

**MIXED USE BUILDING – 4.5 ACRES
LOCATED ON THE BRANDYWINE
AVAILABLE FOR SALE**



1332 LENAPE ROAD – WEST CHESTER, PA

Former Simon Pearce Glassblowing/Retail/Restaurant

Contact:

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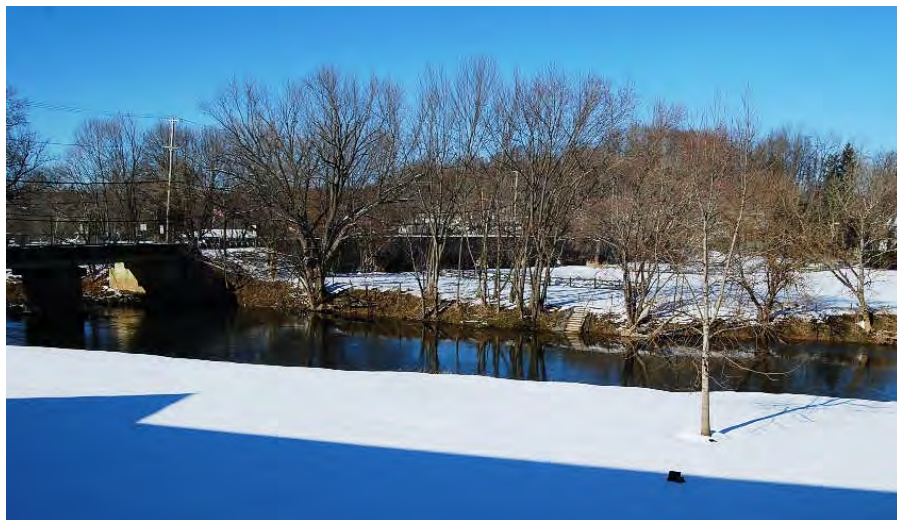
OR

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Offering Memorandum

Sale Price: \$2,850,000 – Including Liquor License

Location: 1332 Lenape Road
Pocopson Township, Chester County
West Chester, Pennsylvania

Building Size:

Gross Building Area	25,060±
Main Floor	12,489
2nd Floor	<u>12,571</u>
Total	25,060 Square Feet

Space Allocation:	<u>Use</u>	<u>Sq Ft.</u>	<u>% of Total</u>
	Retail	5,087	20.3%
	Restaurant	12,830	51.2%
	Office & Industrial	<u>7,143</u>	<u>28.5%</u>
	Total	25,060	100.0%

Year Built: Original - 1976

Renovated - 2000 - \$3,000,000 in renovations

Land Area: 4.5 Acres

Parking: 154 spaces

Tax Parcel: 63-004-1056 Chester County, PA

Annual Tax: \$54,116

Zoning: C-1 Neighborhood Commercial

Utilities:

Water:	On-site well
Sewer:	Septic (pump & haul) 2 Septic Tanks on Site – 10,000 gallon for primary service 5,000 gallon for over-flow tank
Electric:	PECO
Gas:	PECO
Telephone:	Verizon

Exterior:	Brick veneer over masonry block units with vertical wood panels on the front and rear elevations
Roof:	Flat built up - and pitched metal standing seam Johns Mansville installed in 2000 with 20 year warranty Access to the roof via ladder located off the upper level kitchen area
Windows:	Insulated; double hung and fixed picture windows
Exterior Doors:	Glass and wood entry doors and metal fire
Signage:	Freestanding and wall mounted signage

INTERIOR DESCRIPTION

Ground Floor:

The main building entrance is on the west side of the ground level of the building. The ground floor leads to an open staircase up to the top floor. Flanking the lobby to the left is the former glass blowing studio and glass overflow storage room.

To the right of the lobby are the support areas for the former restaurant and retail operation. These areas include employee lockers, break room and enclosed receiving dock.

The ground floor's east elevation is improved with administrative offices, fully equipped commercial kitchen, and mechanical room and storage rooms.

Upper Floor: This level consists of the former retail gift shop, restaurant, lobby and customer restrooms in the middle of the floor and unfinished shell space at the rear of the building.

Flooring: A combination of hardwood, carpeting, quarry tile and concrete in public areas with quarry tile in the kitchen and bathrooms.

Walls: Drywall, insulated waterproof textured synthetic covering (in kitchen) and ceramic tile wainscot (in restrooms)

Ceiling: Painted drywall, suspended acoustical ceiling tile grid system using 2' x 2' systems, to acoustical panels of euro span membrane with 1.5" of spun fiberglass, which controls noise and is found in the dining area.

Lighting: Fluorescent tube, decorative track and ceiling hung fixtures

Number of Bars: 1

Lighting:	Fluorescent tube, decorative track and ceiling hung fixtures
Number of Bars:	1
No. of Kitchens:	2
Restrooms:	Patron: 1 men's and 1 women's Employee: 1 men's and 1 women's (each with a locker room)

Equipment & Mechanical Systems

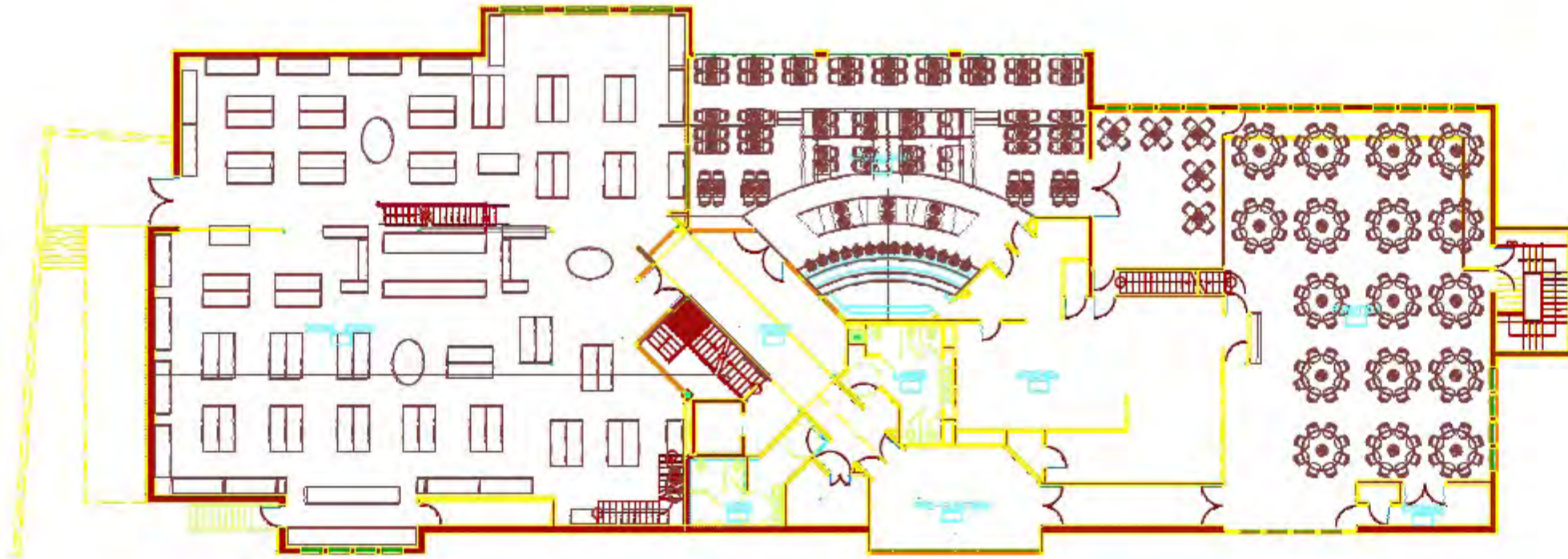
HVAC:	Gas-fired Weil McLain dual furnace boiler – gross out of 1.8 MBUs. Five (5) air-conditioning air handlers and six (6) air conditioning fan coils Private Dining Room has a split system installed in 2010
Hot Water:	100 Gallon Hot Water Heater
Electric	1,200 amp 3 phase, 4 wire transformer stepped down to various panels throughout the building Back-up generator - 150 KW
Life Safety:	Sprinkler system, smoke, heat and motion detectors throughout ADA compliant
Elevators:	Two: 1 Passenger Elevator – 2500 lbs. capacity 1 Service Elevator travels between 2 kitchens – 900 lbs. capacity

Other Features

- 21,000 gallon fire water tank
- Booths, tables, chairs, stools counter and standard commercial kitchen equipment including cooking lines, dishwasher stations, walk-in coolers and freezers and dry storage rooms.
- Ground floor exterior doors fronting the Brandywine River are equipped with metal flood plates to protect from seepage into the building during periods of heightened rainfall and resultant creek swelling.

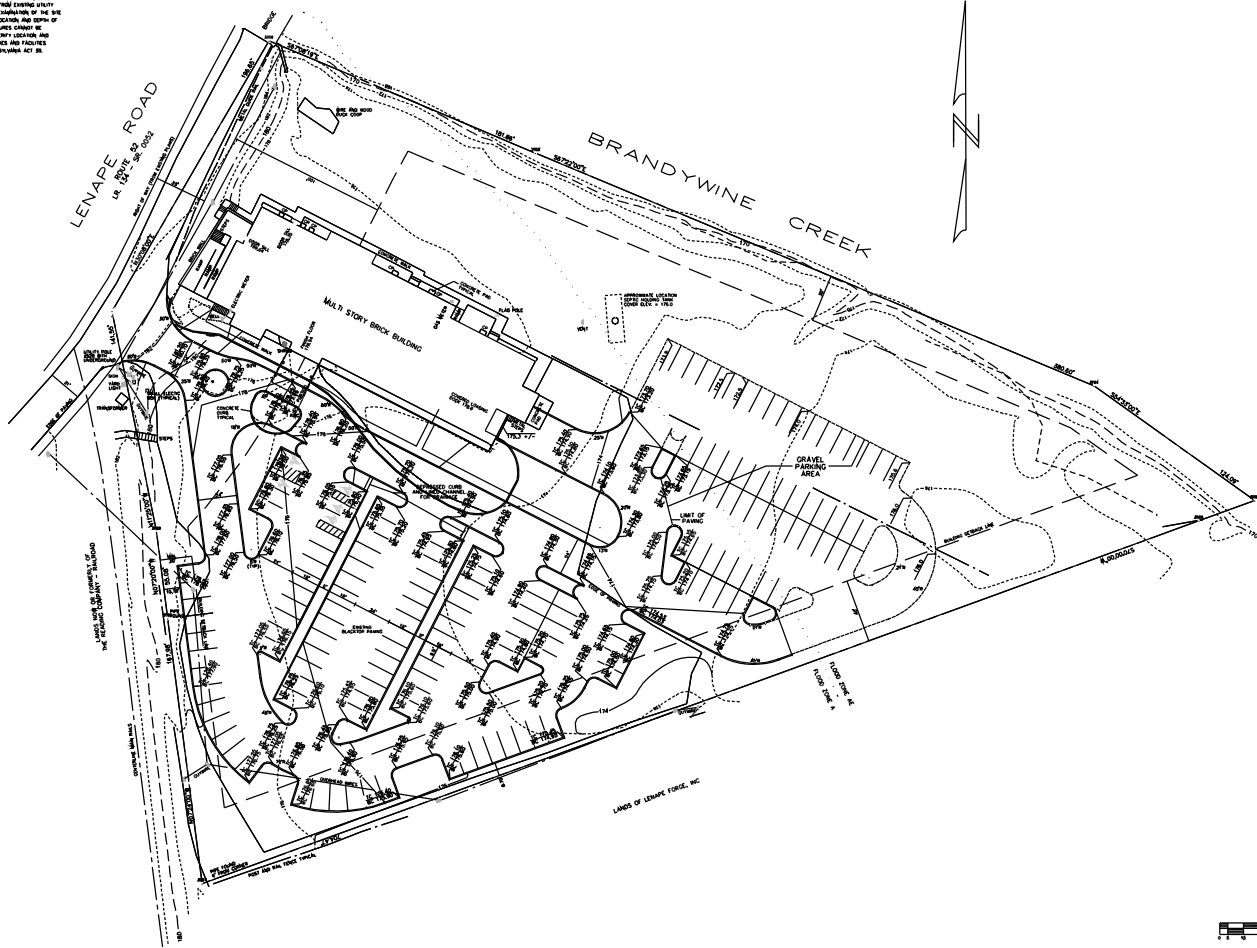


FORMER SITE OF SIMON PEARCE GLASSBLOWING/RETAIL/RESTAURANT
1332 LENAPE ROAD, WEST CHESTER, PA
FIRST FLOOR SPACE PLAN



**FORMER SITE OF SIMON PEARCE GLASSBLOWING/RETAIL/RESTAURANT
1332 LENAPE ROAD, WEST CHESTER, PA
SECOND FLOOR SPACE PLAN**

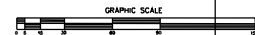
NOTE: ALL LOCATIONS OF EXISTING UTILITIES SHOWN ON THIS PLAN HAVE BEEN DEVELOPED FROM EXISTING utility RECORDS. RECORDS HAVE BEEN CHECKED FOR THE SITE. THE ACCURACY OF LOCATIONS AND DEPTHS OF EXISTING UTILITIES OR STRUCTURES SHOWN IS GUARANTEED. CONTRACTOR MUST VERIFY LOCATIONS AND DEPTHS OF ALL UNDERGROUND UTILITIES AND UTILITIES BEFORE START OF WORK PER PENNSYLVANIA ACT 58.



- NOTES:
1. THIS IS THE SAME PARCEL OF LAND DESCRIBED IN DEED BOOK 400 PAGE 236 RECORDED IN THE CHESTER COUNTY COURT HOUSE.
 2. THIS PLAN HAS BEEN PREPARED WITHOUT THE AID OF A FIELD SURVEY.
 3. EXISTING DATA AND ELEVATION DATA FROM FORMER ASSOCIATED D. SURVEYORS HAS BEEN PROVIDED FOR THIS SITE. THE DEPTHS OF EXISTING UTILITIES OR STRUCTURES SHOWN ARE APPROXIMATELY 3 FEET EAST OF EXISTING.
 4. THE ONE YEAR FLOOD ELEVATION DETERMINED THE SIZE OF OVERHEAD FLOOD AREAS. THE REMAINDER OF THE SITE IS WITHIN ZONE X OF OVERHEAD FLOOD AREAS.
 5. ELEVATIONS AND HYDROLOGIC INFORMATION BASED UPON A FIELD SURVEY BY PERKES ASSOCIATES, INC. IN APRIL 1999.
 6. PARKING LOT LAYOUT BASED UPON A PRELIMINARY LANDSCAPE PLAN PREPARED BY STEPHAN BOULDER LANDSCAPE ARCHITECTS.
 7. ZONING: C-1 DISTRICT/FLOODPLAIN CONSERVATION DISTRICT

LOT AREA (AC)	REQUIRED		EXISTING		PROPOSED	
	1.00	2.00	2.00	2.00	2.00	2.00
LOT WIDTH (FT)	150	217	217	217	217	217
STREET WIDTH	100	217	217	217	217	217
STREET FRONT	217	217	217	217	217	217
STREET REAR	217	217	217	217	217	217
CORNER LOT	50	41.7	39.7	39.7	39.7	39.7
REAR LOT	50	41.7	39.7	39.7	39.7	39.7
REAR HEIGHT	2 STRY/25	2 STRY	2 STRY	2 STRY	2 STRY	2 STRY

ORDER # 8236-2
 DRAWN BY: J. PERKES, INC.
 CHECKED BY: _____
 APPROVED BY: _____
 THE PARCEL: _____
 SITE BOOK: 323



YERKES ASSOCIATES, INC. 1444 PHOENIXVILLE PIKE • P.O. BOX 1568 • WEST CHESTER, PA 19380 • (610) 644-4254 CONSULTING ENGINEERS LANDSCAPE ARCHITECTS SITE PLANNERS SURVEYORS	PLAN PREPARED FOR: ROBERT HAIGHT, ARCHITECT	POCONO TOWNSHIP CHESTER COUNTY PENNSYLVANIA	PRELIMINARY GRADING PLAN	DATE: JULY 8, 1999 C-63-4 156 SHEET # OF _____
	GRAPHIC SCALE: 1" = 40'			

Former Simon Pearce
 1332 Lenape Road, West Chester, PA
 Site Plan

**AERIAL PHOTOGRAPH OF 1332 LENAPE ROAD, WEST CHESTER
POCOPSON TOWNSHIP, PA
FORMER SIMON PEARCE GLASSBLOWING/RETAIL/RESTAURANT**




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[§ 250-28. Use regulations.](#)

A. Permitted uses. A building or combination of buildings may be erected, altered, or used, and a lot may be used or occupied, as a matter of right for any one or more of the following purposes, and no other:

(1) Retail store, such as grocery store, drug store, convenience store, garden center, gift shop, hardware store, or similar establishment designed primarily to serve the rural and residential needs of the immediate neighborhood, but not including the sale of new or used automobiles or other vehicles or machinery and also not including the sale or dispensing of gasoline or other fuel products subject to motor fuel taxes, whether as a principal or accessory use.

[Amended 2–26–2001 by Ord. No. 2–2001]

(2) Personal service enterprises, such as a barbershop, beauty salon, shoe repair, tailor, drop-off/pick-up facility associated with off-site clothes cleaning or pressing operation, repair of television, radio, and similar appliances and equipment, or similar establishment designed primarily to serve the needs of the immediate neighborhood.

(3) Restaurant, tearoom, cafe, bar, retail bakery, or other places serving food and/or beverages, provided that no fast-food restaurant shall be permitted.

(4) Office for business, professional, administrative, or governmental purposes.

(5) Accessory use on the same lot with and customarily incidental to any of the foregoing permitted uses; provided however that the sale or dispensing of gasoline or other fuel products shall not be considered an accessory use to any permitted use or conditional use.

[Amended 2–26–2001 by Ord. No. 2–2001]

B. Conditional uses. Any of the following uses shall be permitted when approved as a conditional use by the Board of Supervisors, in accordance with the terms of this section and the standards and criteria contained in § [250-70](#) of this chapter:

(1) Planned neighborhood center, which may contain any of the following uses:

(a) Any permitted use in the C-1 Neighborhood Commercial District, as provided in Subsection [A](#), above.

(b) Bank. *Editor's Note: Original Subsection 1(c), Automobile service station, and Subsection 1(d), Fast-food restaurant, which immediately followed this subsection, were repealed 2-26-2001 by Ord. No. 2-2001.*

(c) Movie theater or similar place of indoor entertainment.

(d) Communication tower as defined in § [250-6](#) of this chapter when conducted in compliance with the standards of § [250-96](#) of this chapter. This communication tower shall operate at a maximum of 100 watts peak envelope power.

(2) Any use of the same general character as those enumerated in § [250-28](#) herein.

[Added 5-24-2004 by Ord. No. 2-2004]

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[§ 250-29. Area and bulk requirements.](#)

A. Permitted uses. Any use permitted as of the right in the C-1 Neighborhood Commercial District shall comply with the following requirements:

- (1) Minimum lot size: one acre.
- (2) Minimum lot width: 150 feet.
- (3) Minimum front yard: except where zoning regulations of [§ 250-15B](#) require greater setbacks along designated roads, 55 feet where parking is provided in the front yard; 30 feet where no parking is provided in the front yard.
- (4) Minimum side yards: 50 feet aggregate; 20 feet minimum each.
- (5) Minimum rear yard: 40 feet.
- (6) Maximum total impervious surface coverage: 50%.
- (7) Maximum floor area ratio: 30%.
- (8) Minimum vegetative cover: 35%. Not less than 10% of the lot shall be vegetated with such trees as will be necessary to provide drip line coverage of 1/2 of such area within five years of planting.
- (9) Maximum height of structures: three stories or 35 feet, whichever is less.

B. Conditional uses. Any planned neighborhood center permitted as a conditional use in the C-1 Neighborhood Commercial District shall comply with the following requirements:

- (1) Minimum tract size: three acres.
- (2) Minimum area per individual use: 20,000 square feet.
- (3) Minimum tract width: 250 feet.
- (4) Minimum front yard: except as provided in [§ 250-15B](#), 55 feet where parking is provided in the front yard; 30 feet where no parking is provided in the front yard.
- (5) Minimum side and rear yards: 50 feet where the tract abuts a nonresidential district or use; 100 feet where the tract abuts a residential property line or zoning district boundary.
- (6) Minimum parking area setback: 10 feet from any nonresidential property line or zoning district boundary; 50 feet from any residential property line or zoning district boundary.
- (7) Maximum total impervious surface coverage: 55%.

(8) Maximum floor area ratio: 35%.

(9) Minimum vegetative cover: 35%. No less than 10% of the tract shall be vegetated with such trees as will be necessary to provide drip line coverage of 1/2 of such area within five years of planting.

(10) Maximum height of structure: two stories or 25 feet, whichever is less.

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