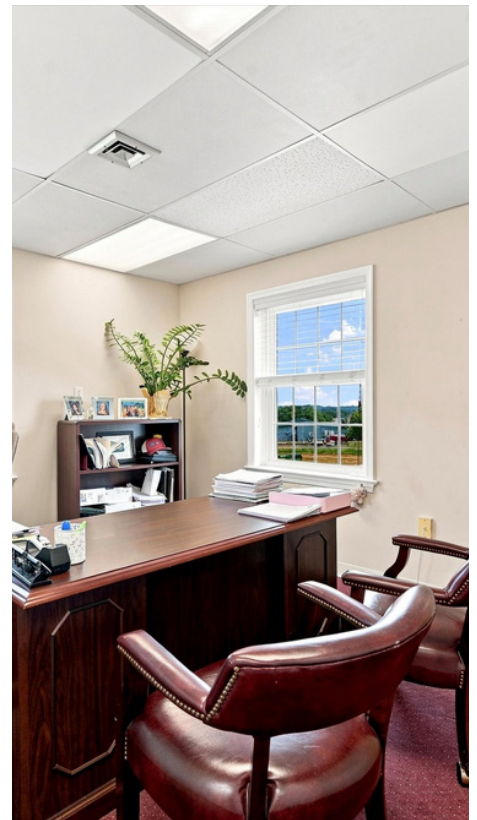


1284 Gap Newport Pike Avondale, PA 19311

Headquarters-quality office building offering full ADA accessibility, exceptional flexibility for future growth or development, and a highly visible RT-41 location.



Peter van der Vlugt
Freedom CRE
M: 484.431.8821
O: 267.435.8015
peter.v@compass.com

COMPASS
COMMERCIAL



Executive Summary

1284 Gap Newport Pike presents a rare opportunity for an owner-user to acquire a highly functional professional office building in one of Southern Chester County's fastest-growing commercial corridors.

Configured as two independent office suites, the property offers exceptional flexibility of use. Situated along heavily traveled Gap Newport Pike (Route 41), the property benefits from outstanding visibility, ample parking, ADA accessibility, and four separate means of egress, allowing ease of reconfiguration.

Major residential development immediately adjacent to the property, including hundreds of new homes currently under construction, positions the building to benefit from growing demand for professional and medical office services.

Location	Southern Chester County (London Grove Township) High-Visibility Route 41 Frontage
Legal Address	1284 Gap Newport Pike, Avondale, PA 19311
Building / Lot Area	5,184 sq ft / 95,832 sq ft (2.2 acres)
Sale Price	\$1,095,000
Price / Sq Ft	~\$211 psf
Configuration	Two Independent Professional Suites
Occupancy	Owner Occupied (Delivered Vacant)
Parking	28 Total Spaces, Each Suite W/ Dedicated Lot
Accessibility	Both Suites Fully ADA Accessible
Zoning	C - Commercial



Building and Systems Overview

Year Built	1982
Tax Assessment	\$419,920, \$17,810 estimated RE taxes (2026)
Construction	Wood frame with brick veneer on slab
Utilities	Separately metered PECO, Shared Well & Septic
Roof Type	Asphalt shingle
Electric Power	Dual 200 amp main services
Security	Entire building alarm system (2020); Lockly Smart Entry System (Suite 2)
Air Conditioning	Separately zoned central (2017)
Heat	Electric heat pump





Designed For Today's Owner-User

- Fully ADA Accessible From All Entrances
- Two Independent Professional Office Suites
- Occupy Entire Building, or Just One Suite
- Rental Income Can Offset Mortgage Payments
- Flexible Floor Plans
- Four Separate Building Entrances
- Easy Suite Reconfiguration / Subdivision Potential
- Strong Visibility on Route 41
- High-visibility Signage Opportunity
- Large Parking Field, Separated by Suite
- Excellent Regional Access
- Significant Area Growth and Development Underway
- Retain Existing Structure and Develop Site Balance
- Add Additional Structures for Condo-Style Ownership
- Full-Scale Site Redevelopment Opportunity





Why Lease When You Can Own?

Instead of paying rent for someone else's property, own your headquarters while building long-term equity.

Every year, thousands of small business owners pay rent to build someone else's wealth. Owning your office allows you to convert a necessary business expense into a long-term investment while establishing a permanent home for your company.

Unlike leasing, ownership provides:

- Equity creation with every mortgage payment
- Greater control over occupancy costs
- Freedom to customize your space
- Long-term stability without lease renewals
- A tangible business asset with appreciation potential
- Potential tax benefits for your business
- Capitalization on surrounding area growth and development
- Opportunity to offset ownership costs through rental income

Business still in the growth phase?

Own your headquarters today. Grow into tomorrow.

Occupy one suite while the other helps pay the mortgage.

This property's dual-suite configuration leads to uncommon flexibility - immediately occupy one suite while leasing the second to another professional tenant or ancillary business. By using this approach, rental income may significantly offset debt service while preserving expansion space for future business growth. Then, as staffing grows, the owner can simply expand into the adjacent suite without relocating operations.

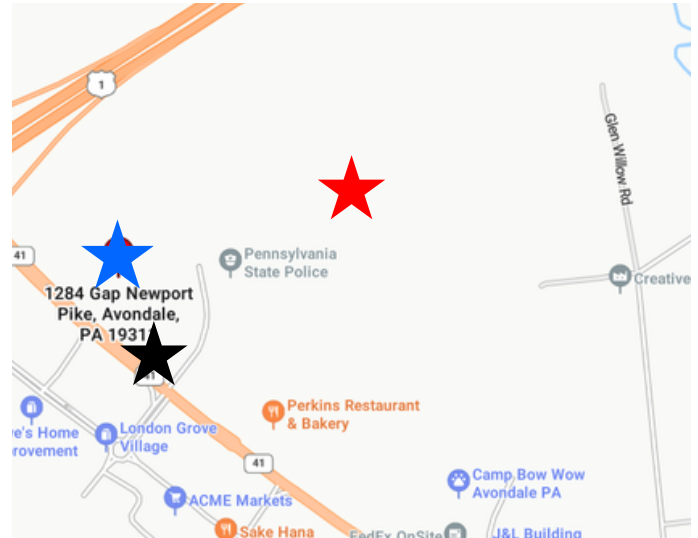
Very few office buildings offer this level of flexibility, especially along one of Southern Chester County's fastest-growing commercial corridors.



Positioned for Growth

The immediate Route 41 corridor is experiencing meaningful residential and commercial investment that is expected to support long-term demand for neighborhood-serving professional services.

Major Growth Drivers in immediate proximity:



Yeatman Tract Development (Ground Broken)



1218 Glen Willow Road - 0.2 miles

286 new residential home development

Hundreds of new households within minutes

Sheetz - Fuel & Convenience Store (Ground Broken)



1204 Gap Newport Pike - 328 ft

New regional destination retail

Higher daily traffic

Commercial momentum

Employment growth



Capitalize on Rapid Development

New Homes Create New Patients, Clients & Customers



Invest in your business' roots now before opportunity fills the surrounding fields.

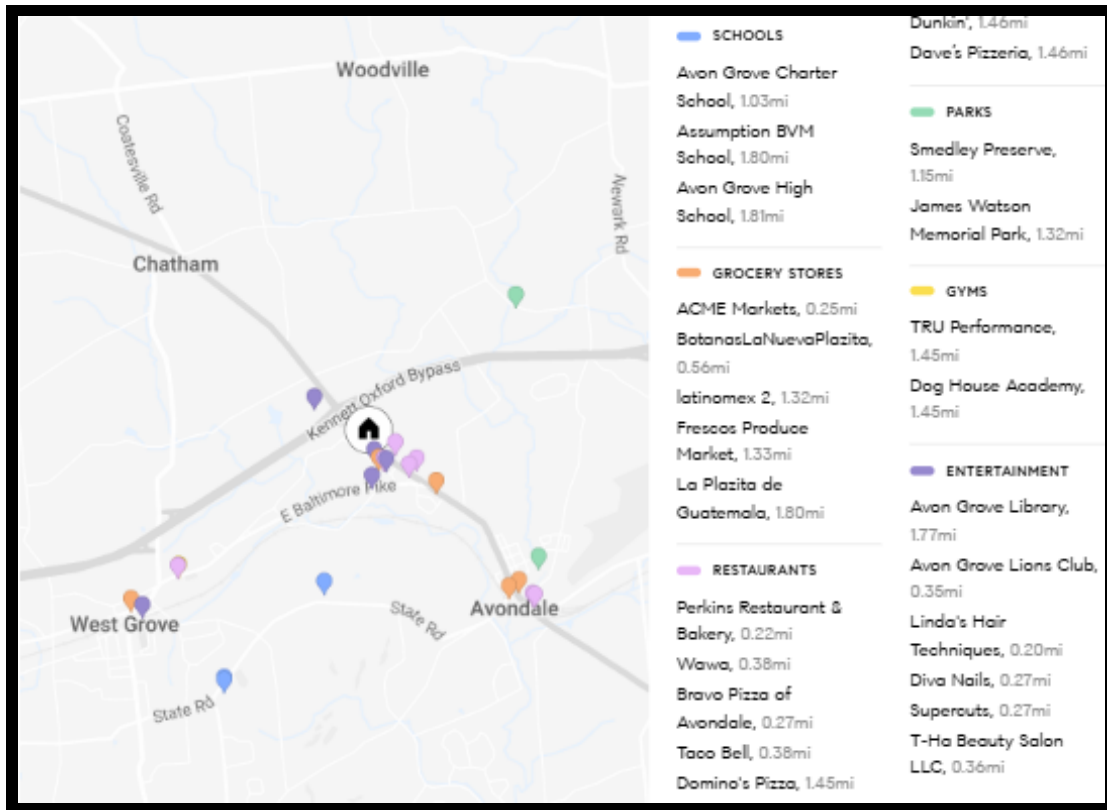
Every new residential community and commercial development increases demand for local professional services.

Peter van der Vlugt
Freedom CRE
M: 484.431.8821
O: 267.435.8015
peter.v@compass.com

COMPASS
COMMERCIAL

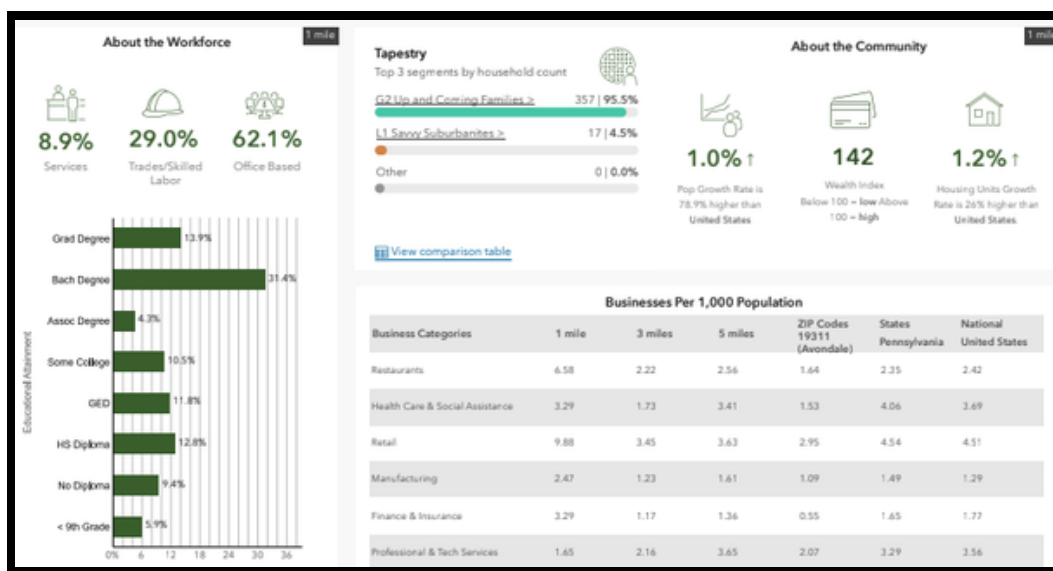
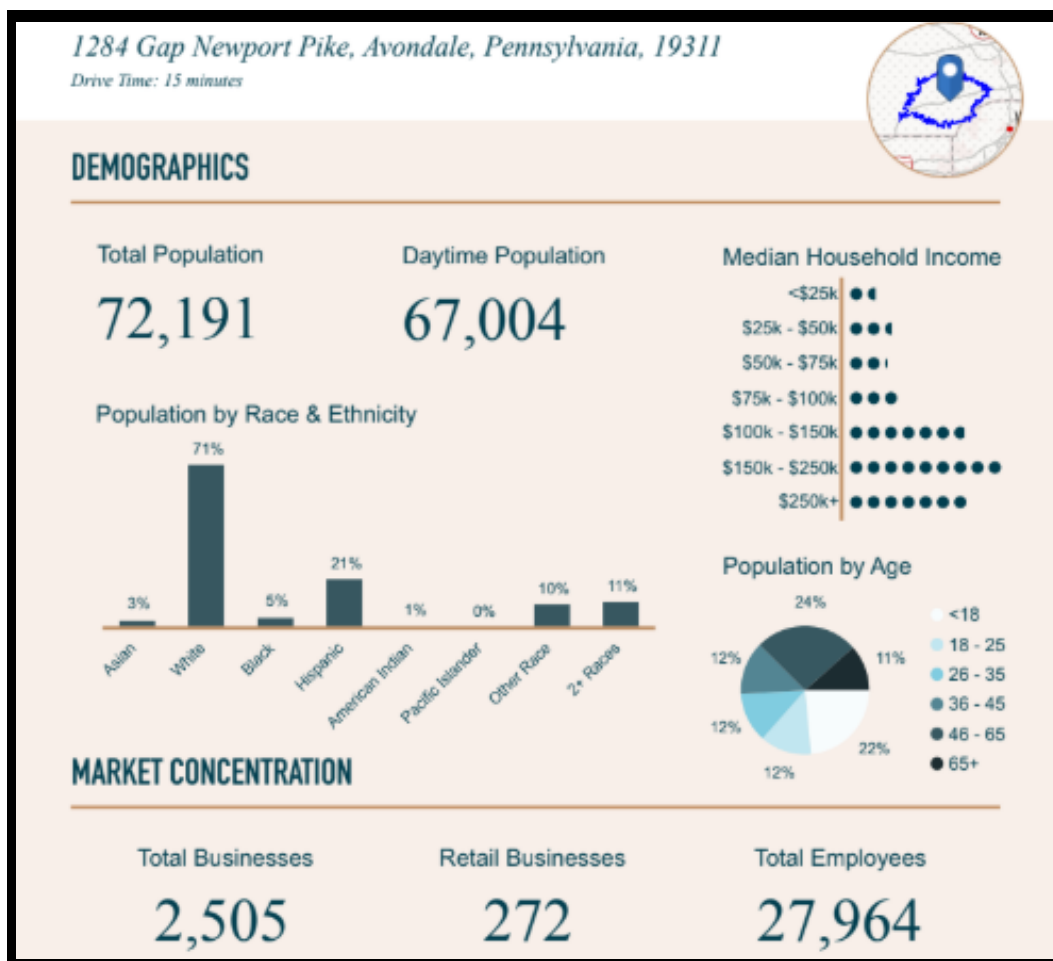


Neighborhood & Demographics





Neighborhood & Demographics





Zoning and Permitting

The favorable zoning allows for a wide array of as-is commercial uses:



§ 27-1002. Permitted Uses. [Ord. No. 222, 2/8/2023; Ord. No. 225, 5/10/2023]

1. A building or group of buildings may be erected or altered and a lot may be used for any one or combination of the following purposes:
 - A. Retail, wholesale and discount sales.
 - B. Retail service establishments.
 - C. Restaurants and fast food restaurants providing indoor seating and service and outdoor seating as an accessory use.
 - D. Hotel, motel or inn.
 - E. Conference center, catering and banquet facilities.
 - F. Banks and financial service facilities.
 - G. Offices.
 - H. Government, educational and religious uses and facilities.
 - I. Hospitals, surgi-centers and other related medical and office facilities.
 - J. Senior housing, including, but not limited to, continuing care, assisted living and skilled care facilities subject to the applicable provisions of the RH District.
 - K. Clubs, fraternal and social organizations.
 - L. High density residential uses subject to all regulations of the RH District when in a multi-story building where the first floor is commercial and the upper floors are residential.
 - M. Agricultural uses, excluding intensive agriculture, subject to the applicable provisions of the AP District.
 - N. Automobile sales and service.
 - O. Residential uses above free standing commercial use.
 - P. Indoor recreation activities and facilities.
 - Q. Indoor shooting range subject to the provisions in part 18 of this Code.
 - R. Shopping centers.
 - S. Day care centers.
 - T. Funeral homes.
 - U. Accessory uses.
 - V. Convenience store subject to the standards in section 27-1844.
2. A building may be erected and a lot used for any one or more of the following purposes when authorized as a conditional use by the board of supervisors subject to "general design and performance standards," of this chapter. The regulations and standards of this section shall be the minimum requirements controlling such uses, unless otherwise indicated.
 - A. (Reserved)
 - B. Light industry, manufacturing, storage and distribution.
 - C. Communication towers subject to the applicable provisions of the general design and performance standards.
 - D. Animal grooming and boarding, provided all animals are housed within the building.
 - E. Outdoor activities, other than outdoor seating for restaurants and fast food restaurants, when associated with hotels and conference centers, senior housing or clubs which are permitted by right in this district.
 - F. Apartment building and apartment complexes.

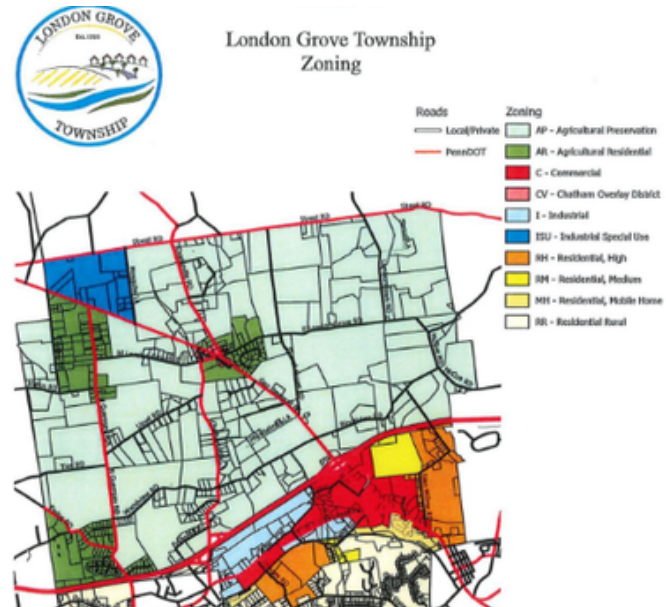


Zoning and Permitting

The existing structure occupies only a portion of the 2.265-acre parcel, providing tremendous flexibility for future site improvements or expansion.

Potential strategies include:

- Current building additions
- Campus-style owner-user development
- Multi-building condominium office concept (develop additional professional office space with separate ownership interests)
- Medical office expansion
- Parking enhancements
- Full site redevelopment



Regulations and Standards (London Grove Township Zoning Guide):

§ 27-1003. Area and Bulk Regulations. [Ord. No. 225, 5/10/2023]

1. The following regulations shall apply to all the uses permitted in the Commercial District, except apartment buildings and apartment complexes:
 - A. Lot size (minimum)—one acre.
 - B. Building coverage (maximum)—35%.
 - C. Total impervious coverage (maximum)—70%.
 - D. Open space and green areas (minimum)—30%.
 - E. Lot width at street line (minimum)—100 feet.
 - F. Building setback, front (minimum)—20 feet.
 - G. Building setback, side (minimum)—20 feet.
 - H. Building setback, rear (minimum)—20 feet.
 - I. Building height (maximum of)—35 feet or three stories, whichever is less.



§ 27-1005. Ownership.

Condominium or similar type ownership of buildings is encouraged in order to provide for the smaller business. A condominium group must conform to all area and bulk regulations above; however, a zero lot line (party wall) is permitted between units of the building (side yard standards are not applicable). In addition, all other applicable township regulations will apply.

Property Photos



DISCLAIMER

The information contained in this offering memorandum is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from Compass Commercial and it should not be made available to any other person or entity without written consent.

By taking possession of and reviewing the information contained herein the recipient agrees to hold and treat all such information as strictly confidential. This offering memorandum has been prepared to provide summary, unverified financial and physical information to prospective purchasers, and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation.

Compass Commercial has not made any investigation, and makes no warranty or representation with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence of absence of contaminating substances, PCBs or asbestos, the compliance with local, state and federal regulations, the physical condition of the improvements thereon, or financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue their occupancy of the subject property.

The information contained in this offering memorandum has been obtained from sources we believe reliable; however, Compass Commercial has not verified, and will not verify, any of the information contained herein, nor has Compass Commercial conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein.

Prospective buyers shall be responsible for their costs and expenses of investigating the subject property. Property showings are by appointment only. Please contact the listing agent below for more details.



1430 Walnut Street - 3rd Floor
Philadelphia PA 19102
267.435.8015

COMPASS
COMMERCIAL

Peter van der Vlugt
Freedom CRE
M: 484.431.8821
O: 267.435.8015
peter.v@compass.com