

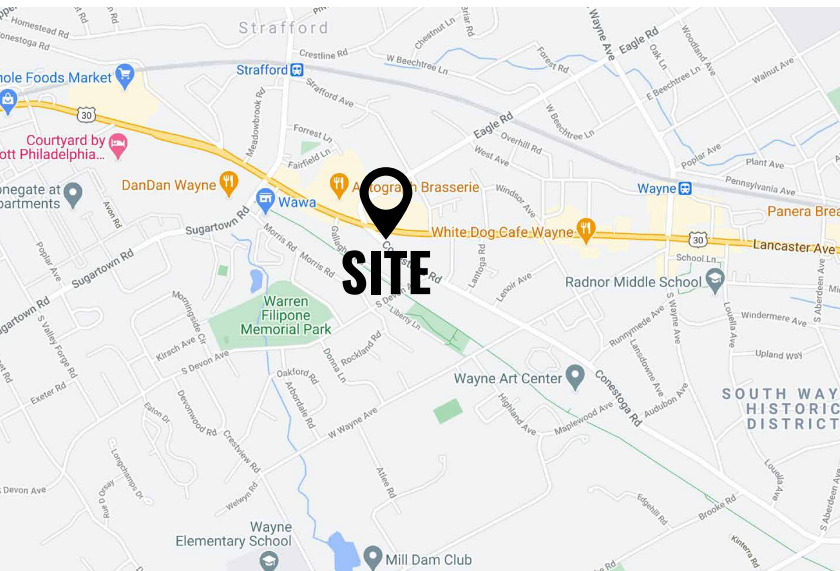
# ± 4,500 SF PROMINENT MAIN LINE BUILDING

398 W Lancaster Ave | Wayne, PA 19087 | Delaware County

**SALE:** \$1,350,000  
**LEASE:** \$25 PSF NNN

## PROPERTY FEATURES

- ✓ ± 4,500 SF Building at Prominent Main Line Location
- ✓ Located at signalized corner with great signage
- ✓ Modern building with variety of uses, including retail, office, medical, bank salon and more.
- ✓ Prime location on Route 30 in Wayne
- ✓ 22 Parking Spaces
- ✓ Strong Traffic Counts: ± 25,000 VPD on Lancaster Ave  
± 11,000 VPD on Conestoga Road



## CONTACT US

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# PROPERTY PHOTOS: 398 W LANCASTER AVE, WAYNE, PA 19087



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**ZOMMICK MCMAHON**  
COMMERCIAL REAL ESTATE

# PROPERTY OVERVIEW PHOTO: 398 W LANCASTER AVE, WAYNE, PA 19087



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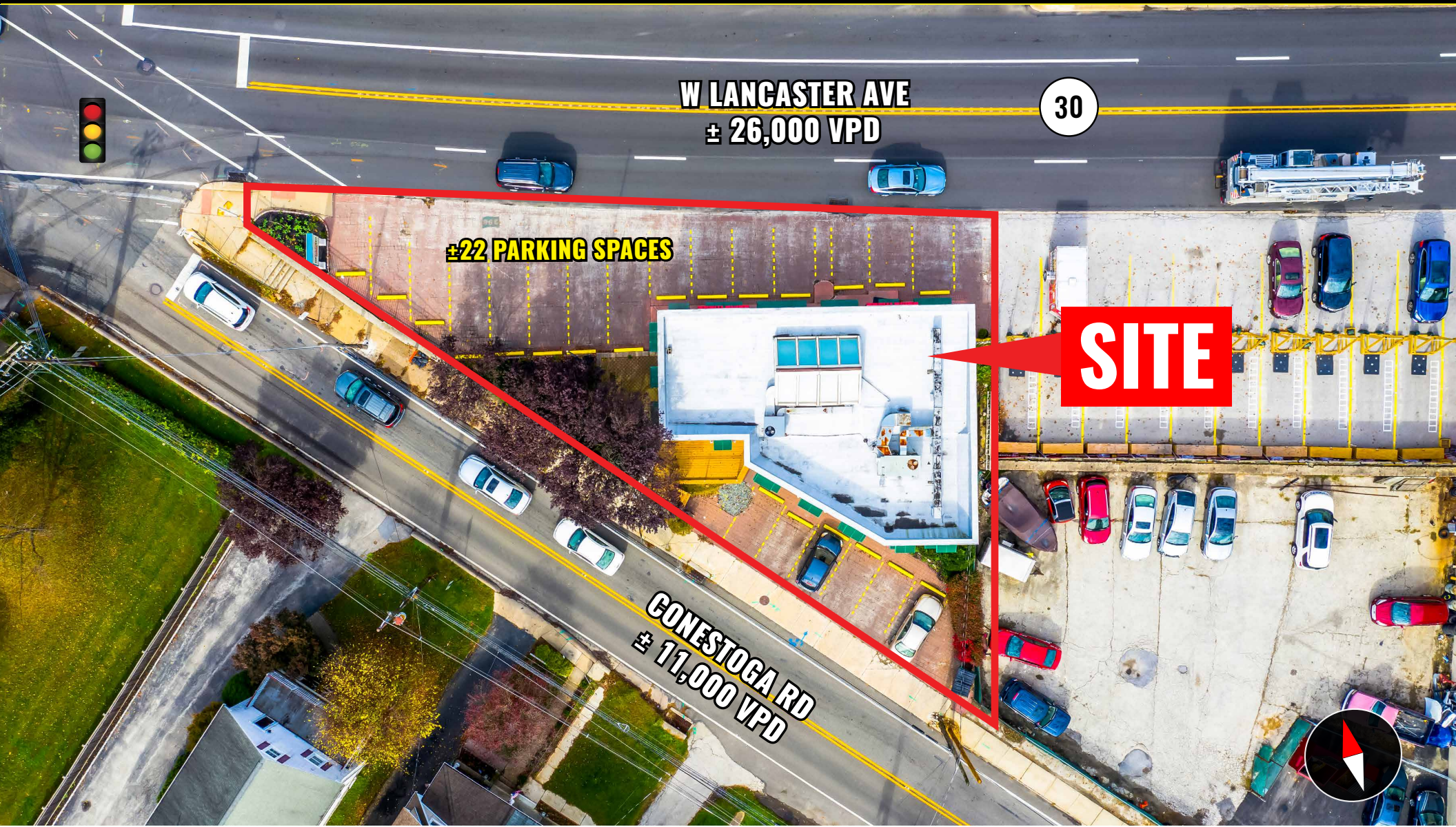
  
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# PROPERTY SITE PLAN: 398 W LANCASTER AVE, WAYNE, PA 19087



**W LANCASTER AVE**  
**± 26,000 VPD**

**30**

**±22 PARKING SPACES**

**SITE**

**CONESTOGA RD**  
**± 11,000 VPD**

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# RETAIL MARKET AERIAL: 398 W LANCASTER AVE, WAYNE, PA 19087



| DEMOGRAPHICS     | 1 MILE    | 3 MILE    | 5 MILE    |
|------------------|-----------|-----------|-----------|
| TOTAL POPULATION | 13,363    | 52,205    | 147,816   |
| MEDIAN HHI       | \$126,103 | \$138,402 | \$116,358 |
| TOTAL HOUSEHOLDS | 5,463     | 19,177    | 57,132    |

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# ABOUT ZOMMICK McMAHON COMMERCIAL REAL ESTATE

Zommick McMahon Commercial Real Estate, Inc. has been a Metro Philadelphia Area staple since its inception in 1949. The Company was founded by Joseph Zommick, and continues today with Ryan McMahon and his highly experienced staff, whom are all results-oriented professionals.

## SOME OF OUR SATISFIED CLIENTS:



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