

WEST BRANDYWINE TOWNSHIP
DOWNINGTOWN, PA

1403 HORSESHOE PIKE

±10 AC AVAILABLE FOR SALE OR LEASE (MULTIPLE CONFIGURATIONS POSSIBLE)

PHILADELPHIA MSA

AREA RETAILERS

GIANT

COMING SPRING 2025

FINE WINE &
GOOD SPIRITS

DUNKIN'
Fulton Bank

**RITE
AID**

NEW DEVELOPMENT OPPORTUNITY IN GROWING WEST BRANDYWINE TOWNSHIP



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get in touch.

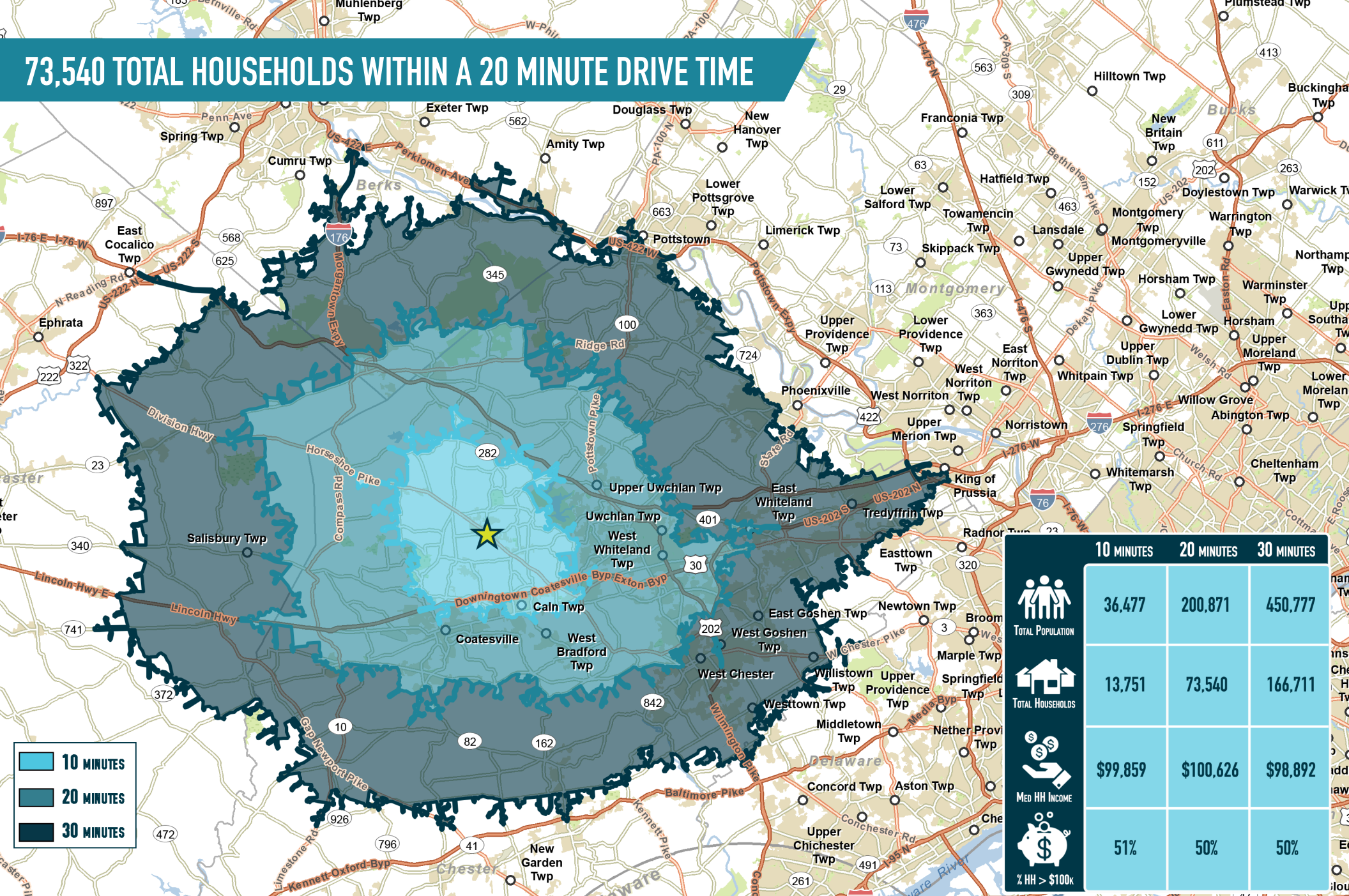
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73,540 TOTAL HOUSEHOLDS WITHIN A 20 MINUTE DRIVE TIME



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site data

- Parcel Data: ±10 Acres

- Zoning: RM - Rural Mixed-Use District

Permitted Uses:

1. Retail stores, including grocery, involving the sale of goods or services to the general public, excluding drive-thru services, automobile service stations, or fuel-dispensing stations
2. Restaurant, excluding those with drive-thru service
3. Tavern
4. Personal service establishments
5. Business, professional, medical, dental, or government office building, including medical clinics, and multiple offices if contained in a single building
6. Financial service establishment, including bank, brokerage, and savings and loan institution, with walk-up ATMs, but excluding drive-thru services
7. Live-work units and upper level apartments, as a secondary use to any principal use permitted herein
8. Recreational use, indoor
9. Funeral home, including crematorium as an accessory use associated with the operation of the funeral home
10. Veterinary office or clinic, or animal hospital
11. Auto service or repair garage facility
12. Sale or rental of automobiles and other vehicles
13. Hotel or motel
14. Adult or child day-care facility

Special Exception Uses:

1. Outdoor farmers' market

Conditional Uses:

1. Planned commercial development consisting of any combination of two or more principal uses permitted by right in Section 200-55.
2. Planned commercial/institutional development
3. Auto service station, fuel-dispensing facility
4. Car wash facility
5. Food stand or restaurant with drive-thru service
6. Convenience store
7. Drive-thru services when proposed as part of a pharmacy or financial institution
8. Miniature golf courses; chip and putt course
9. Outdoor commercial recreation facilities, including tennis courts, skateboard parks, swimming pools, go-cart track, rock climbing and similar operations
10. Event space, provided that the max number of attendees for any outdoor events may be set as a condition of approval

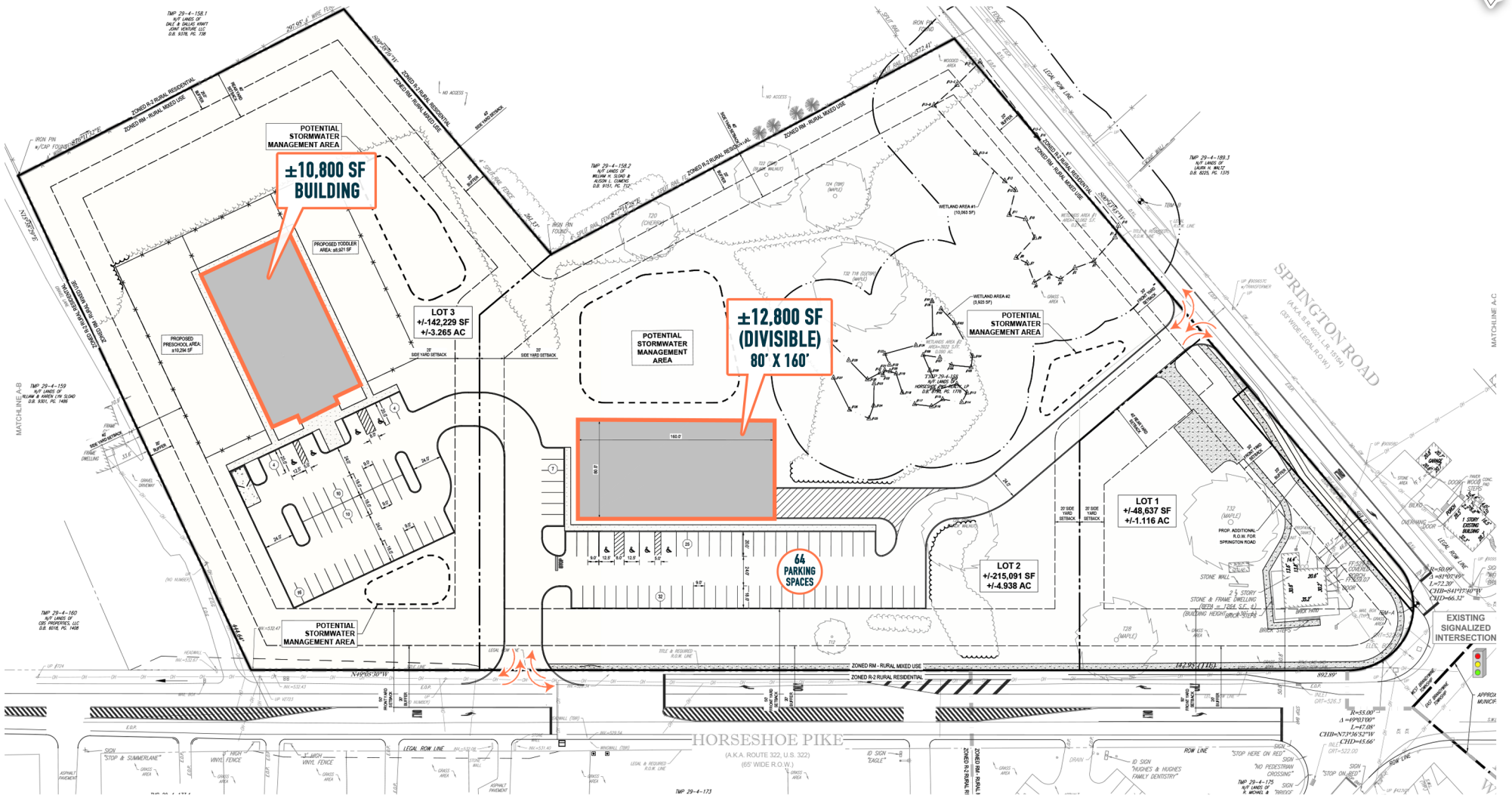
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CONCEPTUAL RETAIL PLAN



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