



237

**E. LANCASTER AVE
WAYNE, PA**

**FOR LEASE OR SALE
IN THE HEART OF THE MAIN LINE**

14,673 SF
FREESTANDING BUILDING ON 1.12 ACRES

Wayne, PA demographics

237 E. Lancaster Avenue offers immediate access to one of America's most educated and affluent populations within a stable, growing market of professionals, families, and empty-nesters who value quality, convenience, and exceptional service.

Within 5 miles:

| **178,298**

2030 population projection

| **67%**

hold Bachelor's degree or higher

| **39.8 YEARS**

median age

| **\$168,359**

average household income



MAIN LINE

Prominence and premier location

In the heart of Wayne's most coveted commercial corridor

Spanning 200' of frontage on Lancaster Avenue, this former Rite Aid offers a turnkey opportunity delivering the rare combination of Main Line prestige, superior accessibility, and functional design. Whether you envision a flagship retail destination, specialty medical facility, or innovative commercial concept, this fully-vacant property provides the blank canvas and market fundamentals to ensure your success in one of the Philadelphia region's most affluent submarkets.

| 200' FRONTAGE

along Route 30 /
Lancaster Ave

| 22,189 DAILY

vehicular traffic -
high visibility area

| 50+ RETAILERS

within in 0.5 miles,
Wayne's core business district

Renowned Main Line shopping centers within 5 miles:



ST. DAVID'S
SQUARE



WAYNE SQUARE

Gateway Shopping
Center

DEVON SQUARE

Rare, freestanding opportunity

Focus on resources and brand with base building systems already in-place.

Full building availability offers flexibility to step into an operation-ready space without the constraints of shared occupancy or phased renovations. This property comes equipped with infrastructure in-place that dramatically reduces time-to-occupancy and capital requirements, including **full sprinklers throughout** and a **wide-open rectangular plan** for turn-key readiness. Its **drive-thru** capability captures today's convenience-focused consumers who prioritize speed and accessibility,

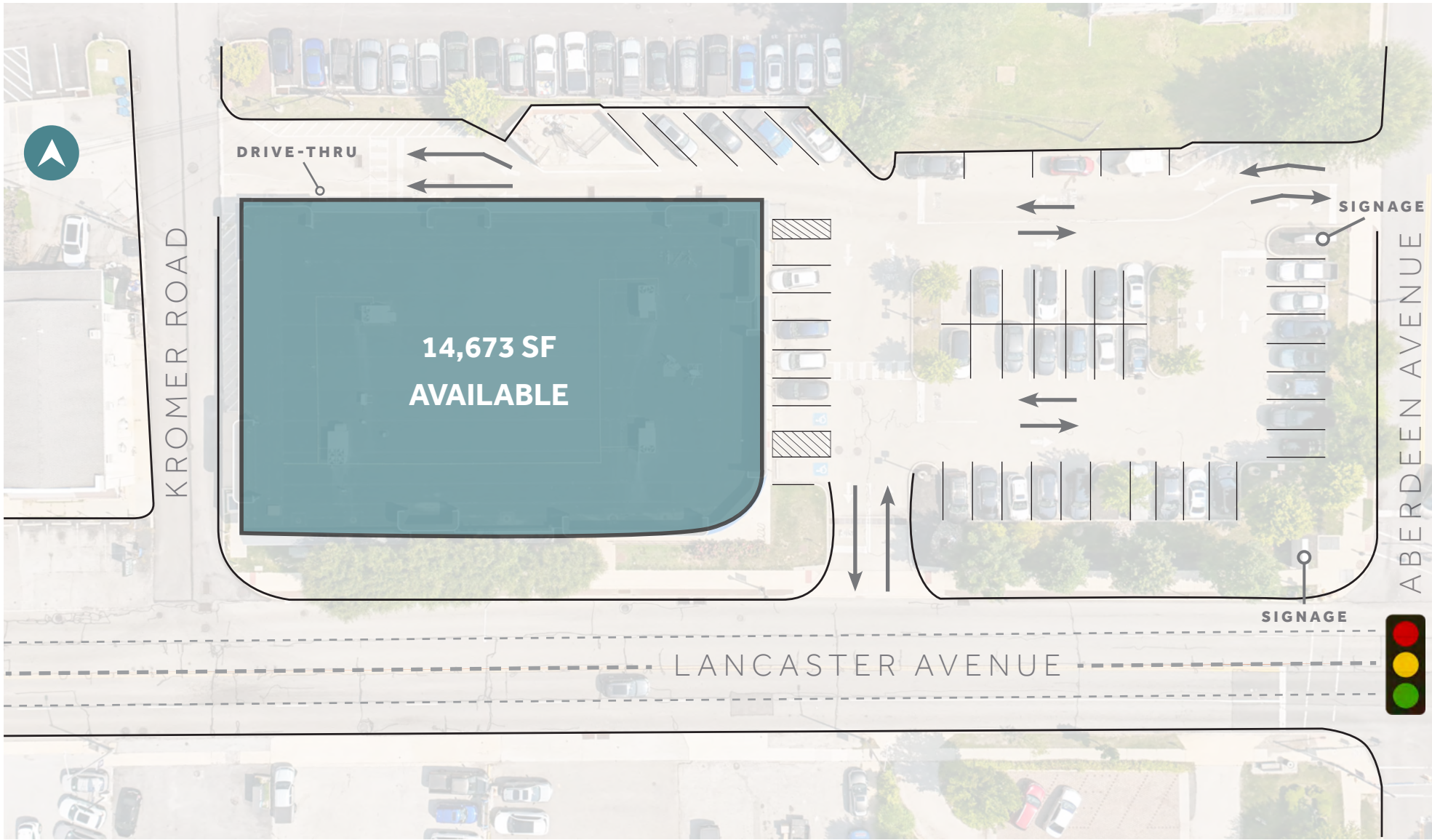
and the **prominent corner position** and **backlit monument signage** create 24/7 brand exposure. This location along Wayne's premier retail corridor places you alongside established national and regional brands that have already validated this market's strength. Plug into an established, affluent customer base that already shops, dines, and conducts business along this stretch of Lancaster Avenue daily.



FULLY
OPERATIONAL
DRIVE-THRU



TWO BACKLIT
MONUMENT
SIGNS



14,673 SF
available space

1.12 ACRES
on Lancaster Ave.
(Route 30)

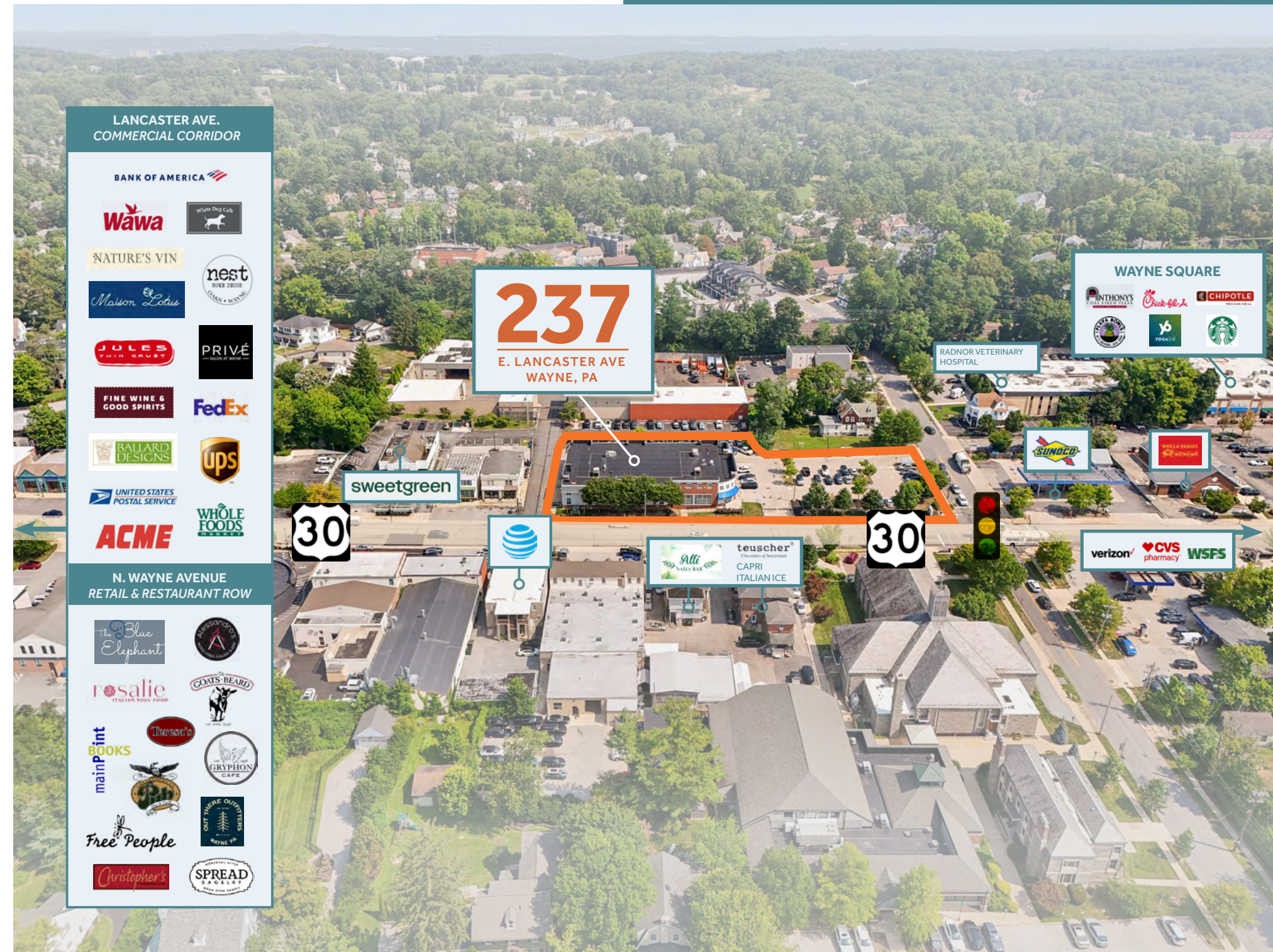
14' CLEAR HEIGHT
and 20' to roof
structure

47 (3.20/1000)
dedicated parking
spaces

ZONING (WBOD)
Wayne Business
Overlay District

Location and accessibility

The property offers vehicular access points from Lancaster Avenue to a dedicated, on-site parking lot between Aberdeen Avenue and Kromer Road. Pedestrians accessing the site on-foot benefit from lighted crosswalks at the signalized intersection, capturing consumers from surrounding residential neighborhoods and downtown Wayne. Dedicated loading dock and trash chute provide discreet service access for a polished street presence.



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E. LANCASTER AVE
WAYNE, PA

14,673 SF
Freestanding Building
on 1.12 Acres



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