

FOR LEASE

iHIGH ASSOCIATES LTD.
An Affiliate of High Real Estate Group LLC
Industrial/Commercial Realtors



495 HIGHLANDS BOULEVARD
SUITE 105
COATESVILLE, PA 19320

Brian Davison, CCIM, SIOR
717.293.4513
bdavison@high.net

For Lease

495 Highlands Boulevard, Suite 105
Coatesville, PA 19320



► *Office Space*



*495 Highlands Boulevard
Suite 105
Coatesville, PA 19320*

Available Square Feet

1,007 square feet

Lease Rate

\$14.50/SF N/N/N

Description

Well designed office space with two private offices, restroom, kitchenette, room for cubicles and plenty of storage. This space is conveniently located off Rt. 30 in the Highlands Corporate Center.

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BUILDING INFORMATION

BLDG - 234

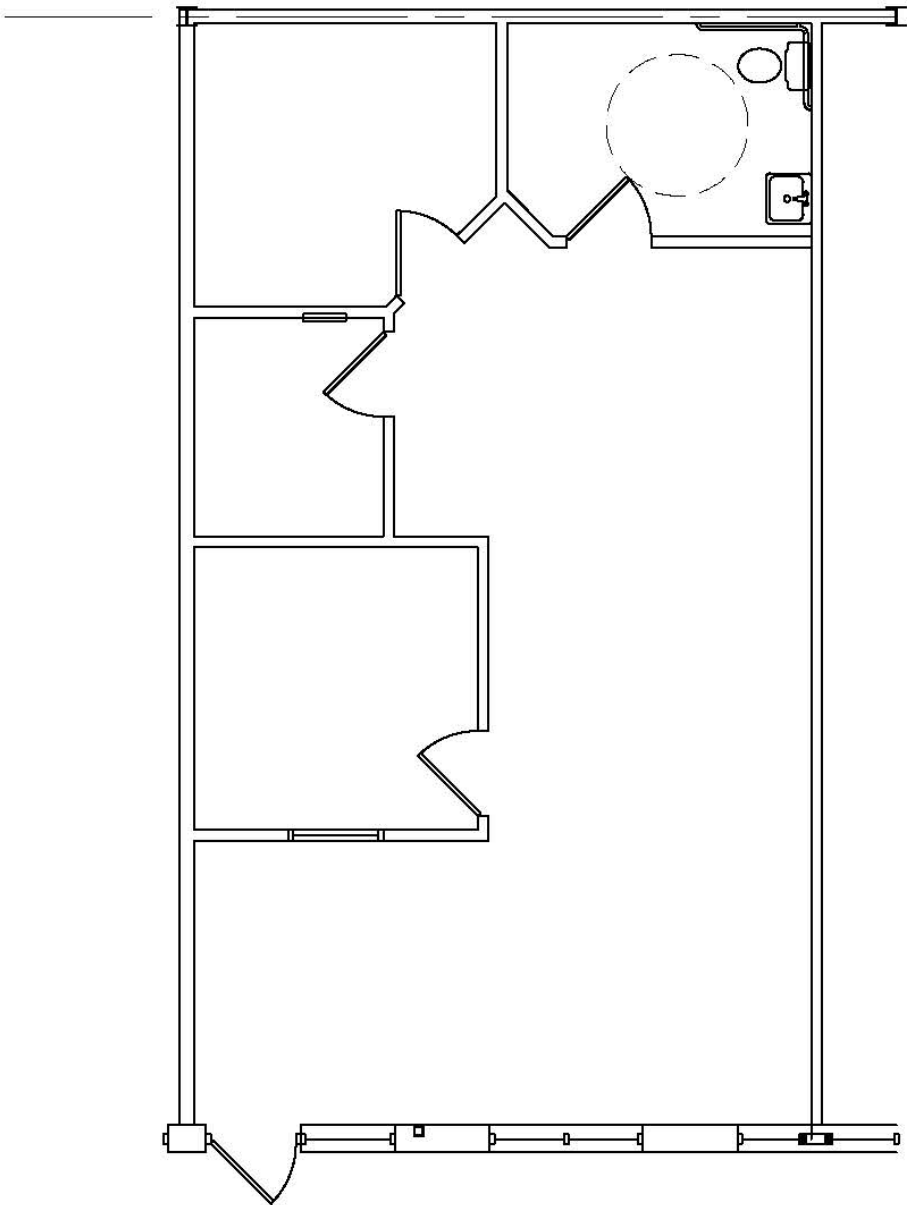
Available Square Feet	1,007 square feet
Construction	Split faced block with cavity wall
Condition	Excellent
Year Constructed	2000
Sprinklered	100%
Water	Public – PA American Water Company
Sewer	Public – Valley Township
Electric	110 amp service
Heating	Gas heat

For Lease

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Internet	Comcast Business Class
Air Conditioning	Central A/C
Gas	PECO
Acres	4.3 acres
Signage	Monument sign
Zoning	Planned Development (PD)
Municipality	Valley Township
County	Chester County
Location	Highlands Corporate Center
Available Square Feet	1,007 square feet
Lease Rate	\$14.50/SF N/N/N
Annual Rent	\$14,601
Monthly Rent	\$1,217
CAM Charges	\$6.78/SF
Annual CAM Charges	\$6,827
Monthly CAM Charges	\$569

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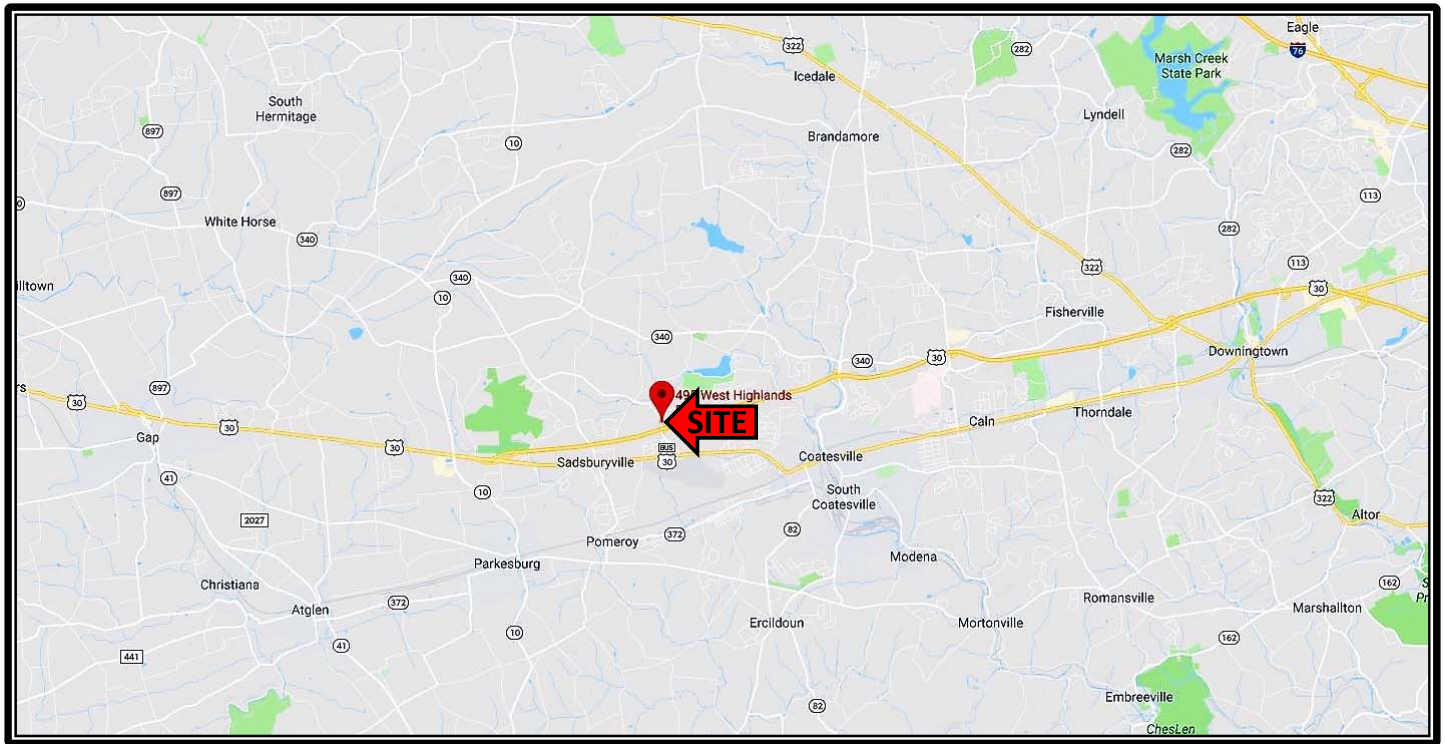
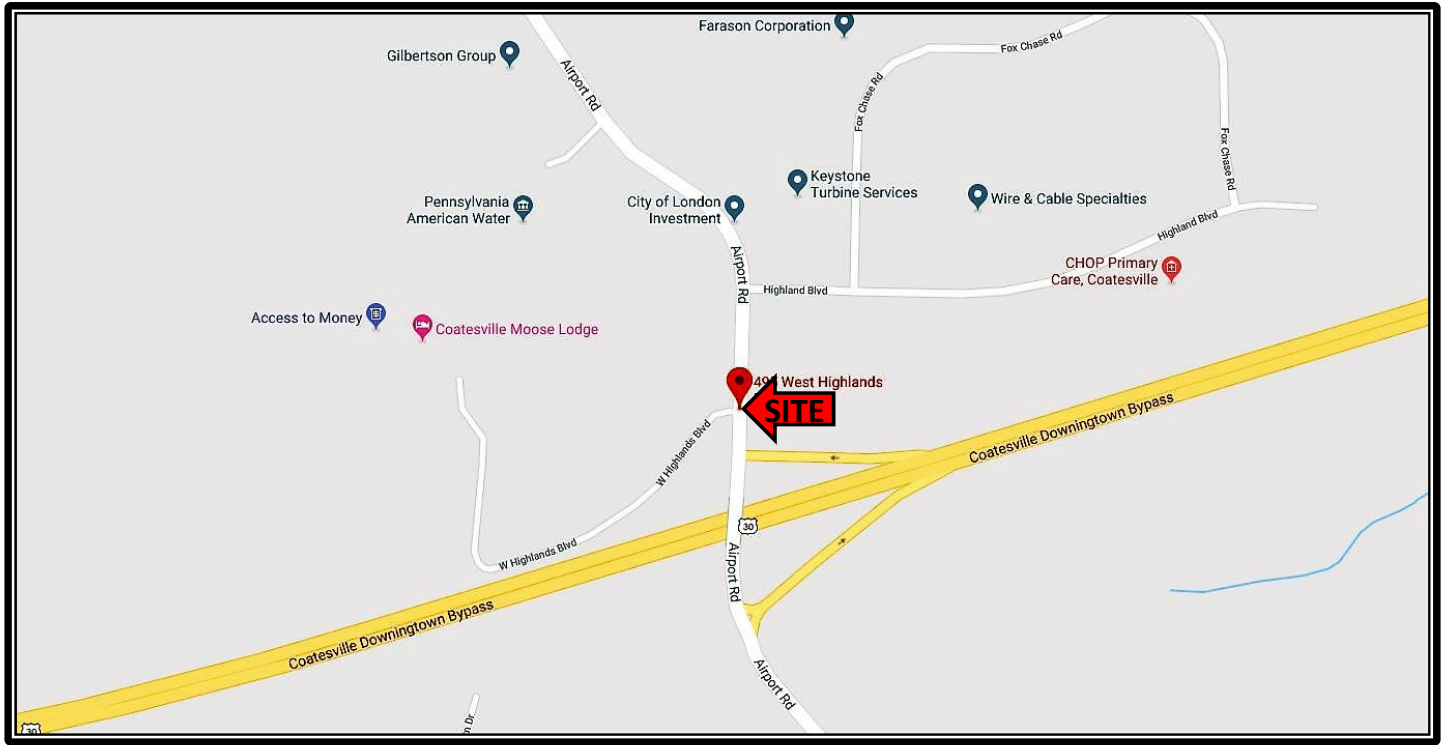


FLOOR PLAN

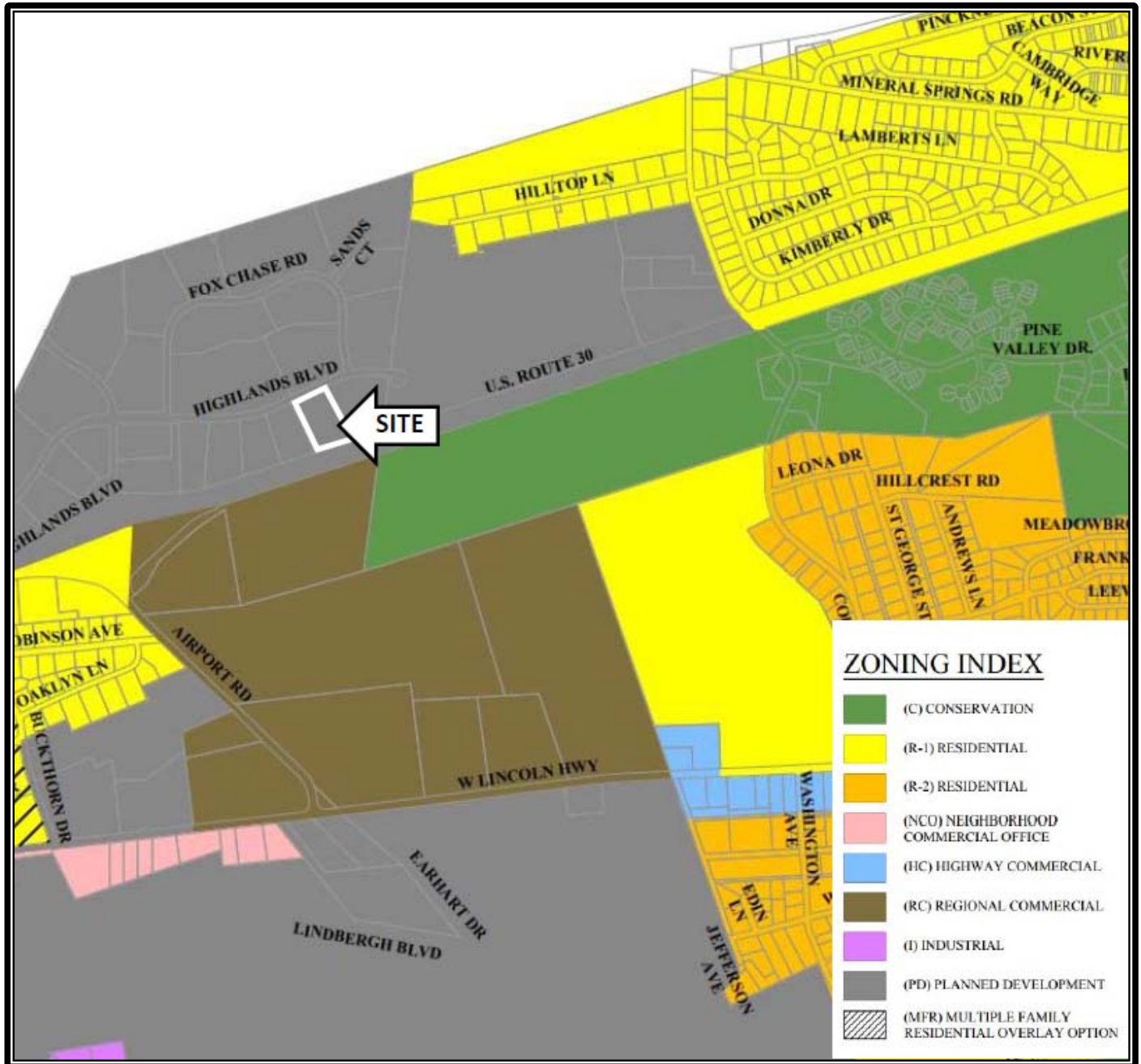
NOT TO SCALE 

BUILDING 234

495 HIGHLANDS BOULEVARD
COATESVILLE, PA 19320
SUITE 105







Valley Township Zoning Ordinance

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§208. PLANNED DEVELOPMENT ZONE (PD).

1. Purpose. This zone seeks to accommodate and promote mixed-use employment centers at suitable suburban locations. A wide range of office, research, light industry, warehousing and related commercial services are permitted to encourage the provision of new economic activities within the Township in a regional context. Lot area requirements have been established to allow for the start-up of new businesses that could not afford to purchase expansive plant sites. Design standards have been imposed to maintain an attractive campus-like setting within the zone and as viewed from adjoining roads and areas. Special planning-review procedures and standards have been imposed to assure an integrated development pattern that is functional, efficient and attractive. Sustainability measures and best practices including provisions for renewable energy are encouraged. Finally, strict screening and buffering regulations are aimed at protecting adjoining residential areas.
2. Permitted Uses. The following principal uses and their accessory uses are permitted by-right provided the use complies with all supplemental development, design, and use regulations in this Chapter:

- A. Offices.
- B. Laboratories for medical, scientific or industrial research and development.
- C. Manufacturing of the following:
 - (1) Cosmetics, toiletries and pharmaceutical.
 - (2) Electronic communication equipment and computers.
 - (3) Small household appliances, excluding major appliances.
 - (4) Scientific and technical instruments.
 - (5) Photographic, lighting and time-keeping equipment.
 - (6) Jewelry and precious metal plating.
 - (7) Musical instruments and sporting goods.
 - (8) Textiles and finished garments.
 - (9) Small or novelty products from prepared materials (excluding metals).
- D. Assemblage of furniture from prefinished parts and materials.
- E. The stamping or extrusion of small metal or plastic products.
- F. The packaging of small products.
- G. Bookbinding, photocopying, printing and publishing operations.
- H. Beverage bottling or distributing.
- I. Hospitals, medical or dental clinics (not including group care facilities or group homes) and further provided that no overnight accommodations be located within the sixty (60) and greater decibel noise contour zone(s) for the Chester County Airport as identified on the current Chester County Airport Map.
- J. Studios and instructional facilities.
- K. Retail store/sales.
- L. Health and recreation clubs, provided no outdoor activity area shall be within one hundred (100) feet of any property line and any accessory uses are not directly accessible without passing through the clubhouse.

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- M. Hotels and motels.
 - N. Restaurants and taverns (not including fast food restaurants or nightclubs).
 - O. Private schools.
 - P. Airports.
 - Q. Aircraft and aviation support facilities:
 - (1) Aircraft parts sales and manufacturing.
 - (2) Aircraft sales and manufacturing.
 - (3) Aircraft avionics shops.
 - (4) Aircraft paint shops.
 - (5) Aircraft hangars for storage of aircraft.
 - R. Aircraft and aviation training facilities.
 - S. Rental car businesses not including rental of moving trucks, box trucks, or trailers.
 - T. Limousine and chauffer dispatch facilities.
 - U. Emergency medevac facilities.
 - V. Firefighting, emergency medical technician (EMT), and ambulance facilities.
 - W. Passive recreation and parks.
 - X. Convenience store.
 - Y. Forestry uses, subject to the standards listed in §317 of this Chapter.
3. Special Exception Uses. The following principal uses and their accessory uses are permitted by special exception, provided that a special exception is approved by the Zoning Hearing Board in accordance with the procedures listed in §605.C of this Chapter, and the use complies with all supplemental development, design, and use regulations in this Chapter:
- A. Car washes. (See §410.)

4. Conditional Uses. The following principal uses and their accessory uses are permitted by conditional use, provided that a conditional use is approved by the Board of Supervisors in accordance with the procedures listed in §705 of this Chapter, and the use complies with all supplemental development, design, and use regulations in this Chapter:
 - A. Any other use, not the same as, but which is nevertheless similar in character and impact as those uses listed above, provided that such use is approved as a conditional use according to the regulations contained within §705 of this Chapter.
 - B. Convenience commercial centers that are designed and located to primarily serve those persons employed within the PD Zone. (See §417.)
 - C. Warehousing and wholesale trade establishments. (See §445.)
 - D. Indoor recreation facilities, except for riding academies or stables. (See §415.)
 - E. Heliports.
 - F. Billboards within seventy-five (75) lineal feet of the Route 30 Bypass right-of-way. (See §315.6.)
 - G. Active recreation. (See §415.)
 - H. Wireless communications facilities. (See §416.)
 - I. Fast food restaurants. (See §418.)
 - J. Controlled-environment agriculture. (See §451.)
 - K. Community center. (See §452.)
 - L. Conference center. (See §453.)
5. Minimum Lot Area. Two (2) acres.
6. Minimum Lot Width. One hundred seventy-five (175) feet as measured at the building setback line.
7. Maximum Building and Lot Coverage. No more than fifty (50) percent of the total lot area may be covered by a building or buildings, and no more than seventy (70) percent of the lot shall be covered by impervious surfaces.
8. Minimum Front Yard. No building shall be located closer than fifty (50) feet from any adjoining street right-of-way line.

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9. Minimum Side Yard. Thirty-five (35) feet total with no less than fifteen (15) feet on either side.
10. Minimum Rear Yard. Thirty (30) feet.
11. Maximum Permitted Height. Forty (40) feet except that the height of a building may exceed this requirement if one (1) foot of additional required setback is applied to each yard for each additional foot of building height above forty (40) feet, and adequate fire protection is assured to all floors of the building.
12. Minimum Landscape Strip. Each lot developed in this district shall include a minimum (10) ten foot wide landscape strip along all lot lines. Such landscape strip shall be used solely for the location of ornamental landscaping, including a combination of vegetative materials such as trees, shrubs, and ground cover. However, this required landscape strip can be excluded along one (1) side or rear lot line for that area devoted to a joint parking lot shared by adjoining uses. In this instance, the area of required landscape strip shall be relocated elsewhere on the site.
13. Minimum Interior Landscaping. In addition to the required landscape strip described above, no less than ten (10) percent of the total lot area shall be devoted to interior landscaping. Interior landscaping shall be dispersed throughout off-street parking lots and around proposed structures. Interior landscaping shall include a combination of vegetative materials including trees, shrubs and ground cover.
14. Outdoor Storage. No outdoor storage (including, but not limited to, commercial trucks) is permitted within the front yard. All outdoor storage areas shall be completely enclosed by a six (6) foot high fence or wall. In addition, the outdoor storage areas and fence and/or wall shall be screened from adjoining roads and properties. If materials are stacked or piled above a height of six (6) feet, additional vegetative screening height shall also be provided to assure visual blockage of such materials from adjoining roads and properties.
15. Buffer Strip. Along any C zone or residential zone, a buffer yard of not less than fifty (50) feet in width shall be provided which shall be landscaped and on which shall be placed shrubbery, trees or other suitable plantings sufficient to constitute an effective screen between the PD and adjacent area. Screening shall be defined as described in §314 of this Chapter.
16. Off-Street Loading. Off-street loading shall be provided as specified in §313 of this Chapter.
17. Off-Street Parking. Off-street parking shall be provided as specified in §312 of this Chapter.
18. Signs. Signs shall be permitted as specified in §315 of this Chapter.
19. Access Drive Requirements. All access drives shall be in accordance with §311 of this

Chapter.

20. Waste Products. Dumpsters used for domestic garbage may be permitted within the side or rear yard. All dumpsters shall be completely enclosed and visually screened on all sides with fencing and/or walls for the full height of the dumpster. All dumpsters shall be setback at least fifty (50) feet from all lot lines.
21. All uses permitted within this zone shall also comply with the general provisions in Part 3 of this Chapter.
22. Commercial Operations Standards. All commercial operations shall be in compliance with any Commonwealth of Pennsylvania and/or Federal Government regulations, as required by the most recent regulations made available from these governmental bodies.
23. Special Review Procedures. Within the PD zone the following two (2) stage development review process shall be employed:
 - A. Stage 1 – Concept Master Plan. Prior to, or coincidental with, the approval of a land development for any use or for development of any area contained within the PD Planned Development Zone, a concept master plan shall be approved by the Board of Supervisors after review by the Township Planning Commission. The Township Planning Commission shall provide its recommendation to the Board of Supervisors within thirty (30) days after receipt of the submission of the concept master plan application; should the Township Planning Commission fail to make such recommendations within this time frame, the Board of Supervisors may render its decision without receipt of the Planning Commission's recommendations. Such concept master plan shall be submitted by the applicant and shall include a textual and/or graphic description of the following items:
 - (1) The location, boundaries, dimensions, acreage and ownership of the land to be included within the proposed use.
 - (2) The general types and mixture of uses proposed for the site. (If possible, a schematic drawing of proposed use types shall be provided.)
 - (3) The road network contained upon the site including major points of access, intersections and any traffic improvements proposed to accommodate the proposed use.
 - (4) The name, location, centerline and present right-of-way width of all abutting streets.
 - (5) Physical characteristics of the site including areas with slopes exceeding fifteen (15) percent, the one hundred (100) year floodplain, wetlands, endangered or threatened species, habitats, archaeological resources, historic sites and significant stands of mature trees.

- (6) Any regional facilities that are proposed and will serve more than one (1) lot within the proposed development. Such facilities may include storm water management devices, open space areas, pedestrian pathways, railroad sidings, sewer or water utilities and etc.
- (7) Other information illustrating that the basic concept of the proposed uses is well-integrated, functional, efficient and attractive.

B. Stage 2 – Site Development Plan.

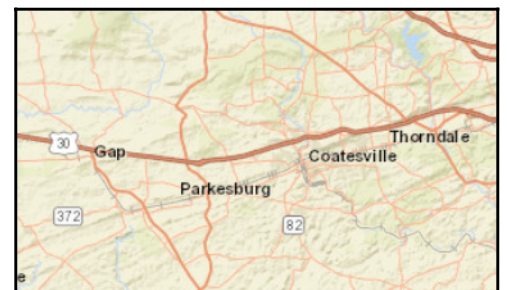
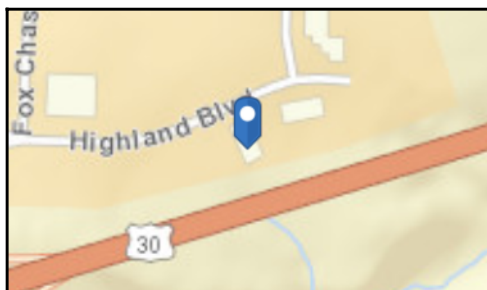
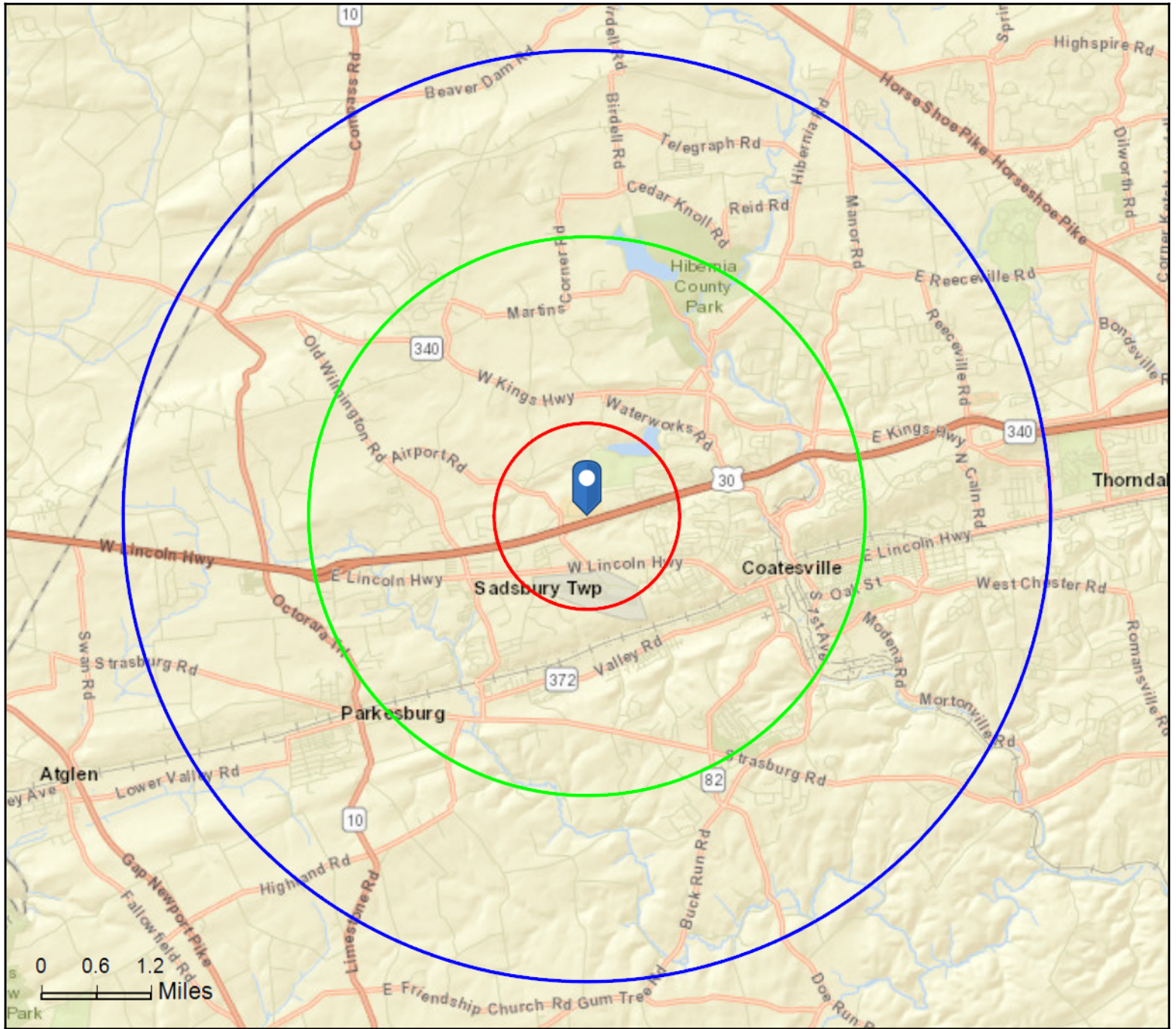
- (1) Prior to the granting of any building permit for a use within the PD Planned Development Zone, a site development plan shall be reviewed by the Township Engineer. Should the Engineer determine that the site development plan does not comply with the approved concept master plan, or any applicable regulation, the Zoning Officer shall deny the permit. Such site development plan shall include the following:
 - (a) Any information necessary to demonstrate compliance with all applicable regulations contained within this Chapter.
 - (b) A textual and graphic description of how the proposed use(s) complies with the concept master plan approved for the proposed development.
 - (c) The stormwater management calculations and information necessary to demonstrate compliance with the “Valley Township Stormwater Management Ordinance”; all information regarding stormwater management that has been approved for prior site development within the overall concept master plan.
 - (d) Information demonstrating compliance with the approved land development plan for the proposed use.
- (2) If the applicant believes that the Zoning Officer has unduly denied the permit, a hearing shall be conducted by the Zoning Hearing Board (See §605.E) to determine if the site development plan complies with the approved concept master plan.



Site Map

495 Highlands Blvd, Coatesville, Pennsylvania, 19320
Rings: 1, 3, 5 mile radii

Prepared by Esri
Latitude: 39.99129
Longitude: -75.86717





Executive Summary

495 Highlands Blvd, Coatesville, Pennsylvania, 19320
Rings: 1, 3, 5 mile radii

Prepared by Esri
Latitude: 39.99129
Longitude: -75.86717

	1 mile	3 miles	5 miles
Population			
2000 Population	969	21,509	46,453
2010 Population	1,400	27,616	56,333
2019 Population	1,541	29,566	59,493
2024 Population	1,652	30,728	61,417
2000-2010 Annual Rate	3.75%	2.53%	1.95%
2010-2019 Annual Rate	1.04%	0.74%	0.59%
2019-2024 Annual Rate	1.40%	0.77%	0.64%
2019 Male Population	48.4%	49.2%	49.6%
2019 Female Population	51.6%	50.8%	50.4%
2019 Median Age	41.8	36.5	38.5

In the identified area, the current year population is 59,493. In 2010, the Census count in the area was 56,333. The rate of change since 2010 was 0.59% annually. The five-year projection for the population in the area is 61,417 representing a change of 0.64% annually from 2019 to 2024. Currently, the population is 49.6% male and 50.4% female.

Median Age

The median age in this area is 41.8, compared to U.S. median age of 38.5.

Race and Ethnicity

2019 White Alone	69.6%	62.4%	70.1%
2019 Black Alone	20.0%	24.8%	19.7%
2019 American Indian/Alaska Native Alone	0.2%	0.3%	0.3%
2019 Asian Alone	3.4%	2.1%	1.8%
2019 Pacific Islander Alone	0.0%	0.1%	0.1%
2019 Other Race	2.3%	5.5%	4.1%
2019 Two or More Races	4.5%	4.9%	3.9%
2019 Hispanic Origin (Any Race)	7.5%	14.0%	11.4%

Persons of Hispanic origin represent 11.4% of the population in the identified area compared to 18.6% of the U.S. population. Persons of Hispanic Origin may be of any race. The Diversity Index, which measures the probability that two people from the same area will be from different race/ethnic groups, is 57.6 in the identified area, compared to 64.8 for the U.S. as a whole.

Households

2019 Wealth Index	116	91	105
2000 Households	362	7,693	16,590
2010 Households	538	10,005	20,462
2019 Total Households	593	10,666	21,527
2024 Total Households	634	11,077	22,212
2000-2010 Annual Rate	4.04%	2.66%	2.12%
2010-2019 Annual Rate	1.06%	0.69%	0.55%
2019-2024 Annual Rate	1.35%	0.76%	0.63%
2019 Average Household Size	2.58	2.75	2.71

The household count in this area has changed from 20,462 in 2010 to 21,527 in the current year, a change of 0.55% annually. The five-year projection of households is 22,212, a change of 0.63% annually from the current year total. Average household size is currently 2.71, compared to 2.70 in the year 2010. The number of families in the current year is 15,077 in the specified area.

Data Note: Income is expressed in current dollars. Housing Affordability Index and Percent of Income for Mortgage calculations are only available for areas with 50 or more owner-occupied housing units.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2019 and 2024. Esri converted Census 2000 data into 2010 geography.



Executive Summary

495 Highlands Blvd, Coatesville, Pennsylvania, 19320
Rings: 1, 3, 5 mile radii

Prepared by Esri
Latitude: 39.99129
Longitude: -75.86717

	1 mile	3 miles	5 miles
Mortgage Income			
2019 Percent of Income for Mortgage	14.5%	16.6%	15.8%
Median Household Income			
2019 Median Household Income	\$84,341	\$68,643	\$75,736
2024 Median Household Income	\$95,643	\$80,545	\$86,671
2019-2024 Annual Rate	2.55%	3.25%	2.73%
Average Household Income			
2019 Average Household Income	\$97,359	\$84,054	\$90,047
2024 Average Household Income	\$111,082	\$98,787	\$105,615
2019-2024 Annual Rate	2.67%	3.28%	3.24%
Per Capita Income			
2019 Per Capita Income	\$38,595	\$30,776	\$32,820
2024 Per Capita Income	\$43,975	\$36,132	\$38,440
2019-2024 Annual Rate	2.64%	3.26%	3.21%

Households by Income

Current median household income is \$75,736 in the area, compared to \$60,548 for all U.S. households. Median household income is projected to be \$86,671 in five years, compared to \$69,180 for all U.S. households

Current average household income is \$90,047 in this area, compared to \$87,398 for all U.S. households. Average household income is projected to be \$105,615 in five years, compared to \$99,638 for all U.S. households

Current per capita income is \$32,820 in the area, compared to the U.S. per capita income of \$33,028. The per capita income is projected to be \$38,440 in five years, compared to \$36,530 for all U.S. households

Housing			
2019 Housing Affordability Index	135	118	124
2000 Total Housing Units	374	8,265	17,528
2000 Owner Occupied Housing Units	308	5,293	12,356
2000 Renter Occupied Housing Units	53	2,400	4,234
2000 Vacant Housing Units	13	572	938
2010 Total Housing Units	564	10,748	21,866
2010 Owner Occupied Housing Units	471	6,771	14,858
2010 Renter Occupied Housing Units	67	3,234	5,604
2010 Vacant Housing Units	26	743	1,404
2019 Total Housing Units	620	11,473	22,984
2019 Owner Occupied Housing Units	518	7,204	15,536
2019 Renter Occupied Housing Units	75	3,462	5,990
2019 Vacant Housing Units	27	807	1,457
2024 Total Housing Units	663	11,926	23,743
2024 Owner Occupied Housing Units	554	7,509	16,039
2024 Renter Occupied Housing Units	80	3,568	6,173
2024 Vacant Housing Units	29	849	1,531

Currently, 67.6% of the 22,984 housing units in the area are owner occupied; 26.1%, renter occupied; and 6.3% are vacant. Currently, in the U.S., 56.4% of the housing units in the area are owner occupied; 32.4% are renter occupied; and 11.2% are vacant. In 2010, there were 21,866 housing units in the area - 68.0% owner occupied, 25.6% renter occupied, and 6.4% vacant. The annual rate of change in housing units since 2010 is 2.24%. Median home value in the area is \$244,970, compared to a median home value of \$234,154 for the U.S. In five years, median value is projected to change by 1.77% annually to \$267,430.

Data Note: Income is expressed in current dollars. Housing Affordability Index and Percent of Income for Mortgage calculations are only available for areas with 50 or more owner-occupied housing units.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2019 and 2024. Esri converted Census 2000 data into 2010 geography.

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An Affiliate of High Real Estate Group LLC

Industrial/Commercial Realtors

1853 William Penn Way
Lancaster, PA 17601

717.291.2284
FAX 717.293.4488
1.800.638.4414

5000 Ritter Road
Suite 201
Mechanicsburg, PA 17055

717.697.2422
FAX 717.697.0870
1.800.213.0094

525 Highlands Boulevard
Suite 107
Coatesville, PA 19320

610.380.8437
FAX 610.380.0583

11020 David Taylor Drive
Suite 130
Charlotte, NC 28262
704.688.0800
FAX 704.688.0801

6497 Parkland Drive
Suite E
Sarasota, FL 34243
941.756.5599
FAX 941.758.7614

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