FOR SALE



380-384 W Lancaster Avenue Wayne, PA 19087



CAPITAL COMMERCIAL REAL ESTATE GROUP

3748 West Chester Pike Newtown Square, PA 19073 Phone: 610-359-9700 Fax: 610-359-9750 www.CapitalComRe.com

- RARE OPPORTUNITY- 2 Parcels on The Main Line- FOR SALE
- 1st Parcel 7,000SF Restaurant includes 2,000SF Office, Formerly Primavera
 - 2nd Parcel is a 2,150SF 2 Story Retail w/office could be used as apartment
- Plenty of Parking Front & Rear of Buildings
 Zoned Multi-Use, Development Opportunities Sale Price: \$3,000,000.00

Chris Yangello Cell: 610-716-4020 | Office: 610-359-9700 Email: cyangello@capitalcomre.com

The information above has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is Buyer/Lessee responsibility to independently confirm its accuracy and completeness. This is not intended to solicit another Broker's listing.



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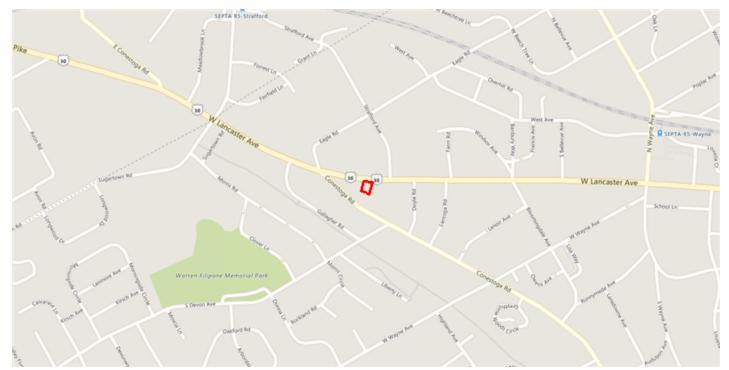
Bird's Eye Map View 384 W LANCASTER AVE WAYNE PA 19087





Neighborhood & Regional Map 384 W LANCASTER AVE WAYNE PA 19087

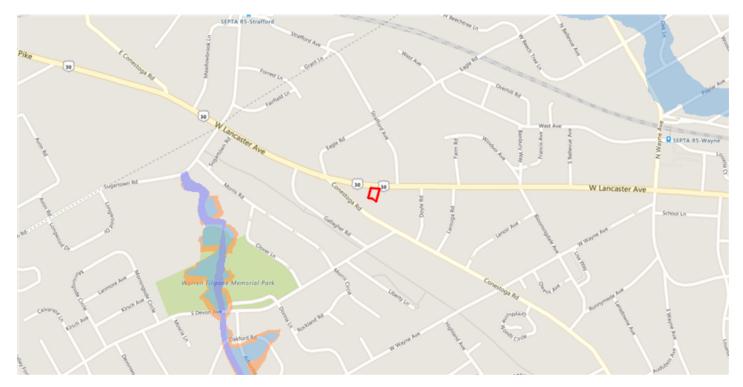
Neighborhood



Regional

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Flood Map Report 384 W LANCASTER AVE WAYNE PA 19087



Legend

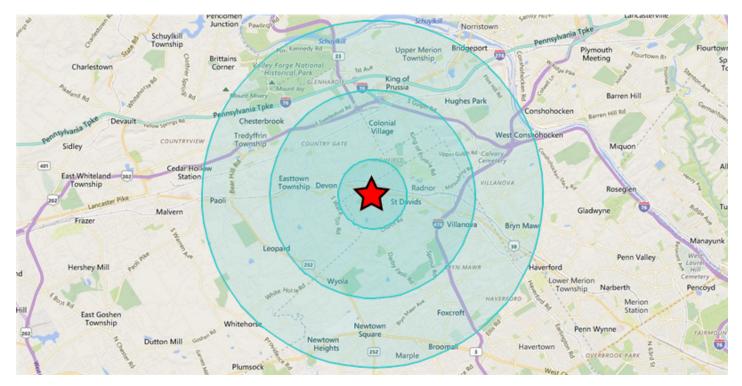
Flood Zone

Floodway

1% Annual Chance Flood Hazard (100-Year)

0.2% Annual Chance Flood Hazard (500-Year)

Demographics 384 W LANCASTER AVE WAYNE PA 19087



Area and Density

	1 Mile	3 Miles	5 Miles
Area (Square Miles)	3.17	25.21	78.86
Density(Population Per Square Mile)	3,429	1,822	1,778
General Population Characteristics			
	1 Mile	3 Miles	5 Miles
Male	5,214	22,026	66,766
Female	5,670	23,904	73,442
Density	3,429	1,822	1,778
Urban	10,884	45,910	139,364
Rural		20	844

Population By Year

	1 Mile	3 Miles	5 Miles
Population (1990)	10,366	41,807	128,882
Population (2000)	10,470	43,004	133,800
Population (2010)	10,553	44,739	136,791
Population (Current)	10,884	45,930	140,208
Population (5 Yr. Forecast)	11,316	47,600	145,284
Percent Growth (Current	3.02%	2.78%	2.5%
Yr./Previous Yr.)	5.02%	2.7070	2.5%
Percent Forecast (5 Yr.	3.92%	3.78%	3.68%
Forecast/Current Yr.)	5.52%	5.7070	3.00%

Population By Age

	1 Mile	2 Miles	E Milos
Population By Ethnicity			
Two or More Races	216	953	3,043
Other Race Alone	78	262	1,146
Native Alone	10	42	193
Native American and Alaska			
Asian Alone	1,553	3,567	14,818
Black Alone	523	1,803	6,318
White Alone	8,504	39,303	114,690
	1 Mile	3 Miles	5 Miles
Population By Race			
Total Population	10,884	45,930	140,208
Aged 85+	236	1,122	4,440
Aged 75 to 84	454	2,283	8,094
Aged 65 to 74	824	4,388	14,063
Aged 55 to 64	1,289	6,313	18,917
Aged 45 to 54	1,528	6,527	18,871
Aged 35 to 44	1,415	5,075	16,010
Aged 25 to 34	1,749	3,656	14,559
Aged 18 to 24	836	6,029	16,758
Aged 12 to 17	870	4,019	10,562
Aged 6 to 11	914	3,758	9,808
Aged 0 to 5	769	2,760	8,126
Median Age	1 Mile 39	3 Miles 41	5 Miles 42

	1 Mile	3 Miles	5 Miles
Hispanic	361	1,281	4,396
White Non-Hispanic	8,249	38,399	111,807

General Income Characteristics

	1 Mile	3 Miles	5 Miles
Median Household Income	\$119,011	\$151,671	\$133,693
Total Household Income	\$736,622,030	\$3,310,609,189	\$9,049,303,094
Average Household Income	\$164,756	\$200,813	\$169,130
Per Capita Income	\$67,679	\$72,079	\$64,542
Avg Family Income	\$226,526	\$255,553	\$202,913
Family Income, Per Capita	\$70,938	\$80,777	\$65,836

Families by Income

	1 Mile	3 Miles	5 Miles
Family High Income Avg	\$417,720	\$403,002	\$363,402
Under \$15,000	34	143	524
\$15,000 - \$24,999	61	142	476
\$25,000 - \$34,999	80	195	697
\$35,000 - \$49,999	144	384	1,463
\$50,000 - \$74,999	224	786	3,045
\$75,000 - \$99,999	248	903	3,467
\$100K - \$125K	263	920	3,524
\$125K - \$150K	218	940	3,554
\$150K - \$200K	359	1,331	4,644
Over \$200K	1,048	5,512	13,116

General Household Characteristics

	1 Mile	3 Miles	5 Miles
Households (Current)	4,471	16,486	53,505
Families	2,679	11,256	34,510
Average Size of Household	2.45	2.59	2.47
Median Age of Householder	49	55	55
Median Value Owner		*=== ===	* 4 * * * * * *
Occupied	\$587,535	\$597,079	\$465,311
Median Rent	\$1,180	\$1,339	\$1,223
Median Vehicles Per			
Household	2	2	2
Housing Units	4,836	17,689	57,417
Owner Occupied Units	2,362	12,115	38,235
Renter Occupied Units	2,109	4,371	15,270
Vacant Units	365	1,203	3,912

Households by Income

	1 Mile	3 Miles	5 Miles
Under \$15,000	266	741	2,401
\$15,000 - \$24,999	192	575	1,960
\$25,000 - \$34,999	217	646	2,307
\$35,000 - \$49,999	337	974	3,659
\$50,000 - \$74,999	534	1,586	5,970
\$75,000 - \$99,999	515	1,617	5,996
\$100K - \$125K	441	1,374	5,146
\$125K - \$150K	273	1,188	4,868
\$150K - \$200K	549	1,772	5,983
Over \$200K	1,147	6,013	15,215
Total Households	4,471	16,486	53,505

Households by Rent Value

	1 Mile	3 Miles	5 Miles
Under \$250	48	126	225
\$250-\$499		110	195
\$500-\$749	79	139	958
\$750-\$999	499	733	3,253
\$1,000-\$1,249	553	1,003	3,764
\$1,250-\$1,499	467	1,027	2,896
\$1,500-\$1,999	347	620	1,986
Over \$2,000	86	433	1,325
Total Renter Occupied Units	2,109	4,371	15,270

Households by Year Built

1 Mile 3 Miles 5 Miles Median Yar Built 1955 1662 1966 Built 2010 or Later 542 1,752 5,357 Built 2010 or Later 542 1,752 5,357 Built 1900 to 1989 378 1,553 6,933 Built 1990 to 1989 600 2,891 8,911 Built 1990 to 1969 600 2,891 8,911 Built 1990 to 1969 600 2,891 8,911 Built 1930 to 1969 715 3,484 11,550 Built 1930 to Earler 93 810 3,924 Total Houscholds (2000) 4,428 16,050 51,538 Total Houscholds (2010) 4,321 15,956 51,999 Total Houscholds (Current) 4,471 16,466 55,505 Total Houscholds (Current Y.) 4,1667 17,158 55,641 Percent Growth (Current Y.) 4,1667 17,158 5,868 Percent Growth (Current Y.) 4,1667 1,520 2,76% Pereson 1,373		1 14:1-	2 Miles	E Miles
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1 Person 1,373 4,331 15,423 2 Person 1,396 5,488 17,867 3 Person 684 2,541 8,500 4 Person 655 2,507 7,244 5 Person 272 1,166 3,169 6 Person 73 356 950 7 or More Person 18 97 352 Total Households 4,471 16,486 53,505 Employment By Place Of Business 1 Mile 3 Miles 5 Miles Total Employees 16,437 45,080 170,727 Total Establishments 683 1,839 6,631 Employment Travel Time Work at Home 243 1,891 4,943 Travel Time under 15min 1,198 5,997 18,200 Travel Time under 15min 1,744 6,169 20,157 Travel Time 30-59min 1,700 5,570 17,579 Travel Time 60-89min 247 1,068 3,550 Travel Time over 90min 75 400 1,433 <td></td> <td>1 Mile</td> <td>3 Miles</td> <td>5 Miles</td>		1 Mile	3 Miles	5 Miles
2 Person 1,396 5,488 17,867 3 Person 684 2,541 8,500 4 Person 655 2,507 7,244 5 Person 272 1,166 3,169 6 Person 73 356 950 7 or More Person 18 97 352 Total Households 4,471 16,486 53,505 Employment By Place Of Business 1 Mile 3 Miles 5 Miles Total Employees 16,437 45,080 170,727 Total Establishments 683 1,839 6,631 Employment Travel Time Vork at Home 243 1,891 4,943 Travel Time under 15min 1,198 5,997 18,200 Travel Time 15-29min 1,744 6,169 20,157 Travel Time 30-59min 1,700 5,570 17,579 Travel Time 60-89min 247 1,068 3,550 Travel Time over 90min 75 400 1,433 </td <td>Median Size</td> <td>2.6</td> <td>2.69</td> <td>2.62</td>	Median Size	2.6	2.69	2.62
3 Person 684 2,541 8,500 4 Person 655 2,507 7,244 5 Person 272 1,166 3,169 6 Person 73 356 950 7 or More Person 18 97 352 Total Households 4,471 16,486 53,505 Employment By Place Of Business 5 Miles Total Employees 16,437 45,080 170,727 Total Establishments 683 1,839 6,631 Employment Travel Time 1 Mile 3 Miles 5 Miles Vork at Home 243 1,891 4,943 Travel Time under 15min 1,198 5,997 18,200 Travel Time 15-29min 1,744 6,169 20,157 Travel Time 30-59min 1,700 5,570 17,579 Travel Time 60-89min 247 1,068 3,550 Travel Time over 90min 75 400 1,433	1 Person	1,373	4,331	15,423
4 Person 655 2,507 7,244 5 Person 272 1,166 3,169 6 Person 73 356 950 7 or More Person 18 97 352 Total Households 4,471 16,486 53,505 Employment By Place Of Business 5 5 Total Employees 16,437 45,080 170,727 Total Establishments 683 1,839 6,631 Employment Travel Time 1 3 Miles 5 5 Work at Home 243 1,891 4,943 4,943 Travel Time under 15min 1,198 5,997 18,200 Travel Time 30-59min 1,700 5,570 17,579 Travel Time 30-59min 1,700 5,570 17,579 Travel Time 60-89min 247 1,068 3,550 Travel Time over 90min 75 400 1,433	2 Person	1,396	5,488	17,867
5 Person 272 1,166 3,169 6 Person 73 356 950 7 or More Person 18 97 352 Total Households 4,471 16,486 53,505 Employment By Place Of Business 5 Miles 5 Miles Total Employees 16,437 45,080 170,727 Total Establishments 683 1,839 6,631 Employment Travel Time 1 Mile 3 Miles 5 Miles Vork at Home 243 1,891 4,943 Travel Time under 15min 1,198 5,997 18,200 Travel Time 15-29min 1,744 6,169 20,157 Travel Time 0-89min 1,700 5,570 17,579 Travel Time 60-89min 247 1,068 3,550 Travel Time over 90min 75 400 1,433	3 Person	684	2,541	8,500
6 Person733569507 or More Person1897352Total Households4,47116,48653,505Employment By Place Of BusinessI Mile3 Miles5 MilesTotal Employees16,43745,080170,727Total Establishments6831,8396,631Employment Travel TimeI Mile3 Miles5 MilesEmployment Travel TimeI Mile3 Miles5 MilesS MilesI Mile3 Miles5 MilesI Mile3 Miles5 MilesEmployment Travel TimeI Mile3 Miles5 MilesI me under 15min1,1985,99718,200Travel Time 15-29min1,7446,16920,157Travel Time 30-59min1,7005,57017,579Travel Time 60-89min2471,0683,550Travel Time over 90min754001,433	4 Person	655	2,507	7,244
7 or More Person1897352Total Households4,47116,48653,505Employment By Place Of BusinessTotal Employees1 Mile3 Miles5 MilesTotal Employees16,43745,080170,727Total Establishments6831,8396,631Employment Travel TimeWork at Home2431,8914,943Travel Time under 15min1,1985,99718,200Travel Time 15-29min1,7446,16920,157Travel Time 30-59min1,7005,57017,579Travel Time 60-89min2471,0683,550Travel Time over 90min754001,433	5 Person	272	1,166	3,169
Total Households4,47116,48653,505Employment By Place Of Business1 Mile3 Miles5 MilesTotal Employees16,43745,080170,727Total Establishments6831,8396,631Employment Travel Time1 Mile3 Miles5 MilesWork at Home2431,8914,943Travel Time under 15min1,1985,99718,200Travel Time 15-29min1,7446,16920,157Travel Time 30-59min1,7005,57017,579Travel Time 60-89min2471,0683,550Travel Time over 90min754001,433	6 Person	73	356	950
Employment By Place Of Business1 Mile3 Miles5 MilesTotal Employees16,43745,080170,727Total Establishments6831,8396,631Employment Travel Time1 Mile3 Miles5 MilesWork at Home2431,8914,943Travel Time under 15min1,1985,99718,200Travel Time 15-29min1,7446,16920,157Travel Time 30-59min1,7005,57017,579Travel Time 60-89min2471,0683,550Travel Time over 90min754001,433	7 or More Person	18	97	352
1 Mile 3 Miles 5 Miles Total Employees 16,437 45,080 170,727 Total Establishments 683 1,839 6,631 Employment Travel Time 1 Mile 3 Miles 5 Miles Work at Home 243 1,891 4,943 Travel Time under 15min 1,198 5,997 18,200 Travel Time 15-29min 1,744 6,169 20,157 Travel Time 30-59min 1,700 5,570 17,579 Travel Time 60-89min 247 1,068 3,550 Travel Time over 90min 75 400 1,433	Total Households	4,471	16,486	53,505
Total Employees16,43745,080170,727Total Establishments6831,8396,631Employment Travel Time1 Mile3 Miles5 MilesVork at Home2431,8914,943Travel Time under 15min1,1985,99718,200Travel Time 15-29min1,7446,16920,157Travel Time 30-59min1,7005,57017,579Travel Time 60-89min2471,0683,550Travel Time over 90min754001,433	Employment By Place Of Business			
Total Employees16,43745,080170,727Total Establishments6831,8396,631Employment Travel Time1 Mile3 Miles5 MilesVork at Home2431,8914,943Travel Time under 15min1,1985,99718,200Travel Time 15-29min1,7446,16920,157Travel Time 30-59min1,7005,57017,579Travel Time 60-89min2471,0683,550Travel Time over 90min754001,433		1 Mile	3 Miles	5 Miles
Total Establishments6831,8396,631Employment Travel TimeI Mile3 Miles5 MilesWork at Home2431,8914,943Travel Time under 15min1,1985,99718,200Travel Time 15-29min1,7446,16920,157Travel Time 30-59min1,7005,57017,579Travel Time 60-89min2471,0683,550Travel Time over 90min754001,433	Total Employees			
Imployment Travel Time Imployment Travel Time 1 Mile 3 Miles 5 Miles Work at Home 243 1,891 4,943 Travel Time under 15min 1,198 5,997 18,200 Travel Time 15-29min 1,744 6,169 20,157 Travel Time 30-59min 1,700 5,570 17,579 Travel Time 60-89min 247 1,068 3,550 Travel Time over 90min 75 400 1,433				
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Work at Home 243 1,891 4,943 Travel Time under 15min 1,198 5,997 18,200 Travel Time 15-29min 1,744 6,169 20,157 Travel Time 30-59min 1,700 5,570 17,579 Travel Time 60-89min 247 1,068 3,550 Travel Time over 90min 75 400 1,433	1		8 M H	
Travel Time under 15min 1,198 5,997 18,200 Travel Time 15-29min 1,744 6,169 20,157 Travel Time 30-59min 1,700 5,570 17,579 Travel Time 60-89min 247 1,068 3,550 Travel Time over 90min 75 400 1,433				
Travel Time 15-29min 1,744 6,169 20,157 Travel Time 30-59min 1,700 5,570 17,579 Travel Time 60-89min 247 1,068 3,550 Travel Time over 90min 75 400 1,433				
Travel Time 30-59min 1,700 5,570 17,579 Travel Time 60-89min 247 1,068 3,550 Travel Time over 90min 75 400 1,433				
Travel Time 60-89min 247 1,068 3,550 Travel Time over 90min 75 400 1,433				
Travel Time over 90min 75 400 1,433				
Population 10,884 45,930 140,208				
	Population	10,884	45,930	140,208