



FOR LEASE MEDICAL/OFFICE SUITES KENNETT SQUARE, PA



127 W. STREET ROAD, #B2 | KENNETT SQUARE, PA 19348

Property HIGHLIGHTS

1,200–4,600 SF Medical/Office Suites Available

- Multiple suite configurations available, ideal for medical, wellness, or professional office users
- Existing layout can accommodate 1,200 SF up to full floor
- Second-floor location with elevator access, full ADA compliance, and abundant natural light
- 80 on-site parking spaces serving the property (4 per 1,000 SF)
- Join Hendrix Orthodontics, a well-established first-floor orthodontic practice
- Affluent Southern Chester County trade area with strong patient/client demographics
- Landlord fit-out or tenant improvement allowance available, subject to deal terms
- Route 926 signage with direct visibility and convenient access

LEASE RATE:
\$15 PSF NNN
(+/- \$6 PSF)



DEMOGRAPHICS



DEMAND

Strong Healthcare Consumer Demand

- \$8.5M+ annual healthcare expenditures (1 mile)
- \$12,000+ avg household healthcare spend
- ~60% above national average



DEMOGRAPHICS

Affluent Patient Demographics

- \$151K+ median household income
- \$197K+ average household income
- \$1M+ median household net worth
- 32%+ earn \$200K+ annually



POPULATION BASE

Established & Growing Population Base

- 21,000+ residents (3 miles)
- 58,000+ residents (5 miles)
- Strong residential growth across Southern Chester County



IDEAL MEDICAL USER PROFILE

Nearly 30% of nearby residents are age 65+, driving consistent healthcare demand.

HIGH-DEMAND SERVICES:



Primary Care



Specialty Physicians



Dental / Orthodontics



Physical Therapy



Dermatology



Wellness & Preventative Care



WORKFORCE

Educated, High-Income Workforce

- 67%+ Bachelor's Degree or Higher
- 80%+ White Collar Workforce
- 1.3% Unemployment Rate



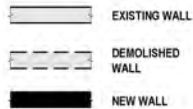
BUSINESS HUB

Regional Employment Hub

- 1,100+ businesses within 3 miles
- 13,700+ employees within 3 miles
- Strong daytime population base

Proposed Medical FLOOR PLAN

WALL LEGEND



4,600 SF Medical/Office:

9 Exam Rooms, Dedicated Lab, Nursing Station, as well as Consult Room and Waiting Room



PROGRAM LEGEND



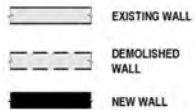
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SECOND FLOOR PLAN - OPTION A

1/8" = 1'-0"

Proposed Medical FLOOR PLAN

WALL LEGEND



Space 1: 2,000 SF

Space 2: 2,600 SF

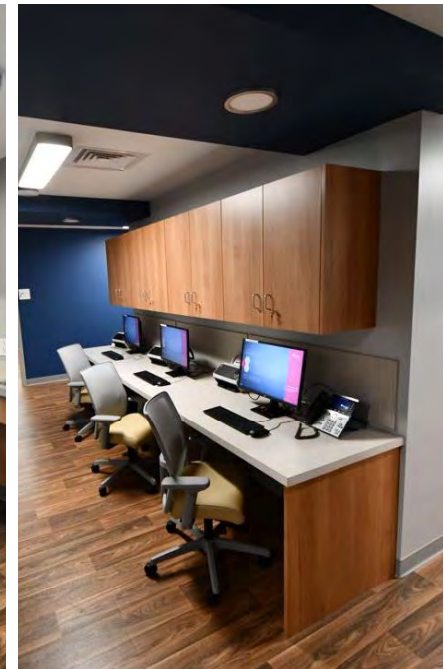


PROGRAM LEGEND



1 SECOND FLOOR PLAN - OPTION B
1/8" = 1'-0"

Interior **RENDERINGS**

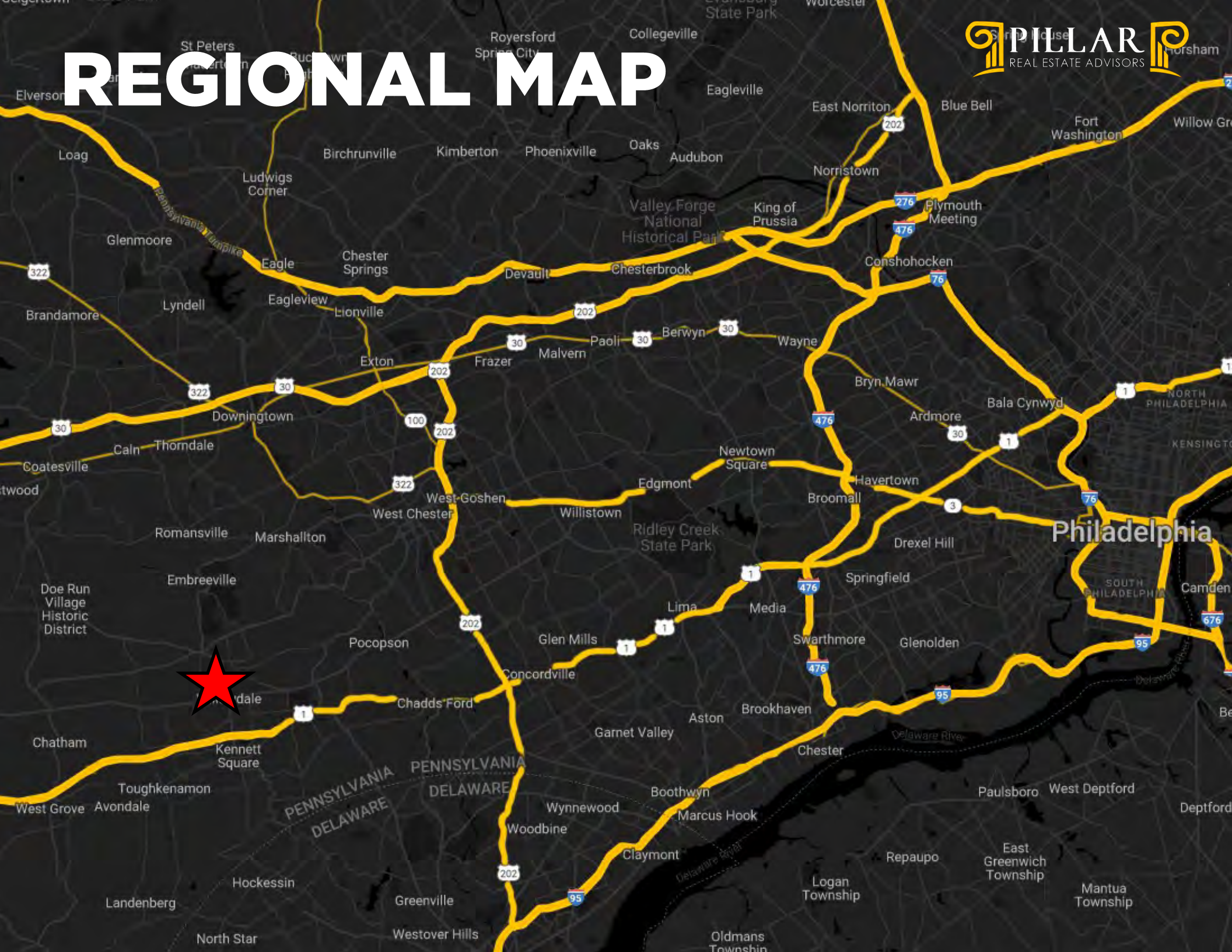


OVERHEAD



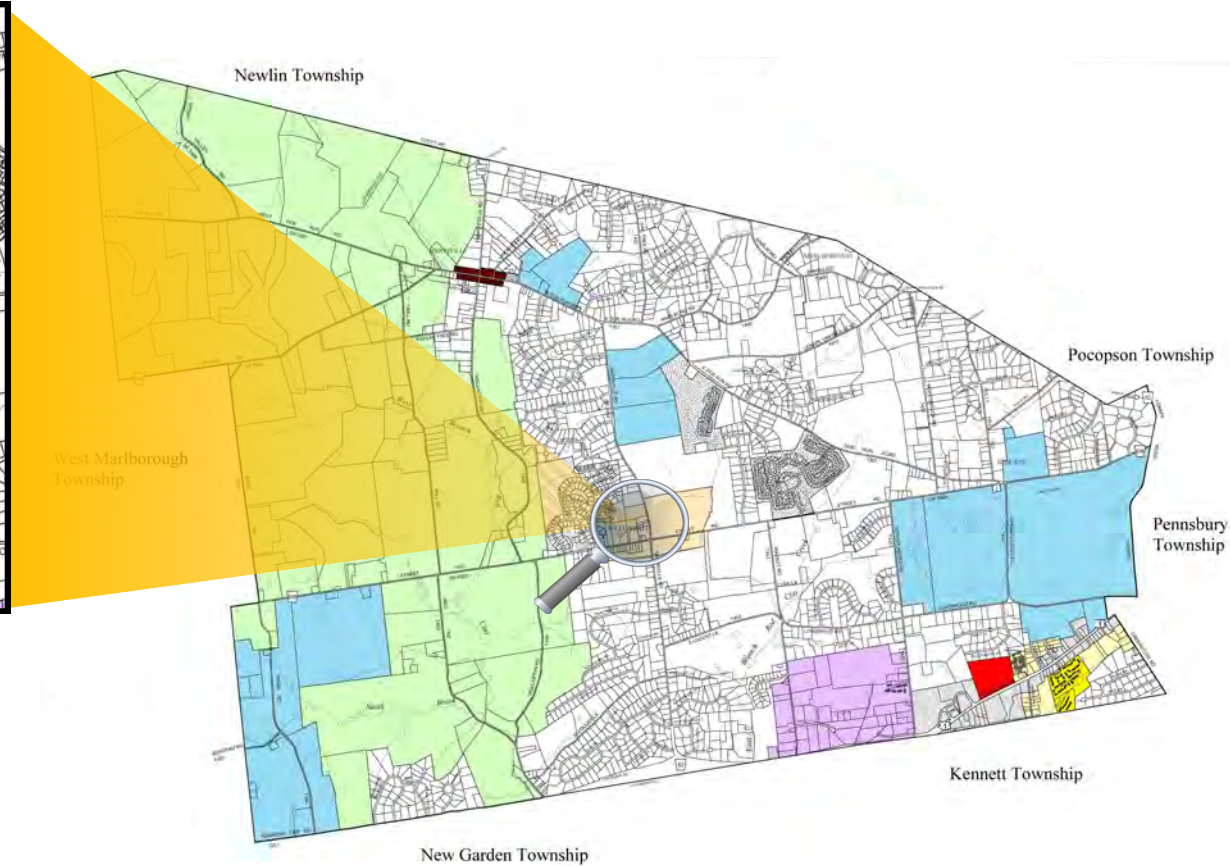
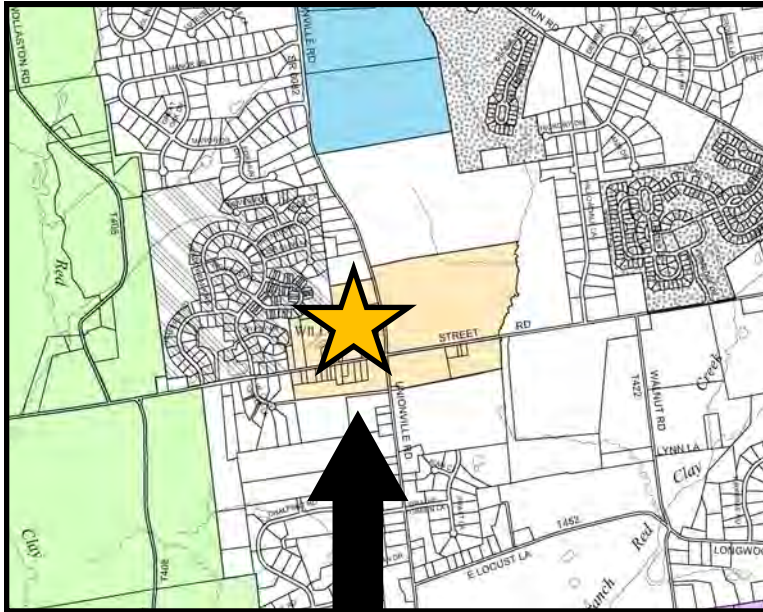
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REGIONAL MAP



ZONING MAP

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



ZONING: WMU
WILLOWDALE
MULTIPLE USE

ZONING INFORMATION

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

ARTICLE VII WILLOWDALE MULTIPLE USE DISTRICT (WMU)

SECTION 751. WILLOWDALE MULTIPLE USE DISTRICT (WMU)

A. In addition to the general goals listed in the Purposes (Section 102) and Community Development Objectives (Section 103) of this Ordinance, the purposes of this Section are:

1. To provide sufficient space in village centers for commercial and service establishments and for higher density residential development compatible with a village setting and;
2. To protect such uses from intrusive, incompatible, or objectionable influences such as noise, glare, and the hazards of fire;
3. To provide appropriate space for such uses, including the provision of off-Street parking spaces and safe circulation of pedestrian and motor traffic;
4. To strengthen the economic base of the Township;
5. To provide a range of housing options in the Township;
6. To protect the character of the village commercial and adjacent districts; and;
7. To conserve the value of land and buildings.

B. In the WMU District all provisions of this Article shall apply.

SECTION 752. USE REGULATIONS

A. Uses by Right

A Building or group of Buildings may be erected, altered or used, and a Lot or premises may be used, by right, for any of the following purposes and for no other:

1. Single Family Dwelling.
2. Two Family Dwelling, when served by central water and sewer.

3. Multi-Family Dwelling, when served by central water and sewer.
4. Retail store (including Gift, antique and handicraft shops, food store, drug store, appliance, furniture, dry goods store or similar store) or personal service shop (including barber shop, hairdresser, shoe repairing or similar shop) provided that the total floor area of the building does not exceed 2,000 square feet.
5. Group Homes in accordance with provisions of §1814.
6. Lot Averaging for Single Family residential subdivision in accordance with the provisions of Article XVI of this Ordinance.
7. Cluster Development for Single Family residential subdivisions in accordance with the provisions of Article XVI of this Ordinance, provided that the Tract to be developed shall have a minimum Lot Area of fifteen (15) acres.
8. Forestry, subject to the requirements of Section 1821.
9. Business, professional, governmental, financial and institutional offices, including Veterinary Clinics, provided that the total floor area of the building devoted to office use does not exceed 2,000 square feet.
10. A portable stand for the sale of locally grown fresh produce; provided that such stand shall be dismantled or removed at the end of the growing season and that parking spaces for at least six (6) cars shall be provided behind the Street Line for such use.
11. Indoor Recreational Facility having in a building a total floor area of no more than 2,000 square feet. **[Added by Ord. No. 2019-05]**

B. Conditional Uses

Any of the following uses shall be permitted as a Conditional Use when authorized by the Board of Supervisors, subject to the standards and procedures set forth herein and in §2008.

1. Retail store or personal service shop in a building with a total floor area in excess of 2,000 square feet, or a group of two (2) or more retail stores and/or personal service shops on the same Lot; provided that, no such store or shop shall be permitted in a building with a total floor area in excess of 5,000 square feet, unless the building meets the criteria of an

ZONING INFORMATION



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

Historic or Cultural Resource as defined in Section 2404 (Identification of Historic and Cultural Resources) of this Ordinance.

2. Business, professional, governmental, financial and institutional offices, including Veterinary Clinics, where the total floor area of the building devoted to office use exceeds 2,000 square feet; provided that, no such office use shall be permitted where the total floor area of the building devoted to office use exceeds 5,000 square feet, unless the building meets the criteria of an Historic or Cultural Resource as defined in Section 2404 (Identification of Historic and Cultural Resources) of this Ordinance.
3. Restaurants; Restaurants, Take Out.
4. Theaters for live performances having a seating capacity of not more than 200 people.
5. Intentionally Omitted
6. Event Space for functions of not more than 300 attendees.
7. Museum, library, park, Church, community center or other educational, cultural or philanthropic use of a similar nature.
8. Industries involving the practice of a professional trade, such as blacksmith, tinsmith, plumber, carpenter, cabinet-maker, and similar trades.
9. Up to no more than two (2) self-contained Dwelling Units in a commercial building.
10. Child Day Care Center with a maximum of seventy-five (75) children, or as prescribed by state regulations, whichever is less, upon an Adjusted Lots Area of not less than two acres.
11. Nurseries and garden centers.
12. School.
13. Bed and Breakfast Operations in accordance with §1813 of this Ordinance.
14. Municipal use, such as a library or municipal building, and post office.

In addition to the requirements for Conditional Use approval set forth in §2008, and design standards specifically applicable to a proposed use, the Board of



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