

**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
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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
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**FOR
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Agent Contact:

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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.

Bird's Eye Map View

384 W LANCASTER AVE WAYNE PA 19087



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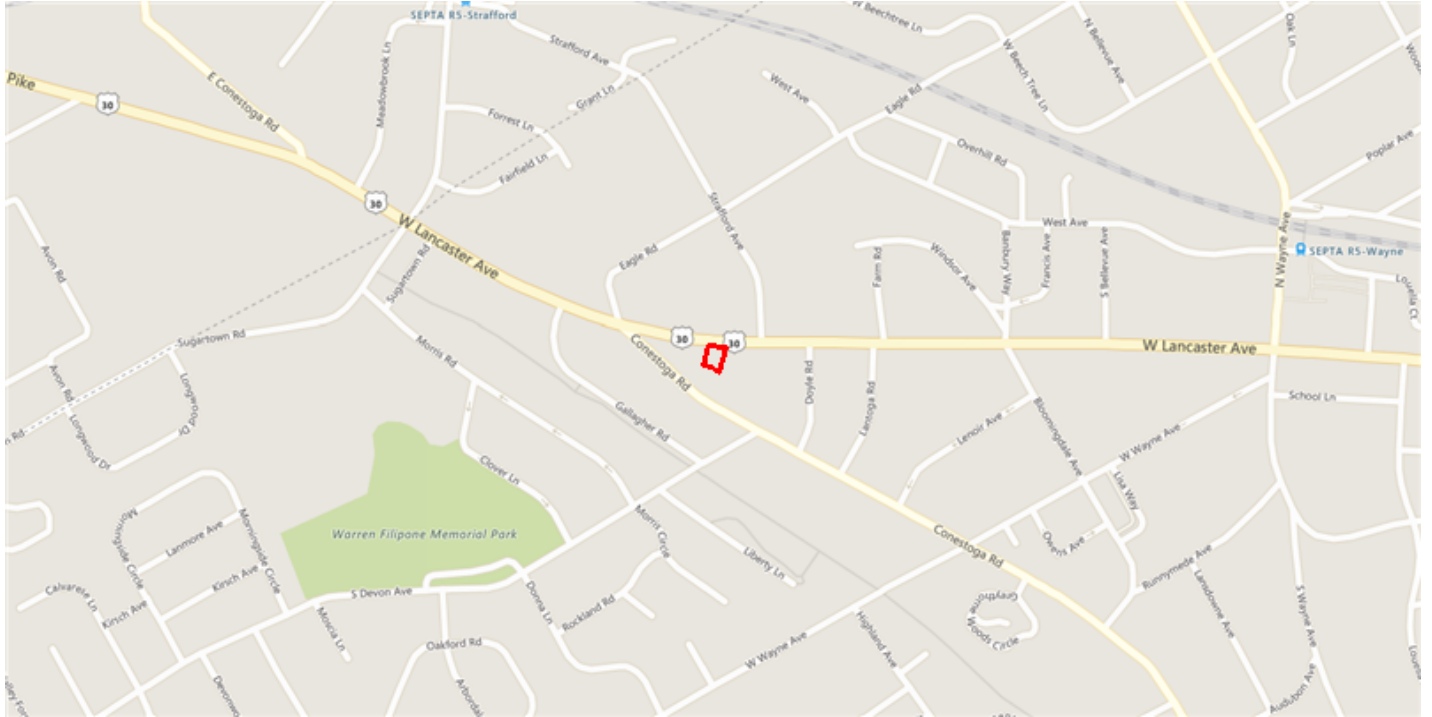


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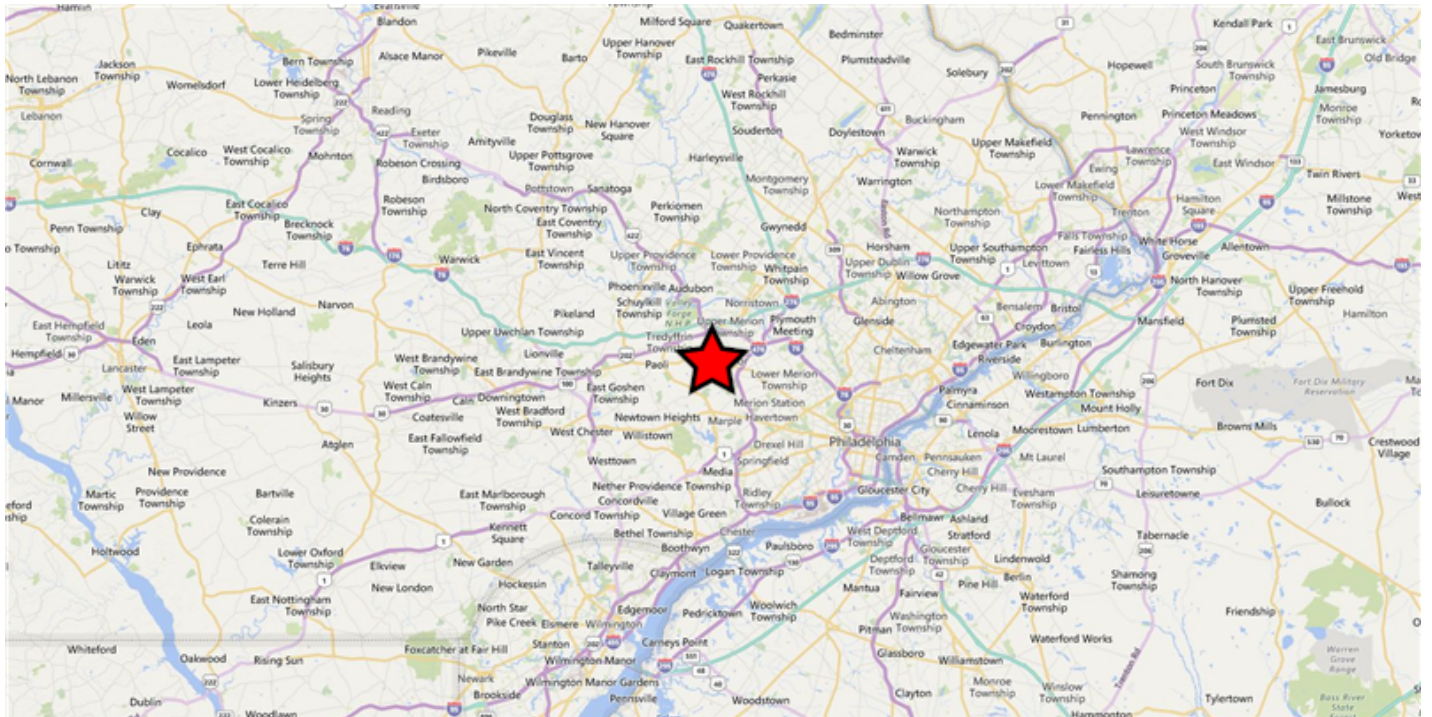
Neighborhood & Regional Map

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Neighborhood

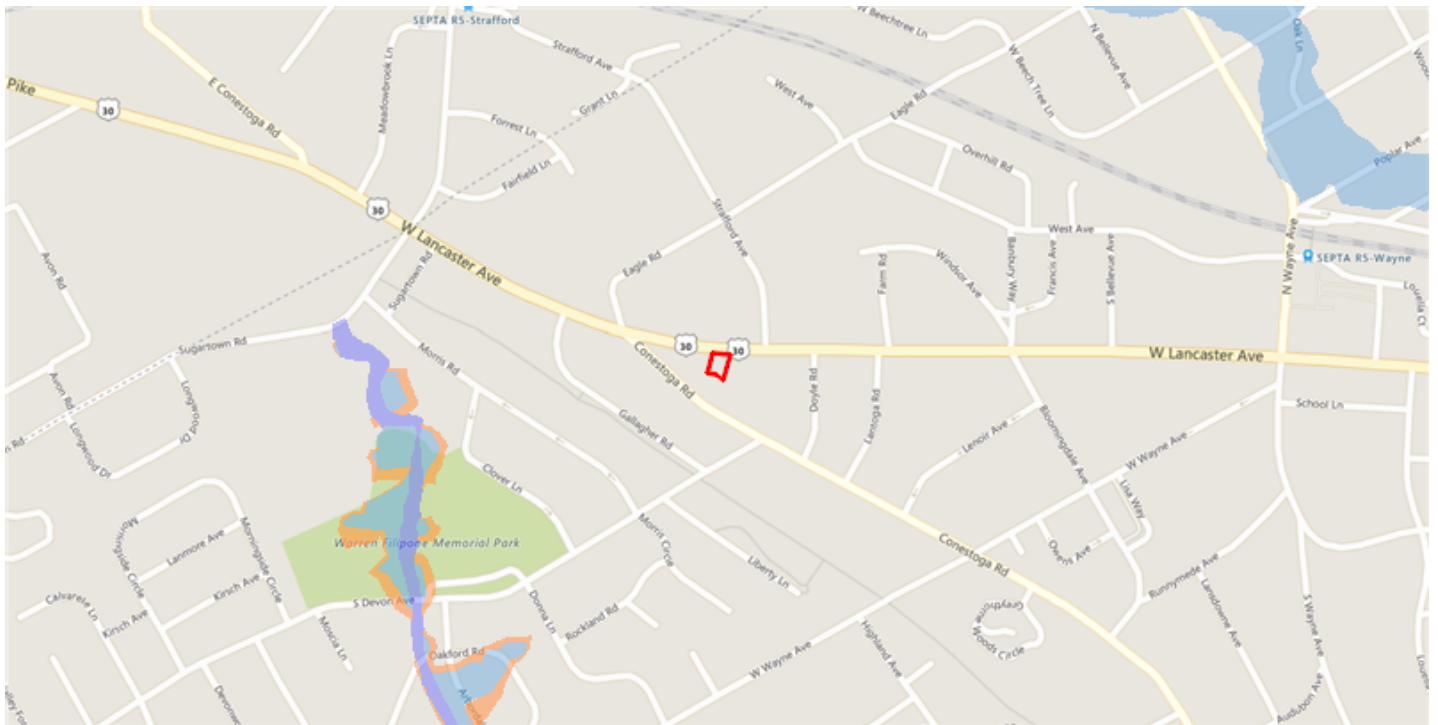


Regional



Flood Map Report

384 W LANCASTER AVE WAYNE PA 19087



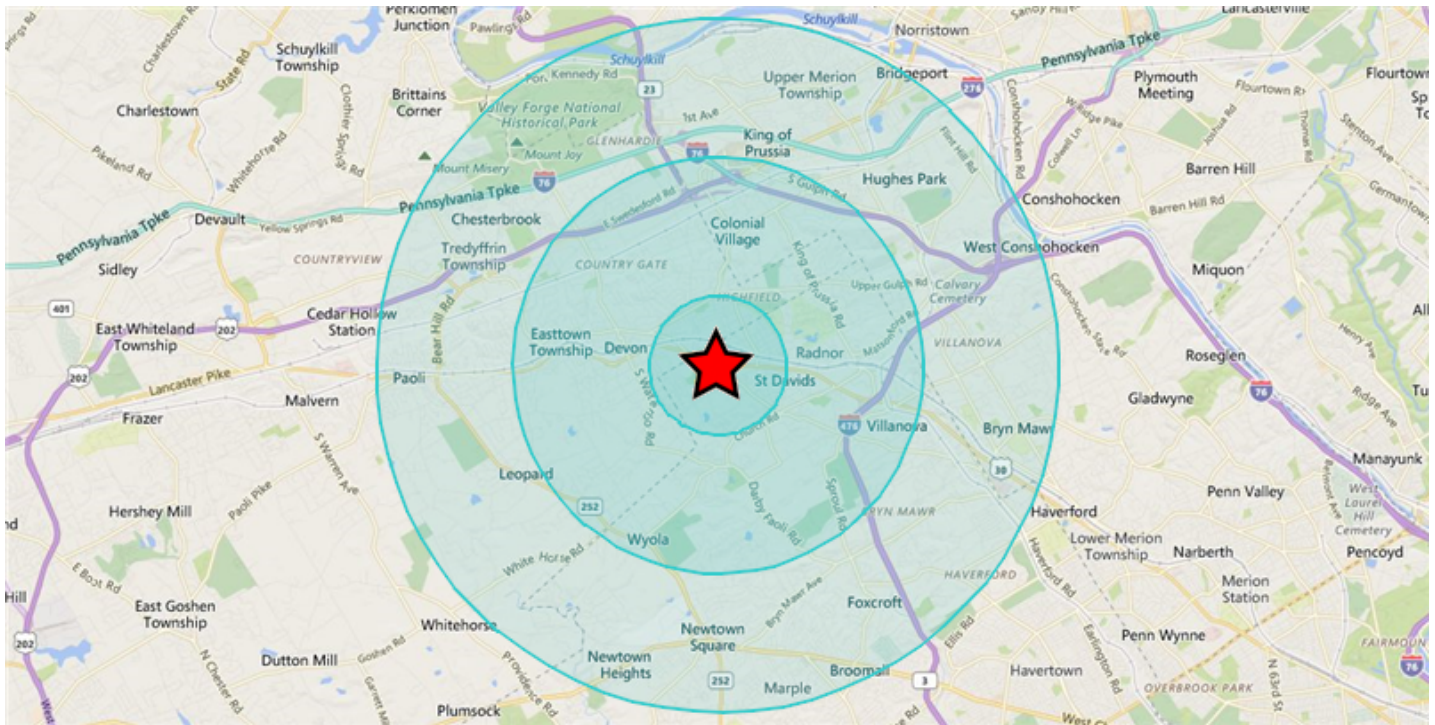
Legend

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 Yr./Previous Yr.)	3.02%	2.78%	2.5%
Percent Forecast (5 Yr. Forecast/Current Yr.)	3.92%	3.78%	3.68%

Population By Age

	1 Mile	3 Miles	5 Miles
Median Age	39	41	42
Aged 0 to 5	769	2,760	8,126
Aged 6 to 11	914	3,758	9,808
Aged 12 to 17	870	4,019	10,562
Aged 18 to 24	836	6,029	16,758
Aged 25 to 34	1,749	3,656	14,559
Aged 35 to 44	1,415	5,075	16,010
Aged 45 to 54	1,528	6,527	18,871
Aged 55 to 64	1,289	6,313	18,917
Aged 65 to 74	824	4,388	14,063
Aged 75 to 84	454	2,283	8,094
Aged 85+	236	1,122	4,440
Total Population	10,884	45,930	140,208

Population By Race

	1 Mile	3 Miles	5 Miles
White Alone	8,504	39,303	114,690
Black Alone	523	1,803	6,318
Asian Alone	1,553	3,567	14,818
Native American and Alaska Native Alone	10	42	193
Other Race Alone	78	262	1,146
Two or More Races	216	953	3,043

Population By Ethnicity

	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 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 Year Built	1955	1962	1966
Built 2010 or Later	542	1,752	5,357
Built 2000 to 2009	204	900	2,743
Built 1980 to 1989	378	1,553	6,923
Built 1970 to 1979	450	2,095	7,293
Built 1960 to 1969	600	2,891	8,911
Built 1950 to 1959	715	3,549	11,550
Built 1940 to 1949	395	996	3,449
Built 1939 or Earlier	93	810	3,924
Total Households (2000)	4,428	16,050	51,538
Total Households (2010)	4,321	15,956	51,999
Total Households (Current)	4,471	16,486	53,505
Total Households (5 Yr. Forecast)	4,657	17,158	55,641
Percent Growth (Current Yr./Previous Yr.)	3.43%	3.17%	2.76%
Percent Forecast (5 Yr. Forecast/Current Yr.)	4.16%	4.09%	3.98%

Households by Inhabitants

	1 Mile	3 Miles	5 Miles
Median Size	2.6	2.69	2.62
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

	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
Population	10,884	45,930	140,208