

FAQs

Proposed Facility Updates for West Pikeland Police

DATE POSTED 6/8/26

- Question:** Why has the property at 1001 Kimberton Road been taken off the market?

Answer: The property at 1001 Kimberton Road has not been taken off the market since it was originally listed by the Seller's agent. The Costar screenshot below confirms that the property has actively been on the market for over 4 months. In the event the property was taken off the market, and later put back on the market, the days on market would be reflective from the day the property was relisted, not the original listing date.

For Sale Detail

1001 Kimberton Rd

Auto Dealership - Exton/Whitelands Submarket
Chester Springs, PA 19425

\$3.18M Sale Price **\$211.67** Price/SF **15,000** SF GLA **1987** Built **141** days On Market **6.63** AC Lot

For Sale

Price: \$3,175,000
Price/SF: \$211.67
Stories: 1
Investment Type: Opportunistic

Time On Market: 4 Months 21 Days
Last Updated: Apr 26, 2026
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Building

Type: 2 Star Retail Auto Dealership
Location: Suburban
GLA: 15,000 SF
Stories: 1
Typical Floor: 15,000 SF
Class: C
Construction: Masonry
Year Built: 1987
CoStar Est. Rent: \$17 - 20/SF (Retail) Ⓞ
Taxes: \$2.05/SF (2024)

Pedestrian Frie...: 20 - Somewhat friendly
Cycling Friendly: 0 - Not friendly
Car Friendly: 100 - Exceptionally friendly
Transit Friendly: 0 - Not friendly

Parking Ratio: 10.53/1,000 SF
Parking Spaces: Surface - 158

Land

Land Acres: 6.63 AC
Bldg FAR: 0.05
Zoning: V2

Public Record

2026 Assessment

Sale Notes

Auto Dealership/Service Facility Located in Chester Springs.
Recent ownership have fully renovated the facility including new roof, new HVAC, cafe, interior renovations, water system & septic system.

Documents

1001 Kimberton Rd Flyer

Sale Contacts

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Demographics

	1 mile	3 miles
Population	1,394	21,026
Households	483	7,472

Images:

- Exterior view of the 2-star retail auto dealership building at 1001 Kimberton Rd.
- Aerial view of the property showing the building and surrounding area.

The LoopNet screenshot below also indicates the property has been consistently on the market for over 4 months.

< BACK



1001 Kimberton Rd | Chester Springs, PA 19425
General Retail For Sale | 15,000 SF | \$3,175,000.00

Days on Market
141
Started advertising 1/12/2026

Listing Completeness
90%
last updated on 4/28/2026

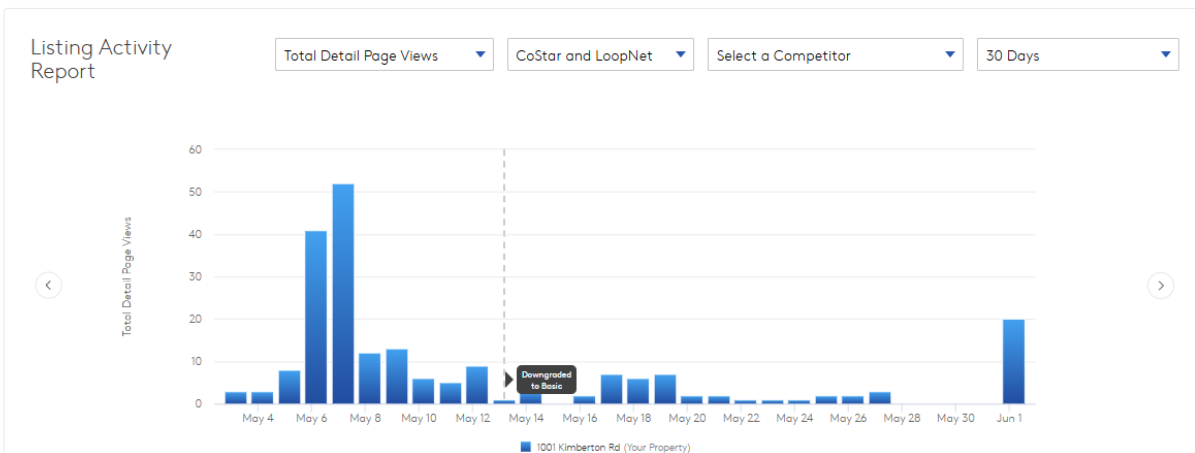
Exposure Level
Basic
since 5/13/2026

Increase Exposure

In the last 30 days, **1,163** people have seen your property **3,489** times. Upgrade to Diamond for higher exposure and priority ranking in search results.



1,744 Detail Page Views	23 Leads	0 Confidentiality Agreements	24 Data Room Visits
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2. **Question:** Why does the Township have confidence in obtaining grants for this project, yet dismissed grant funding when it was suggested for the police department?

Answer: Grants are typically awarded for one-time capital expenditures, such as purchasing a police vehicle, constructing a playground, or building or renovating a municipal facility. They are generally not available for ongoing operating expenses, including police salaries, benefits, and day-to-day departmental operations.

DATE POSTED 5/29/26

Open Space

- 1. Question:** How will the township determine what, if any, Open Space Funds can be used if we move forward with purchasing 1001 Kimberton Road?

Answer: During the diligence period the township will work with its experts to determine the value of the entire parcel and also the two lots arising from the subdivision. The same organization(s) who perform valuations for Open Space when the township buys, eases or conserves property will assist the township in determining what amount of Open Space funds can be allocated to this purchase.
- 2. Question:** Will the Agreements require that the property be subdivided *prior* to closing?

Answer: The expectation at this time is that the lot will be subdivided prior to closing on the deal.

Environmental

- 1. Question:** What environmental due diligence is being conducted?

Answer: While not required, a supplemental Phase 1 study is currently underway to determine if there has been any subsequent contamination after the issuance of the Final Report by the PA DEP in 2018.

Public Transparency and the Sunshine Act

- 1. Question:** Do the Supervisors need to share everything about the potential agreements publicly available before they sign any agreements?

Answer: The supervisors are required to share the final agreements and have all final deliberations and votes in an open public meeting. The Second-Class Township Code allows an exception for discussion to occur in Executive Sessions when they are specific to certain topics. Real estate is one of the topics which is permitted under this exception.
- 2. Question:** Will any final decisions be made in Executive Sessions or will there be a public discussion and vote before any agreements, including the Letter of Intent, are signed?

Answer: All final discussions, deliberations and decisions will be made in open public Board of Supervisors' meetings.
- 3. Question:** How will the residents remain informed and how can they advise the board?

Answer: Updates will be shared at Board of Supervisor meetings and on the township website. Residents are encouraged to attend the bi-monthly Board of Supervisors meetings or to visit the township office Monday - Thursday 9:00am -

4:00pm. Emails can be sent to office@westpikeland.com. The phone number is 610-590-5300.

Rental Space in new sites

- 1. Question:** Does the township plan to have rental space at both potential new sites, Walnut Lane and 1001 Kimberton Road?
Answer: There are no plans to build additional space for renting out at Walnut Lane. The topography of the land in Walnut Lane Park is currently an unknown and expanding the size of the building beyond what the township needs could result in the township incurring additional risk for unanticipated expenses.
- 2. Question:** Does the township know who the renter would be?
Answer: The township is exploring several options for potential tenants for the available space in the building on Kimberton Road. Currently, the township does not own that space and therefore cannot offer it to potential tenants.

Letter of Intent

- 1. Question:** What is a Letter of Intent?
Answer:
A letter of intent (LOI) is a written document outlining a preliminary understanding or intention between parties before a formal contract is executed. An LOI is not usually a binding contract unless it explicitly states otherwise. Its primary function is to outline the intentions, key terms and conditions and to provide a framework for drafting the formal agreement(s). Certain provisions in an LOI, such as Confidentiality, may be legally enforceable if drafted to provide a particular protection to the parties.
- 2. Question:** Will the township lose money if they back out of the deal after signing a Letter of Intent?
Answer: A Letter of Intent is usually non-binding. In some instances, one party may put a specified amount of money in escrow to demonstrate that they are acting in good faith and are moving forward with the intent to eventually enter into a binding agreement but if certain agreed upon conditions are not met, they can exit the deal and recover the escrowed money.