



Retail/Office—For LEASE

178 LANCASTER AVENUE, MALVERN

Property Management

Facilities Management

Sales and Leasing

Lease Administration

Financial Analysis

Consulting

Project Management

Maintenance Services

Preventive Maintenance Programs

F-MAC



- ~ 2,940 sf - Retail or Office use
- ~ Free-standing building
- ~ Open space with 2 restrooms, 3 offices
- ~ Drive-up delivery, roll-up door in rear of building
- ~ Plenty of parking
- ~ Signage
- ~ Premier location near the lighted-corner of Lancaster Avenue and Malin Road
- ~ Join Eight Bells Tattoo, Tranquil Spa, Fattoush Mediterranean Cuisine, FedEx, Spice Tonite,
- ~ Property available April 1, 2025
- ~ Zoning: East Whiteland Township—FC, Frontage Commercial

Rental Rate: \$19.50/nnn

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

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Vice President

Direct: 610.561.6051

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BRITE
REALTY SERVICES, INC.

677 Exton Commons
Exton, PA 19341
610-524-8285

178 LANCASTER AVENUE, MALVERN



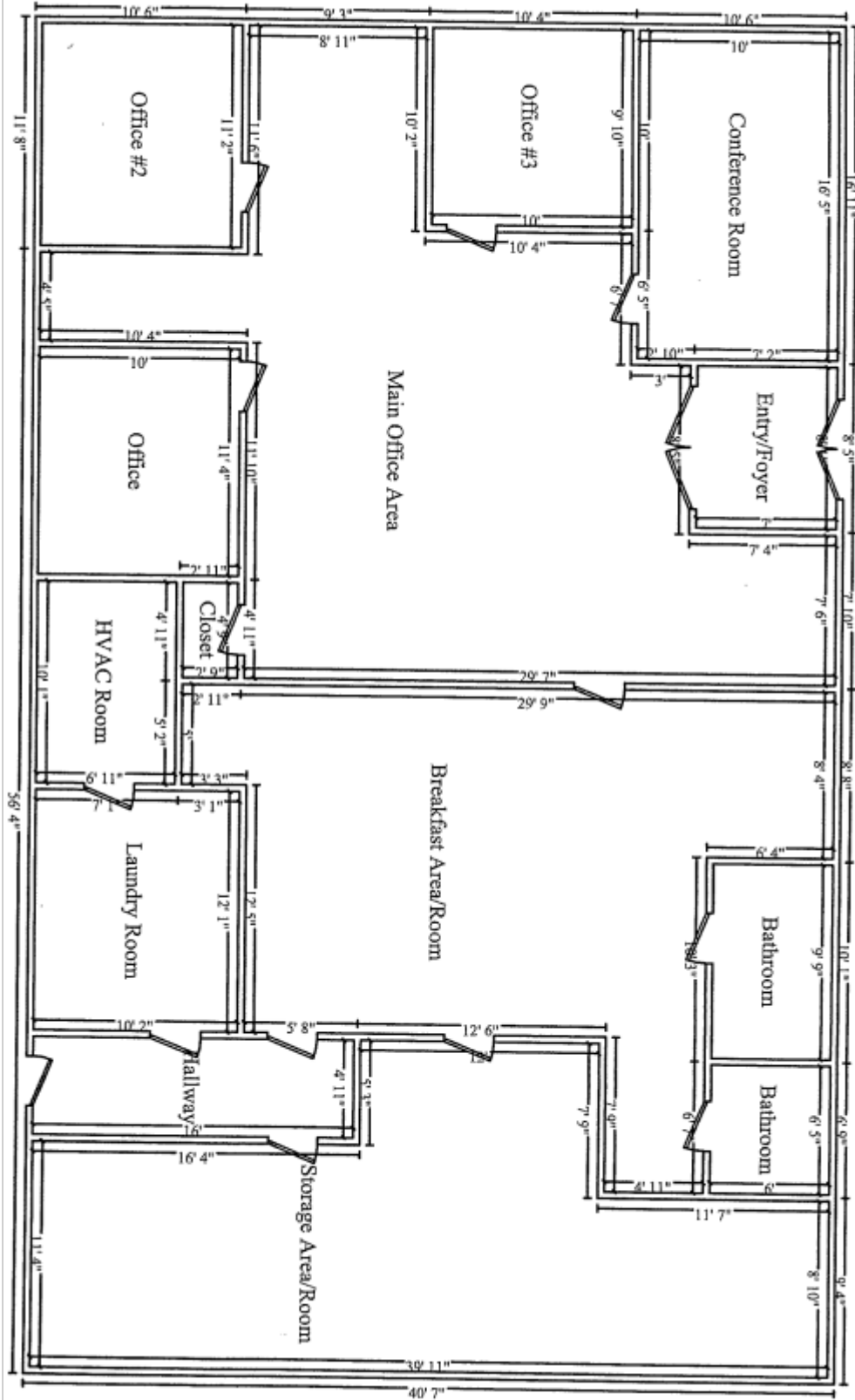
Traffic >>

Collection Street	Cross Street	Traffic Vol	Last Measur...	Distance
US Hwy 30	Lancaster Ave W	23,058	2022	0.19 mi
Lancaster Avenue	US Hwy 30 W	14,777	2020	0.34 mi
Lancaster Ave	Hwy 30 W	15,131	2022	0.34 mi
US Hwy 30	Malin Rd W	18,734	2015	0.34 mi

Rear of building has 2 man-doors as well as the overhead door for deliveries. There is a nice walkway between two of the buildings for access from rear to front of building and parking lot.



178 LANCASTER AVENUE
MALVERN
FLOOR PLAN



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 inkind 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.