

SUBURBAN WEST · EXCLUSIVELY OFFERED

COMMERCIAL DEVELOPMENT LAND · FOR SALE / GROUND LEASE

806 Downingtown Pike

West Chester, PA 19380 · East Bradford Township, Chester County

\$1,300,000
ASKING PRICE

~~3.86 ACRES | ZONED C-1~~

3.86 Acres
LOT SIZE

C-1
ZONING

\$30/SF NNN
GROUND LEASE RATE

Beau McGettigan

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00 CONFIDENTIALITY & DISCLAIMER NOTICE**Confidential Offering Memorandum**

This Offering Memorandum (the "Memorandum") has been prepared by REAL, Suburban West Commercial ("Broker") on behalf of the owner of the property described herein (the "Property"). This Memorandum is intended solely for the use of the party to whom it has been delivered ("Recipient") for the purpose of evaluating the possible acquisition of the Property, and is not to be used for any other purpose or made available to any other party without the prior written consent of Broker.

The information contained in this Memorandum has been obtained from sources believed to be reliable; however, neither the Owner nor Broker, nor any of their respective officers, employees, or agents, make any representation or warranty, express or implied, as to the accuracy or completeness of this Memorandum or any of its contents, and no legal liability is assumed or shall be implied with respect thereto.

Prospective purchasers should conduct their own independent investigation of the Property and the market, including but not limited to environmental assessments, surveys, title searches, zoning verification, and financial due diligence. The information set forth herein is based on materials obtained from the public record and other sources deemed to be reliable. No representations are made as to the accuracy thereof, and such information is subject to errors, omissions, and changes.

Prospective purchasers are advised that changes may have occurred in the Property or its condition since the time this Memorandum was prepared. The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest or offers to purchase the Property, and/or to terminate discussions with any entity at any time with or without notice.

Terms of Use

By accepting this Memorandum, the Recipient agrees: (i) to keep all information contained herein strictly confidential; (ii) not to copy, reproduce, or distribute this Memorandum, in whole or in part, without the express written consent of REAL, Suburban West Commercial; (iii) to use this Memorandum solely for the purpose of evaluating a potential acquisition of the Property; and (iv) to immediately return this Memorandum upon request by Broker or Owner.

This Memorandum does not purport to be all-inclusive or to contain all of the information which the Recipient may need or desire. The Recipient should independently verify all assumptions, projections, estimates, and other information contained herein before relying upon them. Recipients should not construe the contents of this Memorandum as legal, tax, regulatory, or financial advice.

EXCLUSIVE LISTING

806 Downingtown Pike is being offered on an exclusive basis by REAL, Suburban West Commercial. All inquiries and offers should be directed to the listing broker identified herein. Do not contact the property owner directly.

REAL, Suburban West Commercial

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01 EXECUTIVE SUMMARY

Investment Overview

REAL, Suburban West Commercial is pleased to present 806 Downingtown Pike, a premier 3.86-acre commercially zoned development opportunity located in East Bradford Township, Chester County, Pennsylvania. The Property offers a rare combination of signalized intersection access, C-1 Neighborhood Commercial zoning, and all public utilities at a site in one of the Greater Philadelphia MSA's most dynamic and fastest-growing submarkets.

The Property is being offered on a dual-opportunity basis: **For Sale at \$1,300,000** or available for **Ground Lease at \$30/SF NNN**, providing maximum flexibility for owner-users, investors, national retailers, and QSR operators seeking to establish a strategic presence along this high-visibility commercial corridor.

With C-1 zoning permitting retail, restaurants, daycare centers, personal services, and planned commercial developments (with conditional approval), 806 Downingtown Pike presents an immediately actionable development canvas in a supply-constrained suburban commercial market.

INVESTMENT THESIS

Shovel-ready commercial land in East Bradford Township — one of Chester County's fastest-growing markets — with signalized access, all public utilities, and flexible C-1 zoning. Rare dual opportunity: acquire for \$1.3M or ground lease at \$30/SF NNN. Ideal for retail, QSR, daycare, or planned commercial development.

\$1,300,000

ASKING PRICE

3.86 AC

LOT SIZE

C-1

ZONING

\$30/SF NNN

GROUND LEASE

Property At A Glance

Address	806 Downingtown Pike, West Chester, PA 19380
Municipality	East Bradford Township, Chester County, PA
Parcel ID	51-05-0038
Lot Size	3.86 Acres
Zoning	C-1 Neighborhood Commercial
Asking Price	\$1,300,000
Ground Lease Rate	\$30/SF NNN
Property Taxes	\$1,055/year
Utilities	Public Water, Gas & Sewer Available
Access	Signalized Intersection — Downingtown Pike

02 PROPERTY DETAILS

Physical Description

Property Type	Commercial Development Land
Total Site Area	3.86 Acres (168,141± SF)
Frontage	Downingtown Pike — Signalized Intersection
Topography	Generally Level — Shovel Ready
Shape	Regular / Rectangular
Parcel ID	51-05-0038
County	Chester County, Pennsylvania
Township	East Bradford Township

Utilities

Water	Public Water — Available at Site
Sewer	Public Sewer — Available at Site
Gas	Public Gas — Available at Site
Electric	PECO Energy Service Area
Telecom	Comcast / Verizon Service Area
Property Taxes	\$1,055/year (Chester County)

Lease Rate:	\$30psf NNN (Building)	Gas:	Public Available
		Sewer:	Public Available
		Lot Size:	3.86 Acres



Parcel Details

Parcel ID	51-05-0038
Municipality Name	East Bradford Twp
Zoning:	C-1
Property Taxes:	\$1,055 annually

FOR SALE

Acquire fee simple title to 3.86 acres of prime C-1 zoned commercial land. Asking price \$1,300,000. Ideal for owner-users, developers, and investors seeking long-term value creation in Chester County's fastest-growing commercial corridor.

GROUND LEASE OPPORTUNITY

Landlord-favorable ground lease at \$30/SF NNN. Optimal structure for national tenants, QSR operators, and retailers seeking site control without land acquisition costs.

SIGNALIZED INTERSECTION ACCESS

Direct, signalized access from Downingtown Pike provides exceptional traffic visibility and ADA-compliant ingress/egress — critical for retail, drive-through, and high-traffic commercial uses.

03 PROPERTY PHOTOGRAPHY

806 Downingtown Pike | West Chester, PA 19380



03 PROPERTY PHOTOGRAPHY (CONTINUED)

West Chester, PA 19380



SITE DETAIL — EXISTING IMPROVEMENTS & C-1 ZONED ACREAGE

West Chester, PA 19380



SITE PERIMETER — EAST BRADFORD TOWNSHIP, CHESTER COUNTY

04 ZONING — C-1 NEIGHBORHOOD COMMERCIAL DISTRICT

Overview

806 Downingtown Pike is zoned **C-1 Neighborhood Commercial** by East Bradford Township, Chester County, Pennsylvania. The C-1 district is designed to accommodate a broad spectrum of retail, service, and commercial uses oriented to neighborhood and community-scale customers. The Property's C-1 designation provides immediate development flexibility with minimal regulatory friction for qualifying uses.

Permitted Uses by Right

The following uses are permitted *by right* within the C-1 district, requiring only standard plan review and building permit approval:

- Retail Sales — Dry Goods
- Retail Sales — Food & Grocery
- Convenience Retail
- Personal Services
- Hair Salons & Barbershops
- Dry Cleaning & Laundry
- Food Production — Bakeries
- Day-Care Centers
- Commercial Accessory Uses
- Solar Energy Systems

<h1 style="font-size: 2em; margin: 0;">10</h1> <p style="font-size: 0.8em; color: #808080; margin: 0;">USES BY RIGHT</p>	<h1 style="font-size: 2em; margin: 0;">3</h1> <p style="font-size: 0.8em; color: #808080; margin: 0;">CONDITIONAL USES</p>	<h1 style="font-size: 2em; margin: 0;">C-1</h1> <p style="font-size: 0.8em; color: #808080; margin: 0;">ZONING CLASS</p>
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Conditional Uses

The following uses may be permitted with conditional use approval from the Township Board of Supervisors:

- Planned Commercial Developments
- Office Buildings — Corporate HQ, Medical/Dental
- Financial Services Offices
- Adaptive Reuse of Historic Resources

QSR & DRIVE-THROUGH OPPORTUNITY

The signalized intersection, C-1 zoning, and 3.86-acre site provide ideal conditions for quick service restaurant or drive-through retail pad development. Planned commercial development conditional approval unlocks multi-tenant layouts.

DAYCARE & CHILD SERVICES

Day-Care Centers are permitted by right under C-1 zoning — an increasingly high-demand use in fast-growing suburban markets like East Bradford Township, where household formation and family demographics support strong childcare demand.

C-1 DISTRICT SUMMARY

The C-1 Neighborhood Commercial District in East Bradford Township supports a wide range of community-serving commercial activities. The District's permitted use table, combined with the available conditional use pathway for planned commercial developments, makes this zoning classification among the most development-flexible commercial designations in Chester County.

04 ZONING — AREA & BULK REGULATIONS (CONTINUED)

C-1 Area & Bulk Regulations — East Bradford Township

REGULATION	STANDARD / REQUIREMENT	NOTES
Minimum Lot Area	14,000 SF per use; 1-acre minimum tract	3.86 acres far exceeds minimum threshold
Minimum Lot Width	200 feet	Downingtown Pike frontage satisfies requirement
Maximum Building Coverage	30% of lot area	~50,000 SF max building footprint
Maximum Floor Area Ratio (FAR)	50% (0.5 FAR)	~84,000 SF max gross floor area
Minimum Landscaped Open Space	20% of lot area	~33,600 SF minimum green/open space
Minimum Building Setback (Front)	75 feet from right-of-way	Adequate depth from Downingtown Pike
Minimum Side Yard (adj. residential)	50 feet	Standard buffer to residential adjacencies
Minimum Side Yard (adj. nonresidential)	25 feet	Reduced buffer for commercial adjacencies
Minimum Rear Yard	50 feet (adj. residential) / 25 feet (adj. nonresidential)	Site depth accommodates full-depth development
Maximum Building Height	3 stories / 35 feet	Appropriate for retail, QSR, and office uses

30%

MAX BUILDING COVERAGE

50%

MAX FAR

35 FT

MAX BUILDING HEIGHT

75 FT

MIN FRONT SETBACK

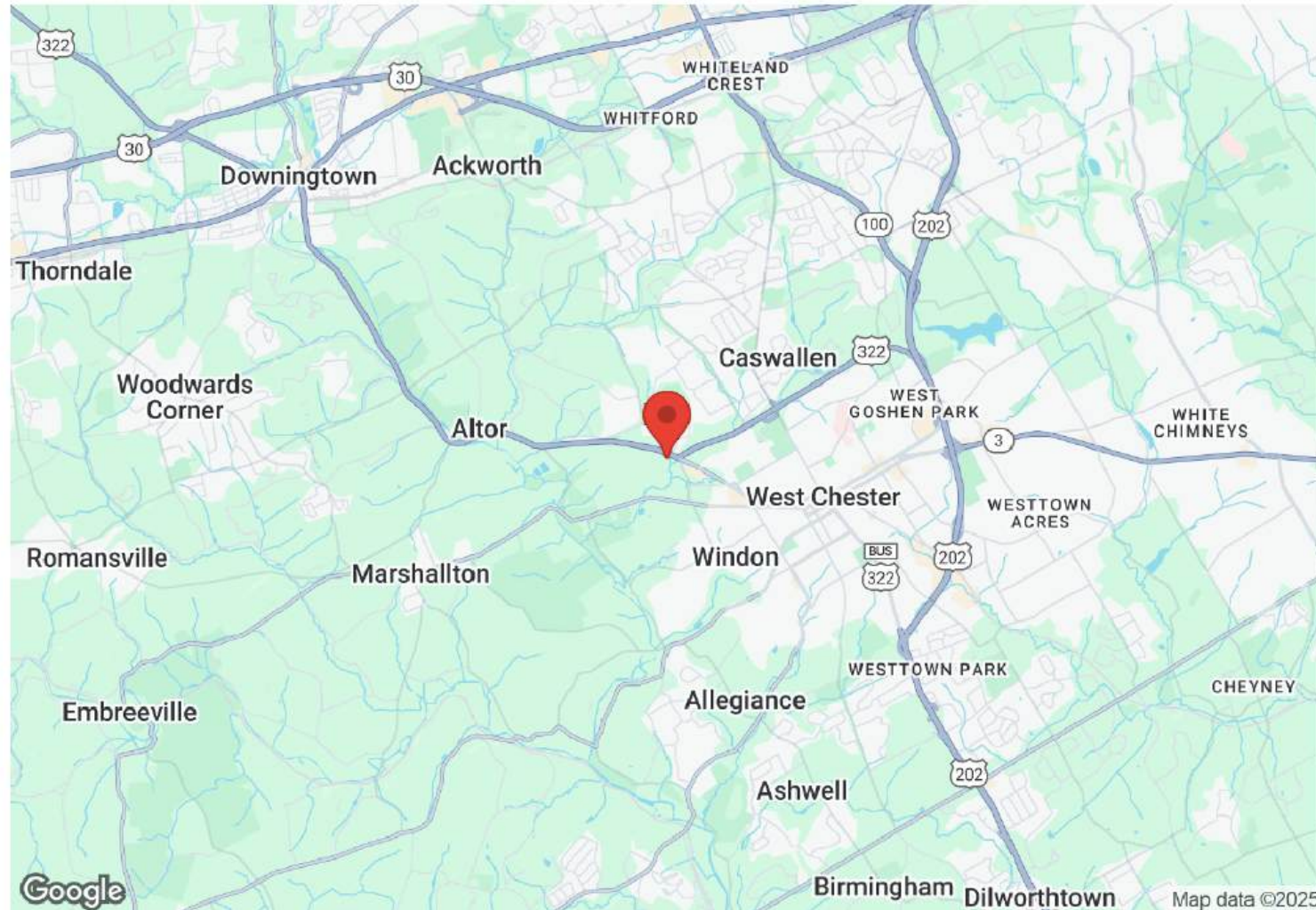
~50K SF

MAX FOOTPRINT

Zoning information sourced from East Bradford Township Zoning Ordinance. All information is believed accurate but should be independently verified. Prospective purchasers are encouraged to consult with a land use attorney and submit pre-application inquiries to the Township prior to executing a purchase agreement. REAL, Suburban West Commercial makes no representations as to permitting outcomes or development approvals.

05 REGIONAL MAP & MARKET CONTEXT

806 Downingtown Pike | West Chester, PA 19380



Regional location map — 806 Downingtown Pike, East Bradford Township, Chester County, PA. Situated along Downingtown Pike (Route 322 corridor) serving the Greater West Chester MSA and surrounding Chester County communities.

EXCLUSIVE OFFERING — FOR SALE OR GROUND LEASE

806 DOWNINGTOWN PIKE

West Chester · East Bradford Township · Chester County, Pennsylvania

\$1,300,000

ASKING PRICE

3.86 Acres

C-1 ZONED LAND

\$30/SF NNN

GROUND LEASE RATE

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FOR MORE INFORMATION

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COMMERCIAL REAL ESTATE BROKERAGE AND ADVISORY
GREATER PHILADELPHIA, PA

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