



DOWNTOWN PAOLI PROFESSIONAL OFFICE FOR LEASE



63 CHESTNUT ROAD | PAOLI, PA

Property HIGHLIGHTS

- Well-Appointed & Freshly Updated Professional Office Building
 - 600 SF Suite Available
 - Ideal Layout for Professional Office, Personal Service, Medical & Education Business Uses
 - Abundant Natural Light Throughout
 - Downtown Paoli Location — Walking Distance to Paoli Shopping Center, Paoli Village Shoppes, and Paoli Train Station
 - Ample On-Site Parking
 - Easy Access to Route 30, Route 3, and Route 202
 - Close Proximity to Multiple Residential Neighborhoods
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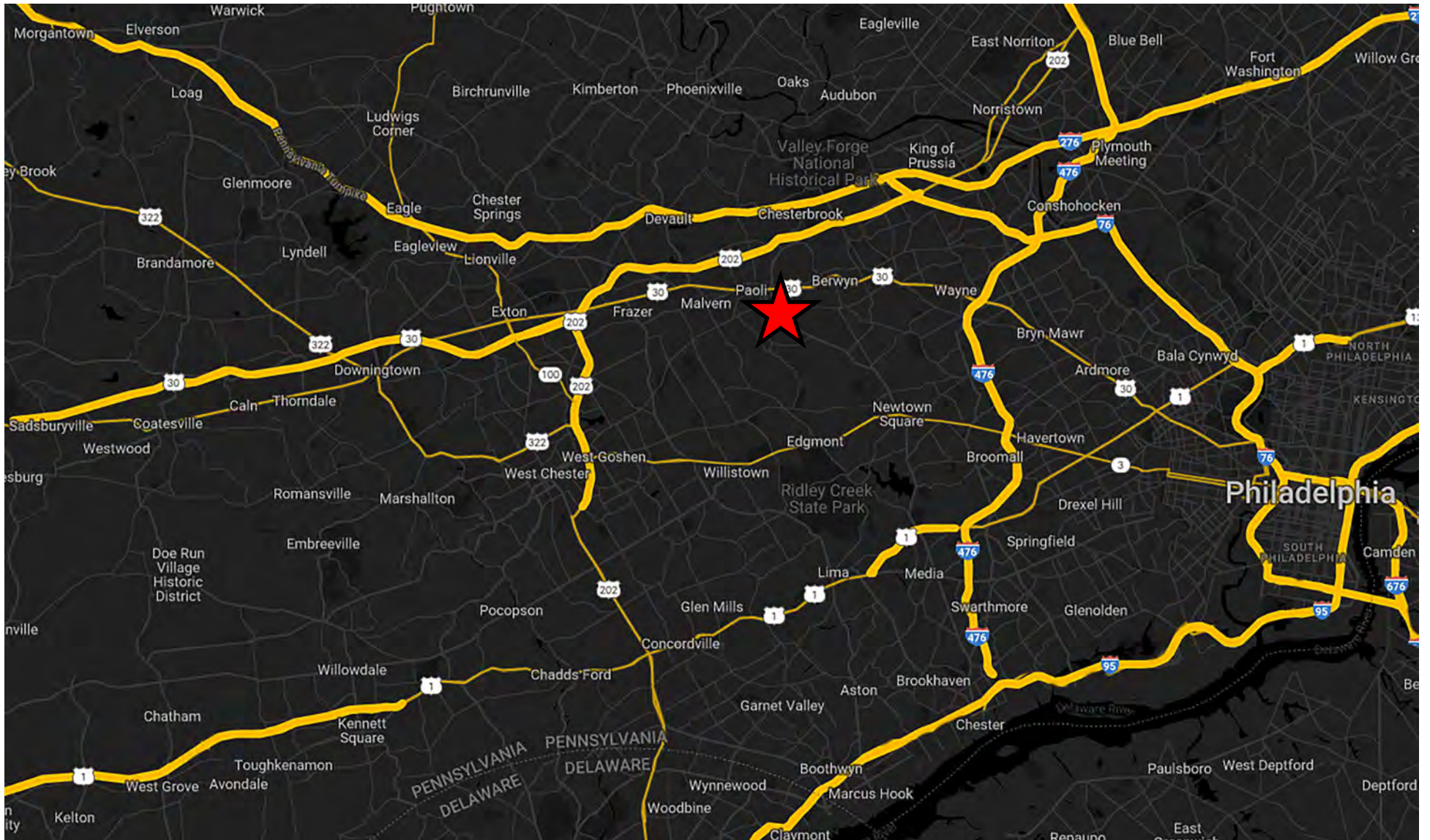
**LEASE RATE: \$22 PSF
PLUS UTILITIES**



Interior **PHOTOS**

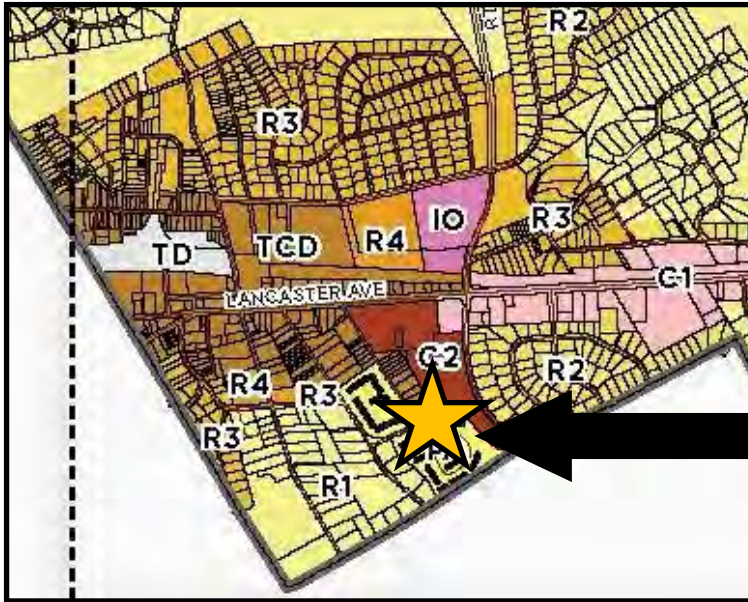


Regional MAP

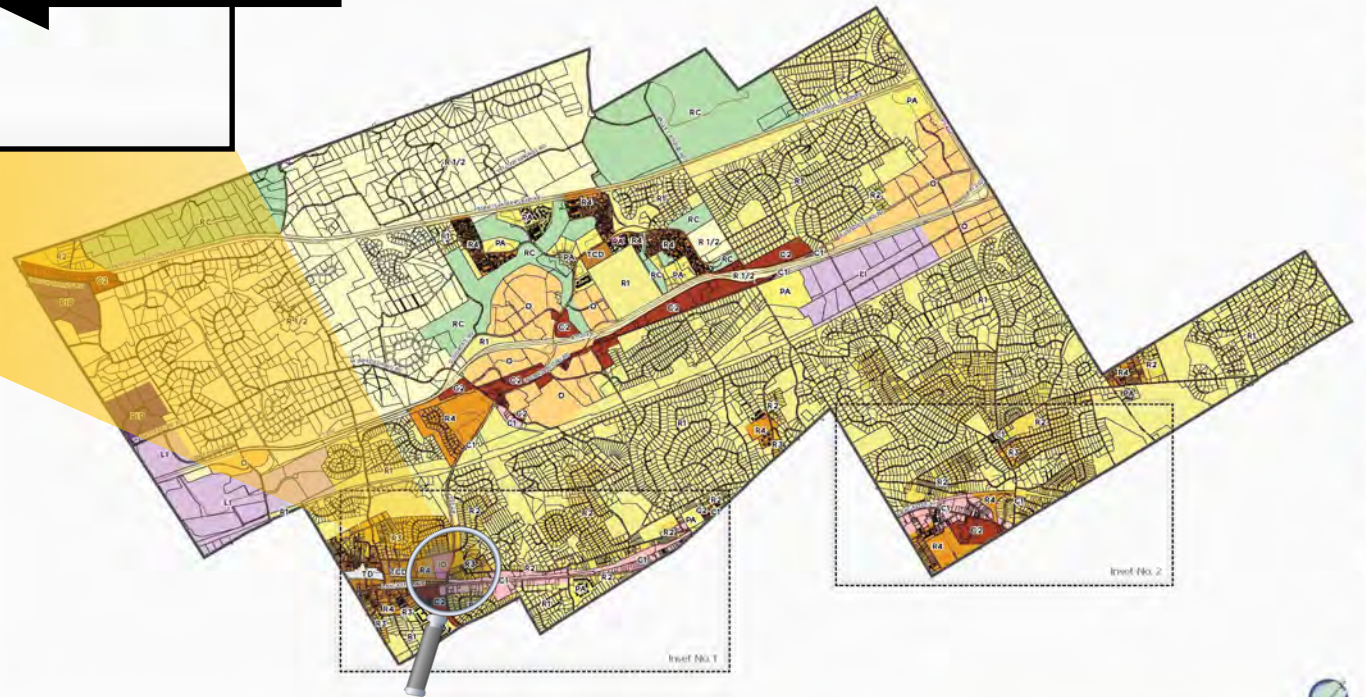


ZONING MAP

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



ZONING: TCD TOWN CENTER DISTRICT



ZONING INFORMATION



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

TREDYFFRIN TOWNSHIP ZONING ORDINANCE

ARTICLE XVIII – TOWN CENTER DISTRICTS (TCD)

§ 208-68 Purpose.

Town Center Districts are intended to be consistent with Article VIIA of the Pennsylvania Municipalities Planning Code (Act 247) and are designed to improve the aesthetic quality and walkability of the area and streetscape, support the economic viability of the area, and promote opportunities for mixed-use buildings which permit residential and nonresidential uses above or behind nonresidential uses.

§ 208-69 Use Regulations.

Mixed uses are encouraged. Land and buildings may be used and occupied for any one or combination of the following uses, and no other, unless otherwise specified.

A. Residential Uses.

The following residential uses are permitted as stand-alone uses where the lots containing such uses do not have frontage along a major arterial highway as defined in the Township's Comprehensive Plan, and are permitted as part of a mixed-use development, provided no residential use shall be permitted on the ground floor of a mixed-use development when the development has frontage on a major arterial highway, unless approved pursuant to § 208-69K below:

1. Single-family attached dwelling (townhouse).
2. Two-family detached dwelling (duplex).
3. Multifamily dwelling.

B. Additional Permitted Uses.

Retail (excluding auto sales). Office. Personal services. Public or private club or lodge. Technical school. Library. Restaurant (excluding drive-in/drive-through facility), provided that any outdoor consumption shall meet requirements including contiguous outdoor seating and an unobstructed 6-foot pedestrian walkway if seating extends into the public right-of-way. Surface and structured parking facilities are also permitted subject to applicable sections.

K. Conditional Uses.

Certain stand-alone uses may be authorized as conditional uses pursuant to § 208-117, including townhouses, duplexes, or multifamily dwellings under specific conditions, and day-care centers with requirements for outdoor play, screening, and off-street drop-off.

§ 208-70 Area, Bulk, Height and Buffer Requirements.

Each building or use shall comply with the following requirements: minimum lot area 7,500 sq ft; lot width 50 ft; impervious coverage limited to 90% for lots fronting major arterials and 70% for others; height range 28–42 ft with potential height bonuses; and specified side, rear, and buffer yard

requirements when adjacent to residential districts.

§ 208-71 Zoning Bonuses.

The Board of Supervisors may authorize modifications to lot area per dwelling unit, building footprint, and building height through conditional-use approval, in exchange for actions that advance Town Center goals—such as providing public parking, achieving LEED certification, installing green infrastructure, or creating public art. Bonuses can allow up to 25,000 sq ft building footprint and 56 ft building height under qualifying conditions.

§ 208-72 Special Development Regulations.

Sidewalks are required between buildings and streets, with modifications possible for lots more than one mile from train stations. Streetscape design must follow § 181-46M(11) of Subdivision & Land Development standards. Residential use on ground floors of mixed-use developments along major arterials is prohibited unless conditionally approved. Parking requirements, façade design, and pedestrian amenity standards apply to ensure walkability and architectural quality.



CONTACT US

JAKE JEWELL

Office: (484) 887-8202 | Ext. 105

JJewell@PillarRealEstateAdvisors.com

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