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PREMIER CLASS-A OFFICE SPACE

HIGH-END AMENITIES & EXCEPTIONAL DAYLIGHT

NOW LEASING



33 FEDERAL ROAD | WEST GROVE, PA

PROPERTY OVERHEAD



PROPERTY HIGHLIGHTS

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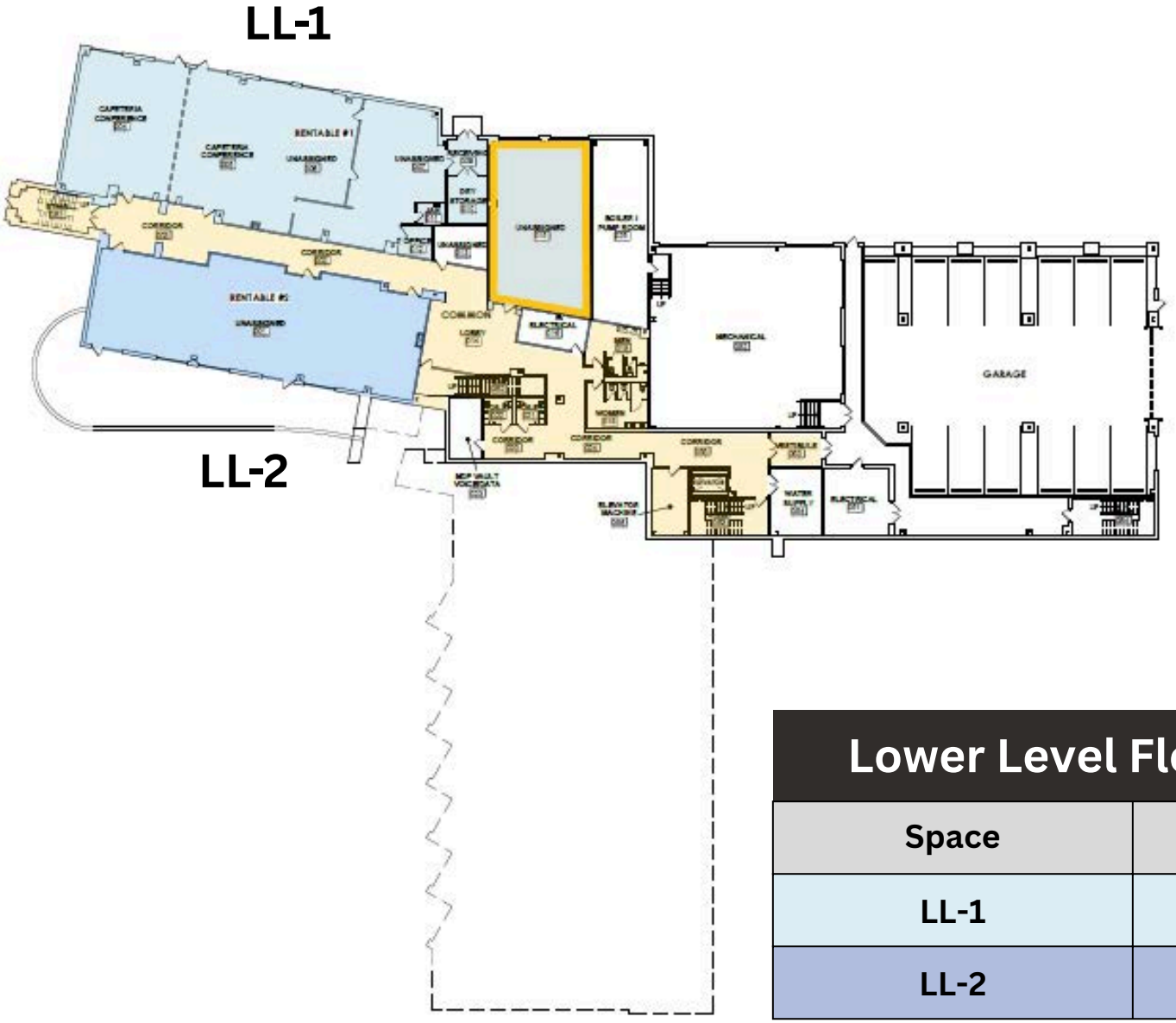
- Class-A Space – 4 Suites 3,539 SF to 30,637 SF Available
- Co-Tenant Corporate Prestige with Universally Recognized Brand
- Features Flexible, State-of-the-Art Office Layouts and Modern Conference Rooms
- All Floors Elevator Serviced
- Just Off U.S. Route 1, with an Easy Commute to Chester County, Lancaster, PA, and Wilmington, DE
- +/- 30 Local Restaurants Within 3 Miles
- Premier LEED Gold Certification with Modern Amenities
- Advanced Climate Control with Highly Efficient Underfloor HVAC Systems
- Full Commercial Kitchen and Dining Room Available
- On-Site Parking for 150+ Cars
- Covered Delivery and Shipping Garage
- $16 PSF + $9.22 PSF NNN, Including Utilities



LEASE RATE: $16 PSF NNN

Available Space
FLOOR PLAN: LOWER LEVEL

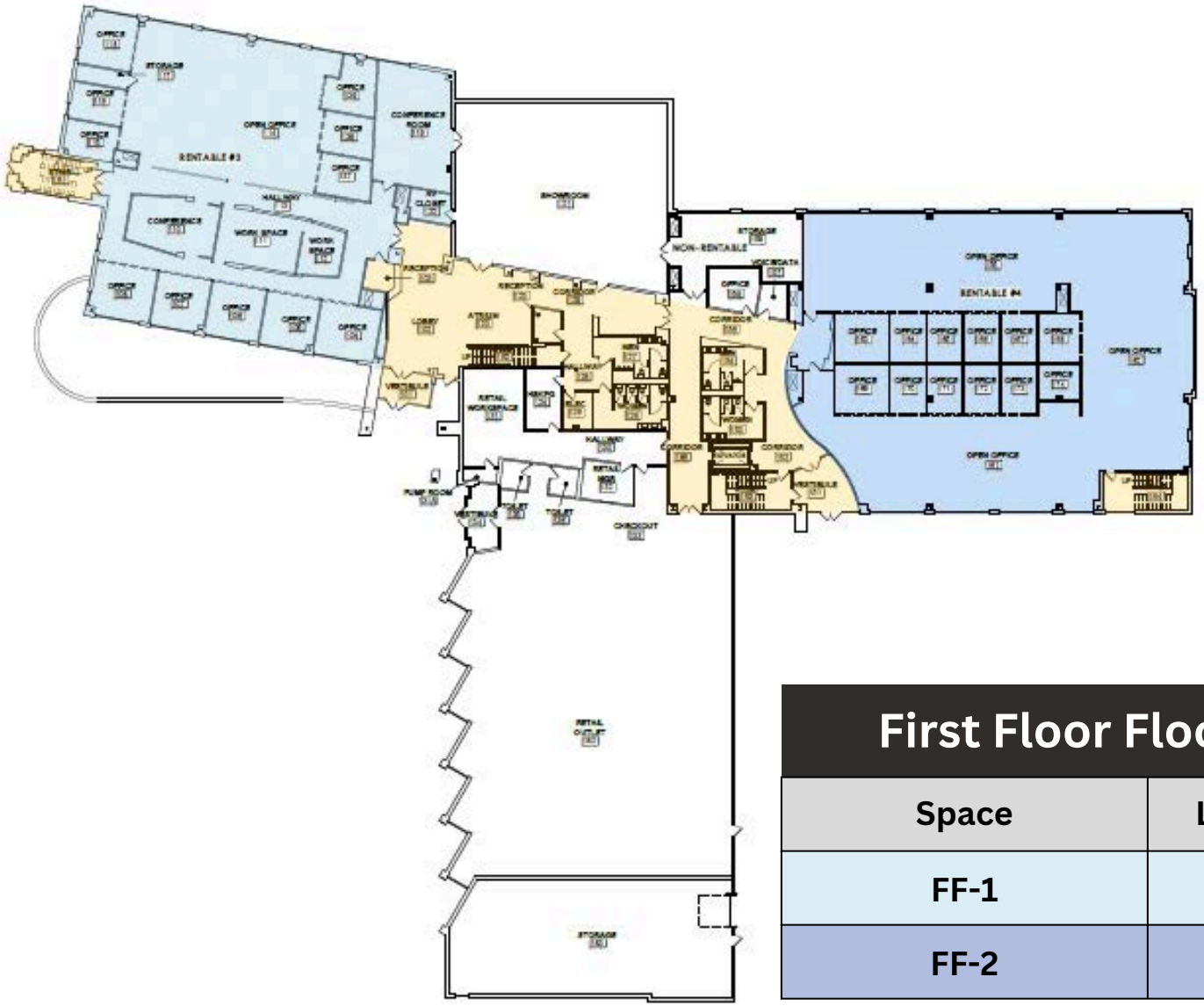
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Lower Level Floor Plan	
Space	**Leaseable SF**
LL-1	7,448
LL-2	3,539

Available Space
FLOOR PLAN: FIRST FLOOR

FF-1



FF-2

First Floor Floor Plan	
Space	**Leaseable SF**
FF-1	9,417
FF-2	10,233

PROPERTY OVERHEAD



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LOCAL AMENITIES

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OFFICE CAMPUS









INTERIOR FINISHES











COMMERCIAL KITCHEN: LOWER LEVEL









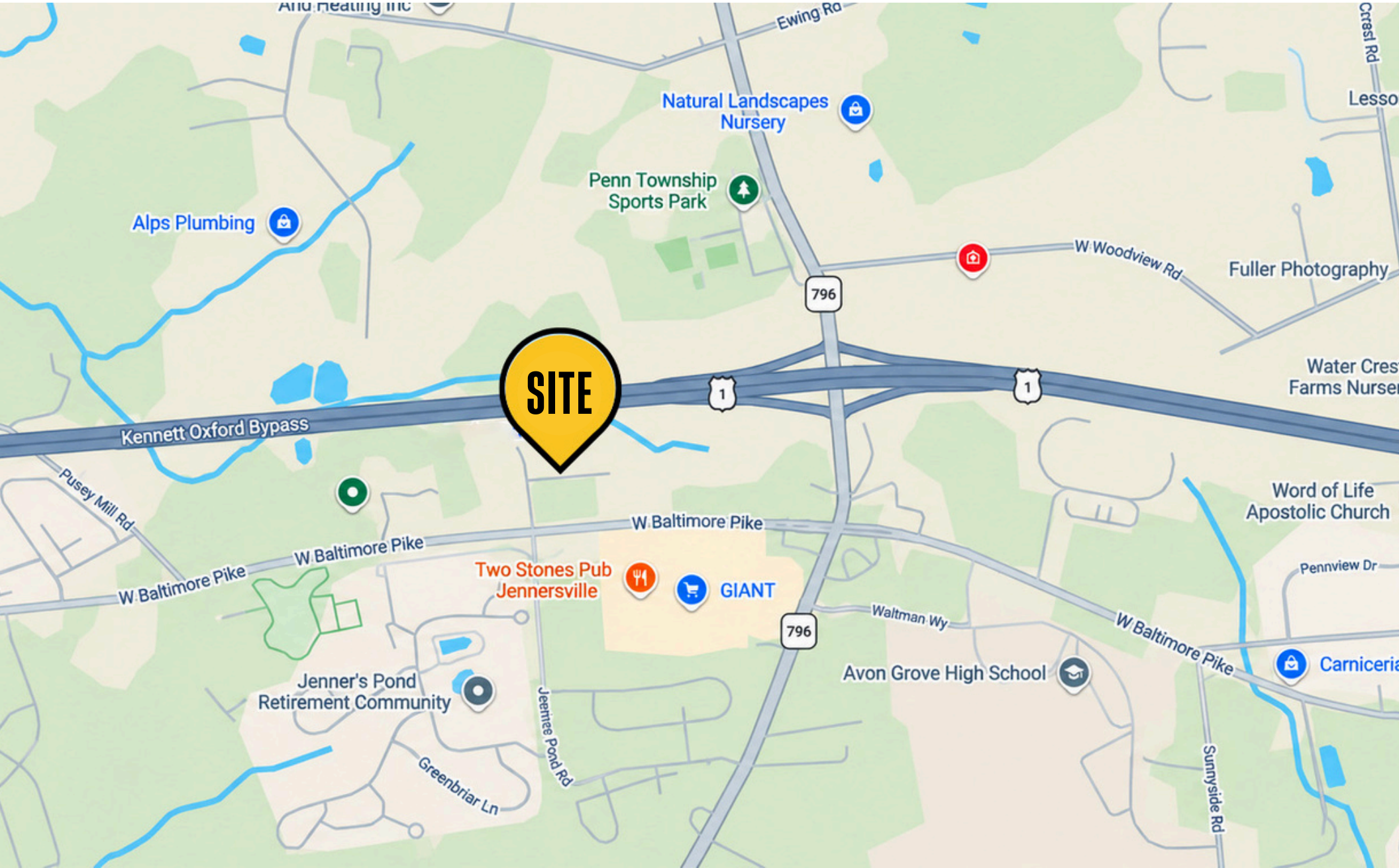
LOCAL AERIAL

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AREA MAP

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REGIONAL MAP



PROXIMITY

Location	Distance	Drive Time
Wilmington, DE	25 miles	35 min
Pittsburgh, PA	271 miles	5 hr
Lancaster, PA	34 miles	50 min
Wilmington Airport	19 miles	30 min
Philadelphia Airport	35 miles	48 min
Access to I-95	20 miles	25 min
Access to I-76	27 miles	35 min

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DEMOGRAPHICS

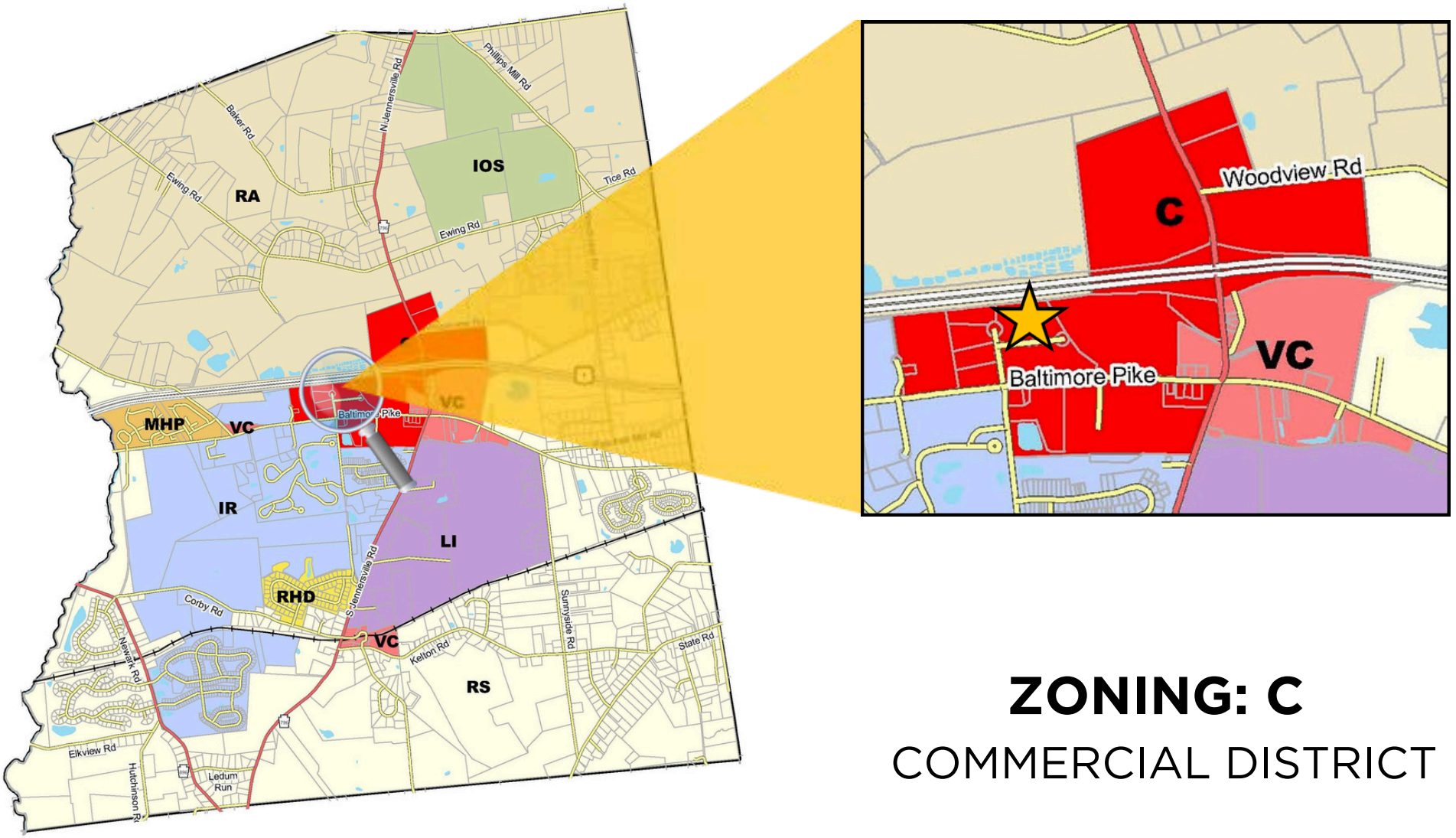
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POPULATION:	1 MILE	3 MILES	5 MILES
2020 Census	2,189	15,865	35,699
2025 Estimate	2,466	17,330	37,650
2030 Projection	2,588	17,924	38,840

HOUSEHOLDS:	1 MILE	3 MILES	5 MILES
2020 Census	957	5,133	11,491
2025 Estimate	1,075	5,477	11,967
2030 Projection	1,129	5,699	12,389

HOUSEHOLD INCOME:	1 MILE	3 MILES	5 MILES
2025 Average Income	$116,385	$140,364	$156,666
2025 Median Income	$85,952	$112,682	$125,923

ZONING MAP



ZONING: C

COMMERCIAL DISTRICT

**All zoning information should be independently verified with governing municipality

ZONING CODE

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SECTION 1100. PURPOSE

In promoting the policies of Article I, the purpose of this district is to provide specific areas in appropriate and centralized locations in the Township for a variety of commercial uses. Such commercial uses are needed to strengthen the economic base of the Township and to serve the local population, while preserving rural character and agricultural heritage of the Township that residents have indicated are desirable.

SECTION 1101. USE REGULATIONS

A. Uses-by-right. A building and/or a lot may be used by-right for any one (1) of the following principal purposes and no other:

1. Retail uses, except firework sales, without drive through service, per Section 1511.
2. Commercial service uses, without drive-through service, per Section 1511.
3. Eating and drinking establishments(excluding brewpubs) without drive-through service, per Section 1518.
4. Office uses, per Section 1511.
5. Wholesale and outlet sales available to the general public.
6. Retail nursery or garden center sales and discount sales establishments available to the general public.
7. Pet shops or animal grooming, provided all animals are housed inside a building.
8. Single-family detached dwellings.
9. Municipal community centers.
10. Government uses, not including dumps, junkyards, sanitary landfills, and penal/ correctional uses.
11. Woodlands, preserves, or other conservation uses.
12. Forestry/Timber harvesting per Article XIII.

B. Conditional Uses. A building and/or a lot may be for any one (1) of the following principal purposes and no other when authorized as a conditional use by the Board of Supervisors subject to Article XIX.

1. Brewpubs, per Section 1515 and 1518.
2. Commercial service/retail centers, per Section 1512.
3. Large scale commercial uses, per Section 1511.
4. Automotive and farm equipment sales and/or repair, per Section 1506.
5. Automotive fuel stations, per Section 1507.
6. Laboratory or research facilities, per 1528.
7. Hotel or motel, with or without a business conference center, per Section 1526.
8. Drive-through service, per Section 1517.
9. Industrial/Office/Business Parks containing uses permitted in this district, per Section 1527.
10. Educational uses, per Section 1519.
11. Religious uses, per Section 1535.
12. Urgent care facility, per Section 1523.
13. Veterinary hospital clinics/offices having no kennels, per Section 1538.
14. Historic resource conversions, per Section 1525.
15. Bed and breakfast (Inns), per Section 1508.
16. Funeral homes and/or crematories, per Section 1520.
17. Public utility facilities, per Section 1532.
18. Mixed Uses
19. Recreational uses, per Section 1533.
20. Billboards as permitted in Section 1702.G.1.

C. Accessory uses. Unless otherwise stated in this Ordinance, accessory uses shall be permitted in the same manner as the primary use in this district with which they are associated.

1. Commercial accessory uses, per Section 1501.
2. Institutional accessory uses, per Section 1501.
3. Outdoor café as accessory to an eating/drinking establishment by conditional use and per Section 1518.
4. Residential accessory uses, per Section 1501.
5. Minor home occupations, per Section 1503.

SECTION 1102. AREA AND BULK REGULATIONS

Unless as otherwise specified in Article XV or other Article of this Ordinance, uses permitted in this district shall meet the following area and bulk regulations:

A. Minimum lot area

1. With on-site sewer system and on-site water supply - One (1) acre
2. With public sewage system and on-site water supply - Twenty-two thousand (22,000) sq.ft.
3. With public sewage system and public water supply - Eighteen thousand (18,000) sq.ft.

B. Minimum lot width at street line - One-hundred (100) feet
C. Minimum lot width at building setback line

1. With on-site sewage system and on-site water supply lots - Two-hundred (200) feet
2. With public sewage system and on-site water supply lots - One-hundred (100) feet
3. With public sewage system and public water supply lots - Sixty (60) feet

D. Minimum building setback line – Fifty (50) feet
E. Minimum side yard – Fifteen (15) feet each, Fifty (50) feet aggregate
F. Minimum rear yard – Fifty (50) feet, unless the lot is a reverse frontage lot, in which event the requirements of Section 1601 shall apply.
F. Maximum lot coverage –Fifty-five (55%) percent
G. Minimum green area – Forty percent (40%) of lot area, per Section 1612.
H. Maximum building height –Thirty-five (35) feet.

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ZONING CODE

The following design standards as applicable for permitted uses in this district shall include:

A. Supplemental Use Standards, per Article XV.
B. General Standards, including but not limited to Outdoor Storage, Landscaping, Lighting, Parking, Access and Traffic Control, Interior Circulation, and Temporary Uses/Structures, per Article XVI.
C. Sign Standards, per Article XVII.
D. Natural Resources Protection Standards, per Article XIII.
E. Historic Resources Standards, per Article XIV.
F. All permitted uses in this district shall be subject to a requirement that connection is made to a public sewage system and public water supply system, unless another system is permitted via grant of a conditional use.
G. To help encourage continuity along the Baltimore Pike corridor and with neighboring VC district areas, the following additional standards shall apply:

1. A pedestrian orientation shall be created and sidewalks shall be provided or walking paths provided. Pedestrian access shall be designed to provide convenient, safe and direct access between various uses in the district and nearby concentrations of development which this district is intended to serve. Building separation distances shall provide for safety and shall be dependent as well on scale and intensity of uses.
2. Off-street parking for non-residential uses shall be located to the side or rear of buildings. Parking areas shall be designed so as to appear broken in mass, in proportion to the scale of structural development, and landscaped per Article XVI.
3. Outdoor display of merchandise for sale shall be permitted per Section 1605.
4. Mechanical systems, trash receptacles, and dumpsters shall be located in rear or side yards and shall be screened from view in compliance with Section 1604.
5. Vehicular access shall be designed to limit the number of new access points and potential for turning movement conflict, per Article XVI. Where practical, access to adjoining lots or parcels with frontage along arterial and collector streets and highways shall be combined so as to limit potential turning movement and pedestrian movement conflicts.

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