



# Retail/Office

## 184 LANCASTER AVENUE, MALVERN

Property Management

Facilities Management

Sales and Leasing

Lease Administration



Financial Analysis

Consulting

Project Management

Maintenance Services

Preventive Maintenance Programs

F-MAC



- ~ 1,320 +/- sf retail/office space
- ~ Former law office, space has vestibule, reception area, large conference room, 2 offices, 1 or 2 restrooms, copier area, utility room.
- ~ For a retail user, owner is willing to open space as required by tenant.
- ~ Premier location at the lighted-corner of Lancaster Avenue and Malin Road
- ~ Join Margaret Kuo's Mandarin, Tranquil Spa, Fattoush Mediterranean Cuisine, FedX, The Clean Store and Spice Tonite
- ~ Great visibility with Traffic Count of 15-20,000+/- cars per day
- ~ Zoning: East Whiteland Township—FC, Frontage Commercial, allowing: retail, personal services, banks or other financial businesses; photo, music or art studios; Physicians, lawyers, insurance and other professional office users; veterinarian, etc. See complete zoning list attached.

**Rental Rate: \$17.00/nnn = \$2,365/mo + utilities**

For more information on this property or to schedule an appointment, please contact:

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Vice President

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# BRITE

REALTY SERVICES, INC.

677 Exton Commons  
Exton, PA 19341  
610-524-8285

# 188 LANCASTER AVENUE, MALVERN



Traffic Count per day: 15,180—19,877 cars

<u>Demographics:</u>	<u>1 mile</u>	<u>3 miles</u>	<u>5 miles</u>
2012 Avg. Household Income	\$103,344	\$124,225	\$119,648
2012 Total Housing Units	1,425	13,553	36,162
2012 Population	4,329	34,295	88,943

Red border around property is for illustration purposes only and does not depict exact property boundaries.

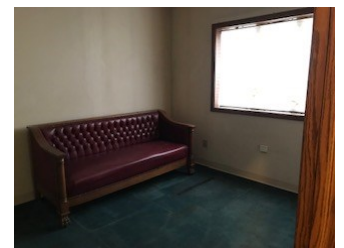
(other demographic reports available, including Retail Market Potential reports available)



Reception area



Conference Room looking out



Restroom

# ZONING

## 200 Attachment 6

**Table of Permitted Uses for Mixed Use Districts<sup>1</sup>**  
**Township of East Whiteland**  
**[Amended 11-14-2007 by Ord. No. 201-2007; 1-13-2010 by Ord. No. 221-2010]**

Use Classification	District					
	VMX	FC	ROC	O/BP	O/BPS	PO
Retail commerce, including:						
1. Stores and personal service shops dealing directly with customers	P	P	P		P	
2. Restaurants or other similar establishments, but excluding drive-in-facilities	SE	P	P		P	
3. Banks, but excluding drive-in facilities	SE	P	P		P	
4. Cinemas or similar recreational or cultural establishments	CU	CU	P		CU	
5. Exercise or fitness facilities	P	P	P		P	
6. Studios for dance, art, music or photography	P	P	P		P	
7. Nursery schools or day-care centers, inclusive of both	SE	P	P	P	P	
Business or professional offices, including: adult daycare and child day care						
1. 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	SE	P	P	P	CU	P
2. Operations designed to attract little or no customer or client traffic other than employees of the entity operating the principal use	P	P	P	P		P
Hotels, motels, inns, or conference centers	CU	CU	P		CU	
Bed-and-breakfast establishments	SE	P			CU	
Lawn and garden centers		P	P			
Not-for-profit museums, libraries or other educational, cultural, religious, civic or philanthropic uses of a similar nature	SE	P	P	CU	CU	CU
Public or private not-for-profit open space and recreation uses	P	P	P	P	P	P
For-profit open space and recreation uses	CU	P	P	CU	CU	
Transit stations or public utility facilities	P	P	P	P	P	P
Animal hospital, veterinarian, or kennel		P				
Single-family detached residential dwellings (SFD)	P					
Two-family residential dwellings (2F)	P					
Single-family attached residential dwellings (SFA)	CU					
Multifamily residential dwelling (MF)	CU					
Residences, in mixed-use commercial-residential or institutional-residential buildings	CU					
Drive-in facility		SE			P	
Nonaccessory antennas			SE	SE	SE	SE
Public garage, motor vehicle sales, service or repair shop, and gasoline service station		P	SE		SE	
Processing of food and beverages, medicine and personal care products (excluding soap), and similar inkind uses				P		
Printing of paper, plastic, and metal				P		
Research, development, and testing of new products, laboratories				P		
Warehousing and distributing				P		
Accessory uses such as cafeterias and child day-care facilities				P	P	P
Light manufacturing, consisting primarily of the assembly of previously prepared components or, in the case of pharmaceutical products, the compounding and/or manufacture of drugs, medicine, and other pharmaceutical products				P		

P = Permitted  
 SE = Special Exception  
 CU = Conditional Use

**NOTES:**

<sup>1</sup> Permitted uses for ROC/R Districts are found in § 200-35. Permitted uses for CGO Districts are found in § 200-39.