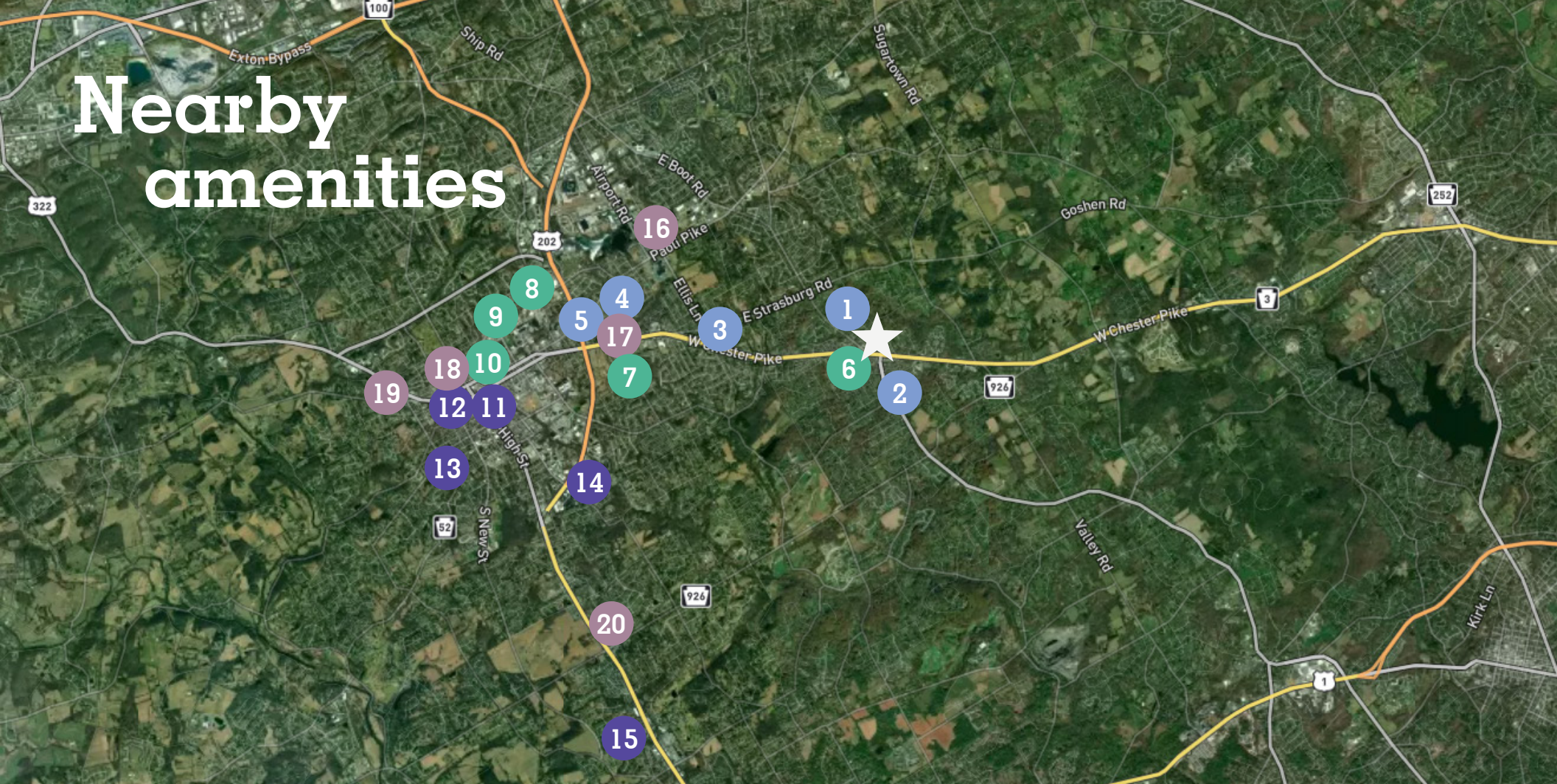
Positioned within one of Chester County's most established office corridors, 1522 McDaniel Drive offers immediate access to major regional highways, affluent residential communities, and the broader Philadelphia metropolitan area.



DRIVE TIMES

DOWNTOWN WEST CHESTER	10 MINS
KING OF PRUSSIA	20 MINS
CENTER CITY PHILADELPHIA	35 MINS
WILMINGTON, DE	30 MINS

Nearby amenities



DINING

- 1 Wawa
- 2 Lo Piccolo's Pizza
- 3 The Stone Tavern
- 4 Panera Bread
- 5 Dunkin'

RETAIL & SERVICE

- 6 GIANT
- 7 CVS
- 8 Target
- 9 ACME Markets
- 10 ALDI

HOTELS

- 11 Hotel Warner
- 12 Hotel Indigo
- 13 The Bookhouse
- 14 Microtel Inn & Suites
- 15 Holiday Inn Express & Suites

FITNESS

- 16 YMCA
- 17 LA Fitness
- 18 East Chestnut Fitness
- 19 Orangetheory Fitness
- 20 Planet Fitness

Area demographics

3 MILES

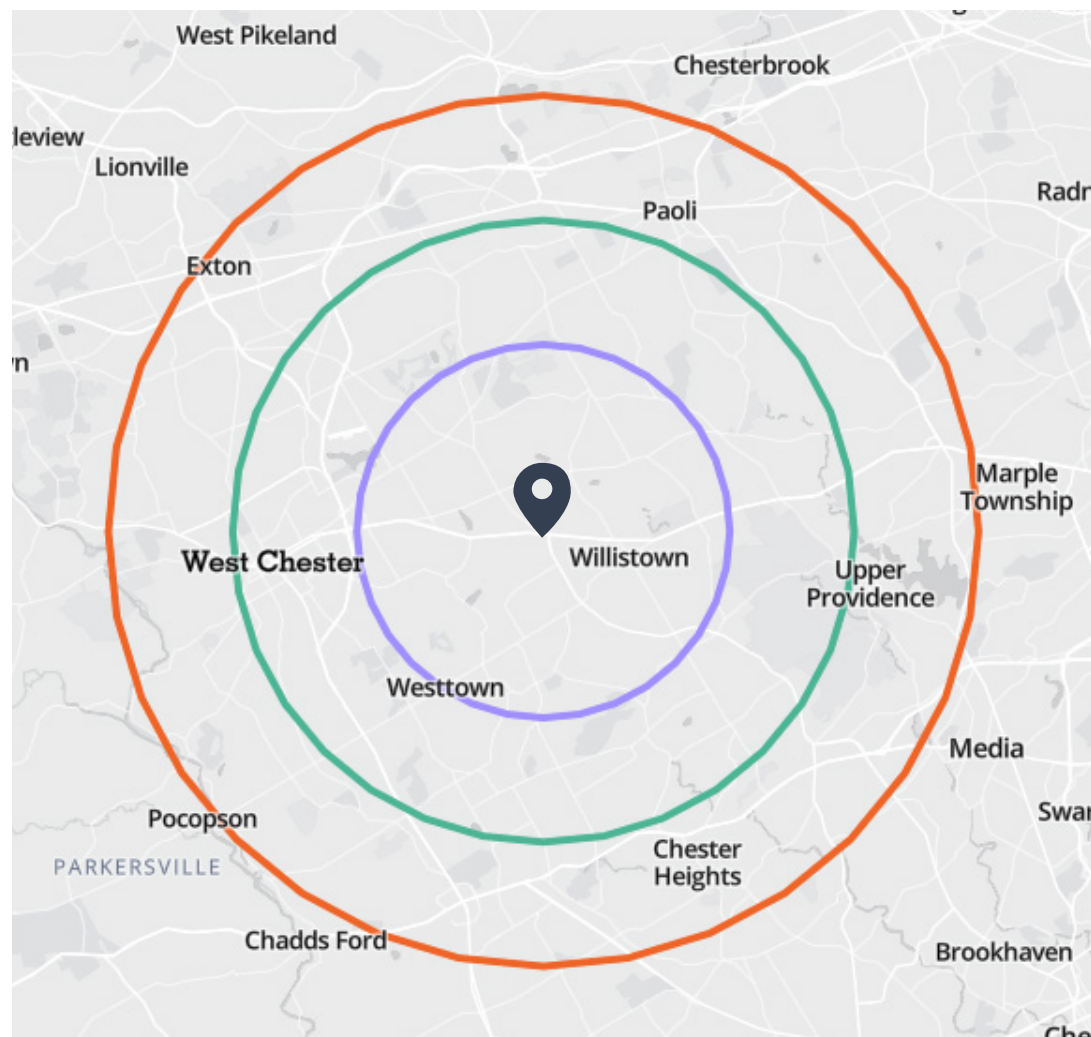
Population	35,841	Median Age	43
Households	14,410	Avg. HH Size	2.4
Total Employees	10,000	Median HH Income	\$114,573
		High School Graduate	95%
		Bachelor's/Graduate Degree	60%
		Unemployment Rate	3.8%

5 MILES

Population	102,910	Median Age	43
Households	40,775	Avg. HH Size	2.4
Total Employees	51,000	Median HH Income	\$107,978
		High School Graduate	94%
		Bachelor's/Graduate Degree	58%
		Unemployment Rate	3.9%

7 MILES

Population	207,000	Median Age	42
Households	78,000	Avg. HH Size	2.5
Total Employees	126,000	Median HH Income	\$190,000
		High School Graduate	94%
		Bachelor's/Graduate Degree	57%
		Unemployment Rate	4.1%



TRAFFIC COUNT: WEST CHESTER PIKE: ±36,000 VPD

Zoning information

R-3, RESIDENCE-OFFICE DISTRICT

§ 170-801. Use regulations.

A. Uses by right. A building may be erected, altered or used and a lot or premises may be used or occupied, by right, for any of the following purposes and no other:
[Amended 9-15-1997 by Ord. No. 97-3; 3-3-2003 by Ord. No. 2003-2]

(1) Multifamily dwellings, except that townhouse dwellings shall be permitted only as a conditional use, as stipulated in § 170-801B, below.

(2) Accessory uses. Only the following accessory uses shall be permitted:

- (a) Swimming pool, in accordance with provisions of § 170-1611 of this chapter.
- (b) Minor home occupations, in accordance with the terms of § 170-1605 of this chapter.
- (c) Uses customarily accessory to multifamily residential use, including but not limited to:
 - [1] Parking areas and private garages;
 - [2] Storage buildings, areas, or garages;
 - [3] Laundry, provided that it is for the exclusive use of residents of the site. Any laundry drying area shall be indoors;
 - [4] Community recreation, eating, or medical care facility, provided it is for the exclusive use of residents of the site and their guests; and
 - [5] Patios or terraces.

(3) Twin dwellings, which shall meet the requirements of § 170-802E.

(4) Single-family detached dwellings, which shall meet the requirements of § 170-802F.

B. Conditional uses. The following uses shall be permitted only upon approval as a conditional use by the Board of Supervisors in accordance with the terms of this article and § 170-2009 of this chapter:

(1) Conversion of a single-family dwelling, in accordance with the provisions of § 170-1608 of this chapter.

(2) Integrated townhouse development, in accordance with the terms of Article X of this chapter.

(3) Professional or business office, the normal attributes of which do not involve on-the-premises retailing or the direct sale of merchandise to the general public.

(4) Professional or business offices in combination with multifamily residential use, in the form of either apartment or townhouse dwellings, only in accordance with the provisions of this article and of Article X of this chapter pertaining to the uses as proposed.

(5) Educational or religious uses.

(6) Day-care center.
[Amended 10-20-1997 by Ord. No. 97-5]

(7) Institutional uses, excluding hospitals, sanitariums, penal or corrective institutions and related rehabilitative facilities.
[Amended 10-20-1997 by Ord. No. 97-5]

(8) Residential care facilities for senior citizens.
[Amended 10-20-1997 by Ord. No. 97-5]

(9) Banking or financial institution only where in combination with a professional or business office as provided in § 170-801B(3) or (4).
[Added 5-2-2005 by Ord. No. 2005-4]

(10) (Reserved)[1]

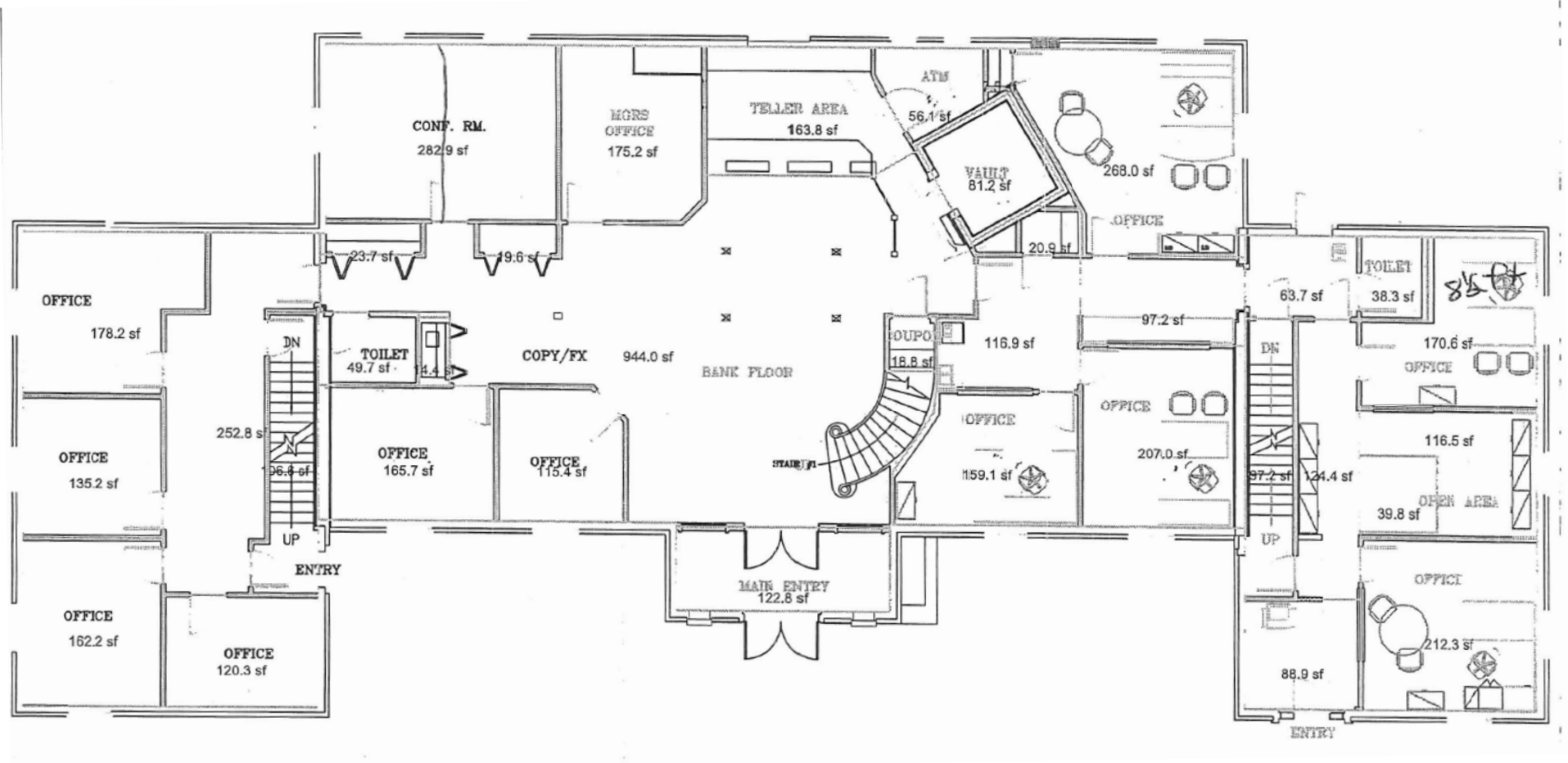
[1] Editor's Note: Former Subsection B(10), regarding visual arts center, added 12-16-2013 by Ord. No. 2013-6, was repealed 9-3-2024 by Ord. No. 2024-06.

(11) Medical services.
[Added 4-4-2022 by Ord. No. 2022-03]

(12) Veterinary clinic for the treatment of domestic animals, provided that boarding is prohibited.
[Added 4-4-2022 by Ord. No. 2022-03]

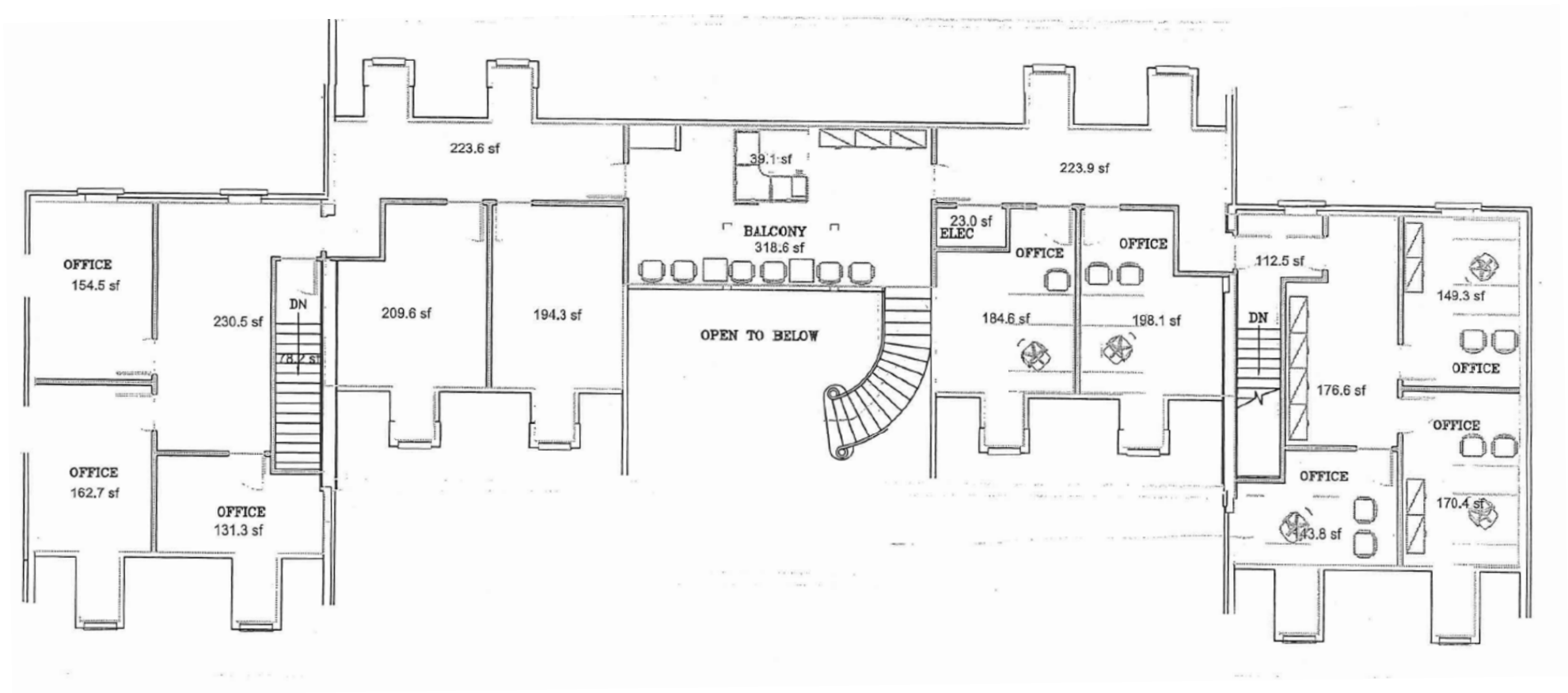
Floor plan

1ST FLOOR | 5,035 SF



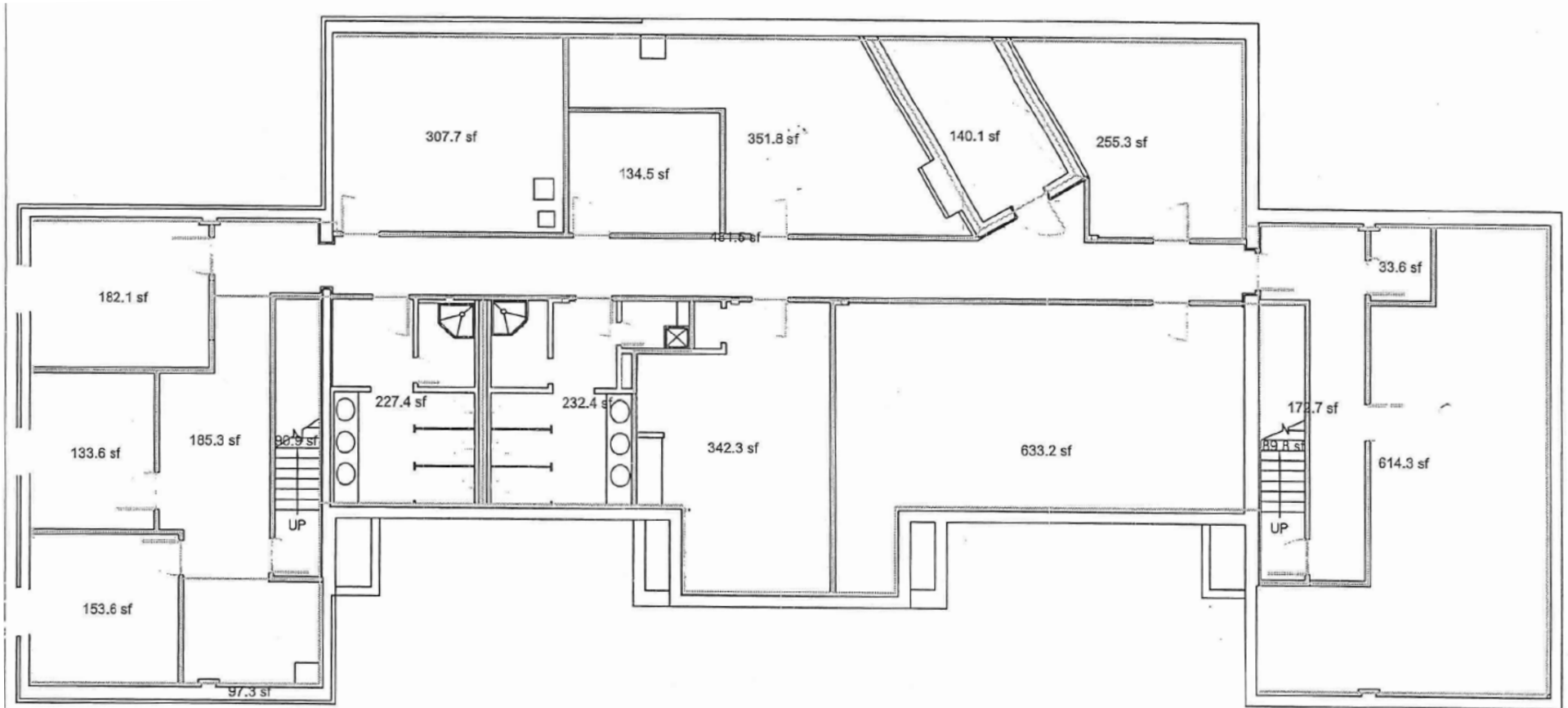
Floor plan

2ND FLOOR | 3,124 SF



Floor plan

LOWER LEVEL | 4,859 SF









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WEST CHESTER, PA

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