

**FOR LEASE: FORMER BANK WITH DRIVE THRU
2,800 SF**

3400 Chichester Ave, Boothwyn, PA 19061

EQUITY CRE



PROPERTY HIGHLIGHTS

- Approximately 2,800 SF
- 1.26 acres lot
- 2 drive thru lanes
- 33 parking spaces
- 12.9K cars per day (Chichester Ave)
- Directly across from Chichester High School (1,000+ students & staff)



CONTACT

JAKE DOYLE

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DIRECT 484.531.2176

PRESENTED BY EQUITY CRE

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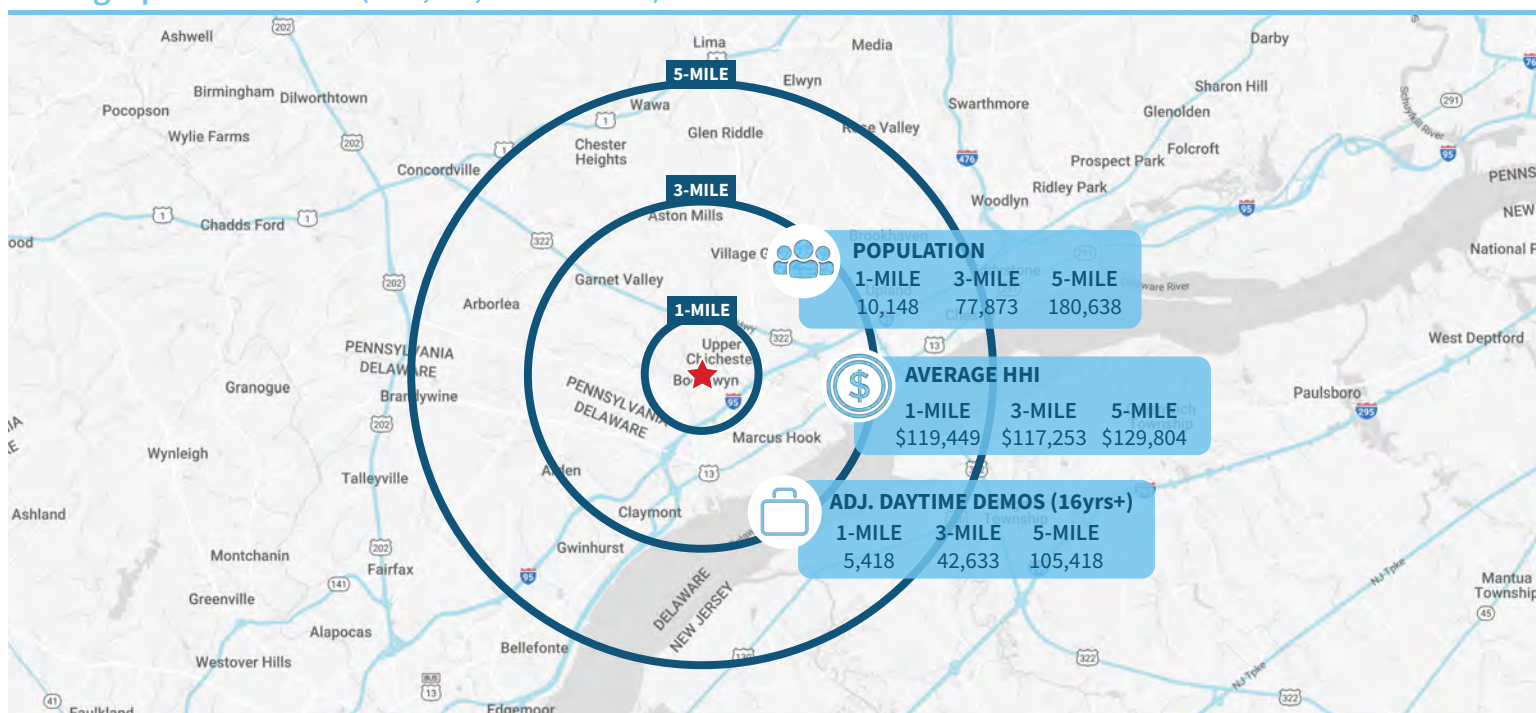
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Demographic Overview (0.25, 0.5, 1-mile radius)



The right space. The right move.



CMRE CAPITAL MARKETS
REAL ESTATE NETWORK

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07/26

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ZONING

C-1 Neighborhood Commercial District

§ 600-52. Uses permitted by right.

Land, buildings, or premises shall be used by right only for one or more of the following uses:

- A. Retail store, including general merchandise store, hardware, pharmacy, variety store or video store.
- B. Food store, including grocery, delicatessen, convenience store or supermarket, liquor store, caterer, bakery sales or ice cream shop.
- C. Eating and drinking establishments, including taverns, fast-food restaurants with or without drive-through service, fast-casual restaurants, and full-service restaurants. **[Amended 5-6-2021 by Ord. No. 746]**
- D. Personal service shop.
- E. Professional or business office or building, studio, bank or other financial institution.
- F. General service or repair, including furniture, and electronic and appliance repair.
- G. Tradesman's shop, including carpenter, electrician, plumber, cabinetmaker or similar establishment.
- H. Health club or spa.

§ 600-53. Uses permitted by special exception.

The following uses shall be permitted by special exception, subject to the provisions of Articles **XXI** and **XXV** as wells as specific sections listed below:

- A. Health clinic subject to **§ 600-184**.
- B. Municipal or public use, subject to **§§ 600-184** and **600-184** and any other applicable provisions of Article **XXI**.
- C. Wireless communications facility, with antenna, provided such antenna is attached to an existing tower, water tower, smokestack or other similar tall structure, subject to the requirements of **§ 600-187**.
- D. Conversion of dwelling to nonresidential use, subject to **§ 600-185**.
- E. Indoor commercial recreation, subject to **§§ 600-182** and **600-183**.

§ 600-54. Conditional Uses.

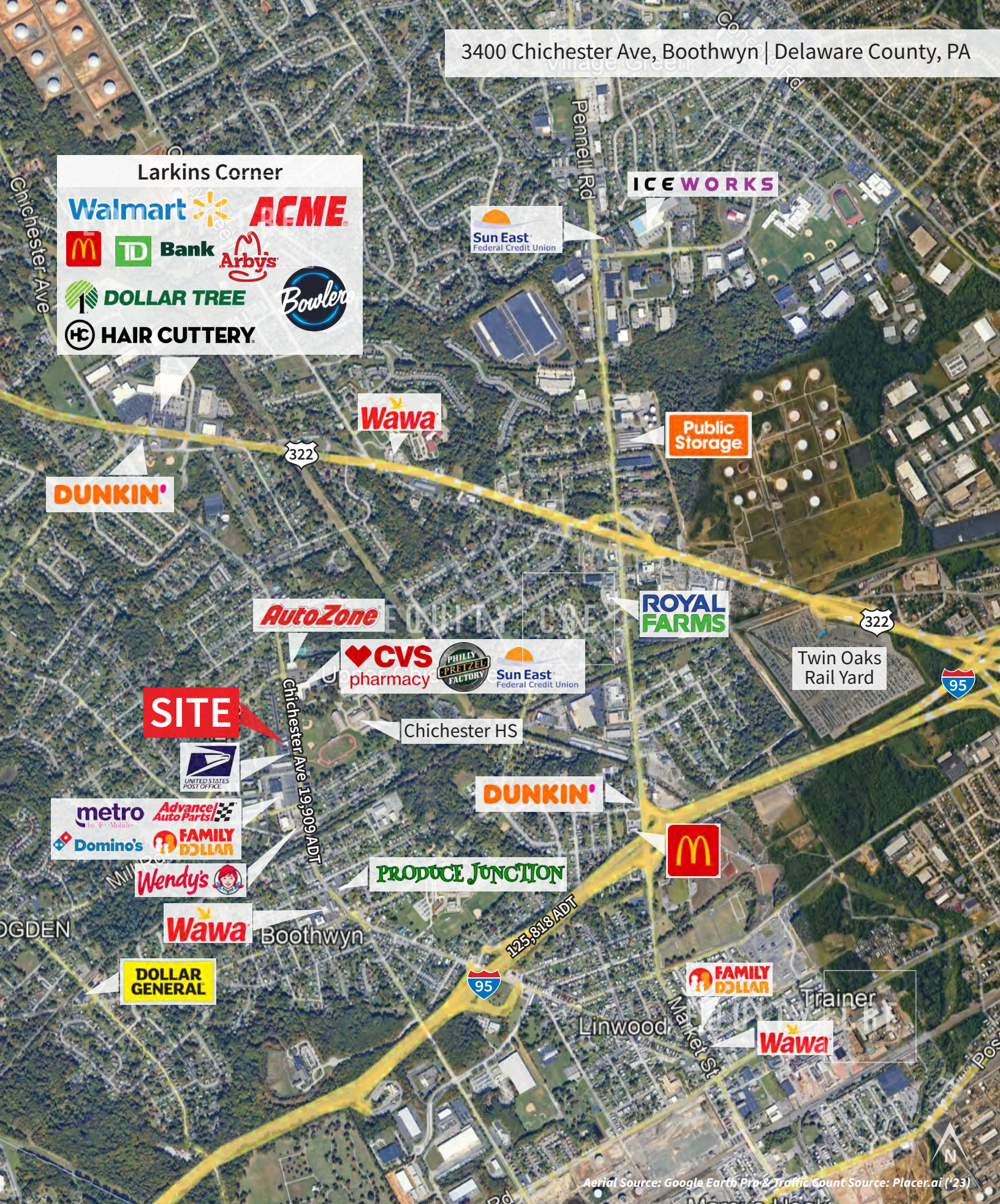
Conditional uses shall be subject to Article **XXII** and the provisions cited below:

- A. Intermediate and group day-care centers, subject to **§ 600-191**.
- B. Adult day-care center, subject to **§§ 600-189** and **600-190**.
- C. Funeral home and mortuary, subject to **§§ 600-189** and **600-190**.
- D. Private commercial education, subject to **§§ 600-189** and **600-190**.
- E. Private club, lodge, or other nonprofit establishment, subject to **§ 600-193**.
- F. Standard collection facility for recycling, subject to **§ 600-194**.
- G. Medical marijuana dispensary, as authorized by Act 16 of 2016, and as further regulated by 28 Pa. Code Chapter 1161, Dispensaries, subject to **§§ 600-189** and **600-190** of Chapter **600**. **[Added 8-8-2017 by Ord. No. 711]**
- H. Brewpub, taproom. **[Added 5-6-2021] by Ord. No. 746]**

§ 600-55. Accessory uses.

Accessory uses and structures shall comply with **§ 600-194** and the articles/sections cited below:

- A. Off-street parking and loading, subject to Article **XVIII**.
- B. Small collection facility for recycling, subject to **§ 600-194**.
- C. Storage building or enclosure, subject to **§ 600-159**.
- D. Signs, subject to **XIX**.
- E. Satellite antenna, subject to **§ 600-167**.
- F. Day-care facility, home-based in a single family dwelling, subject to all applicable state regulations.
- G. Restaurant-cafe as defined in Article **II** and subject to the provisions of **§ 600-180**.
- H. Any accessory use on the same lot with and customarily incidental to any of the above permitted uses and not detrimental to the neighborhood.



Aerial Source: Google Earth Pro & Traffic Count Source: Placer.ai ('23)