



BRITE REALTY SERVICES, INC.

677 Exton Commons, Exton, PA 19341 • 610.524.8285

249 Planebrook Road, Malvern

4,080 +/- sf Retail/Office/Storage

Property Management

Facilities Management

Sales and Leasing

Lease Administration

Financial Analysis

Consulting

Project Management

Maintenance Services

Preventive Maintenance Programs

F-MAC



Price Reduced

- 4,080 +/- sf total. Office/showroom 2,275 +/- sf and warehouse 1,805 +/- sf
- Warehouse has ceiling height of 16-18' (ceiling in showroom could be raised to that height) and a 5' x 7' double door for loading
- Office and showroom have air conditioning and heat
- Zoning: East Whiteland Township—FC, Frontage Commercial, which allows: stores, restaurants, banks, fitness, professional office us, lawn/garden center, animal hospital/veterinarian/kennel, public garage, motor vehicle sales etc.
- Location: At lighted intersection of Route 30/ Lancaster Avenue and Planebrook Road. Across from the super Wawa. Property is easily accessible from Routes 202,352,401, 29, and the Route 30 bypass
- Signage available on pole-sign and marquee sign on Lancaster Avenue and on building

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

Joanne Cuddahy

Vice President

Direct: 610.561.6051

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Eric McCurdy

Senior Associate

Direct: 610.561.6048

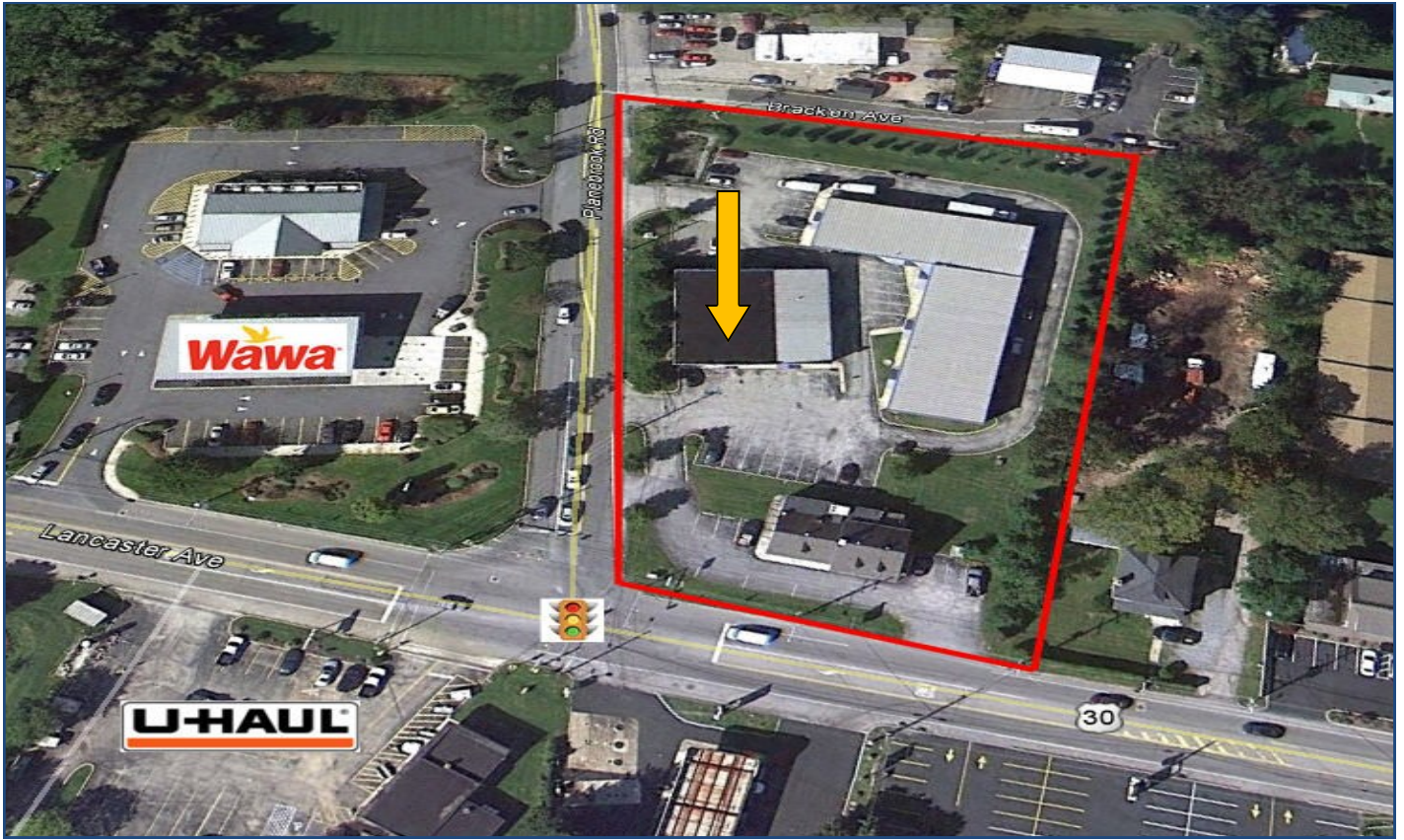
Email: emccurdy@briterealty.com

Reduced Rate:
\$3,600/month
plus all utilities & janitorial



www.briterealty.com

Information contained herein has been obtained from the owner of the property or from sources deemed reliable. We have no reason to doubt its accuracy, but make no warranty or representations. All information is submitted subject to errors, omissions, changes, withdrawal without notice and any special listing conditions of the owner.



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

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

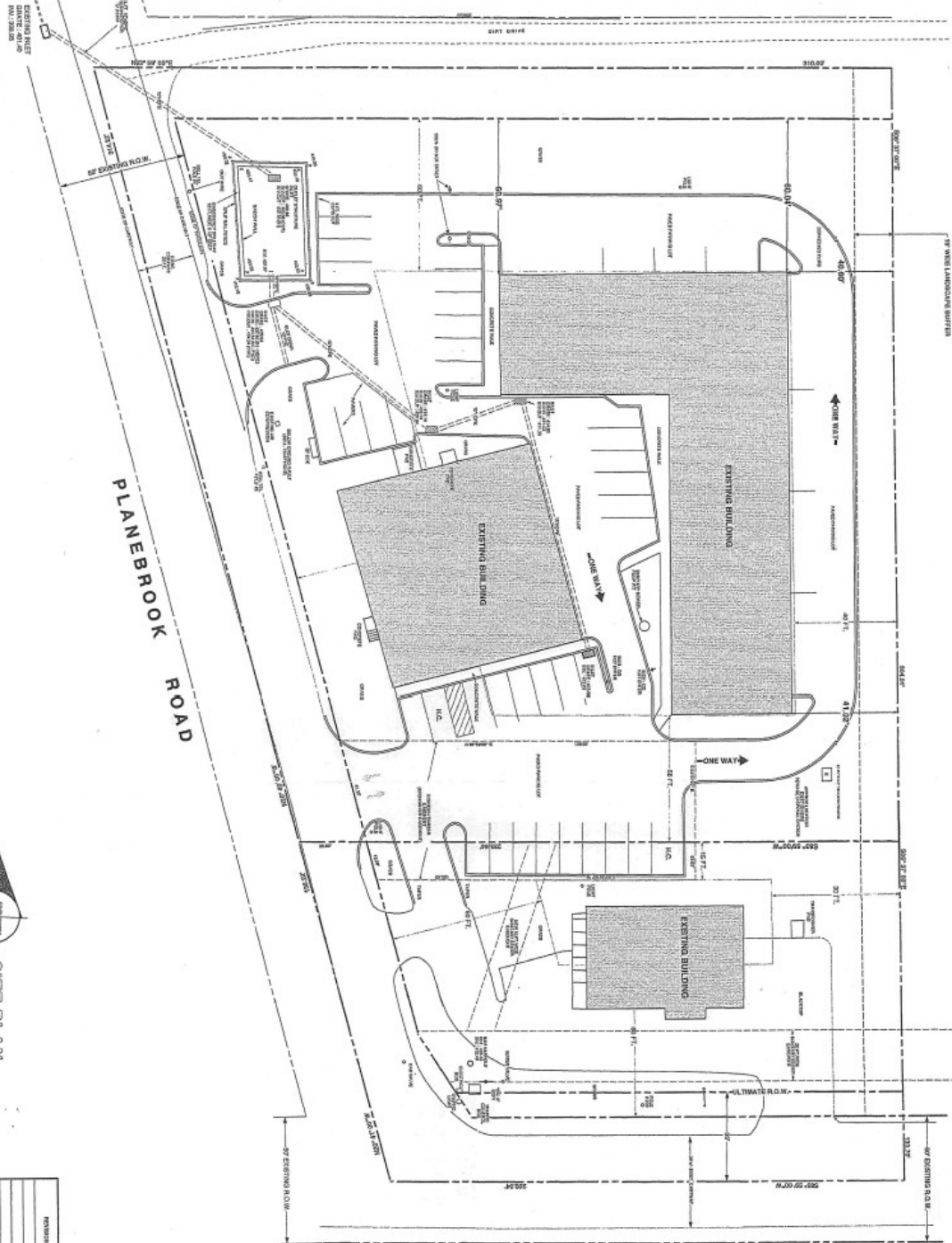
<u>Demographics:</u>	<u>1 mile</u>	<u>3 miles</u>	<u>5 miles</u>
2012 Avg. Household Income	\$103,344	\$124,225	\$119,648
2012 Total Housing Units	1,425	13,553	36,162
2012 Population	4,329	34,295	88,943

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

BRACKEN AVENUE

PLANEBROOK ROAD

LANCASTER PIKE



SITE PLAN
SCALE: 1 INCH = 20 FEET



NO.	REVISIONS

ZONING

200 Attachment 6

Table of Permitted Uses for Mixed Use Districts¹
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 in-kind 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:

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