

**AVISON  
YOUNG**

# 217 East Lancaster Ave

**AVAILABLE FOR SALE OR LEASE**



3,640 sf



*Located in the heart of Wayne, PA*



*Exceptional visibility and exposure to  
approximately 23,000+ vehicles per day*



*Ideally situated to serve a strong and stable  
consumer base*



# Property overview

## High-Visibility Main Line Retail Opportunity

217 E. Lancaster Avenue offers a prime opportunity to acquire or lease a highly visible retail asset in the heart of Wayne's Main Line corridor. The 3,640 SF, one-story ground floor space is situated on approximately 0.62 acres and is currently configured as a fully built-out bank branch, ideal for financial, retail, or service-oriented users.

Constructed in 2000, the property features modern design, strong curb appeal, a drive-thru component, and 15 on-site private parking spaces. Positioned along Lancaster Avenue, the site benefits from excellent visibility and consistent traffic, while also providing convenient access to Center City Philadelphia and the nearby Wayne SEPTA Regional Rail station.

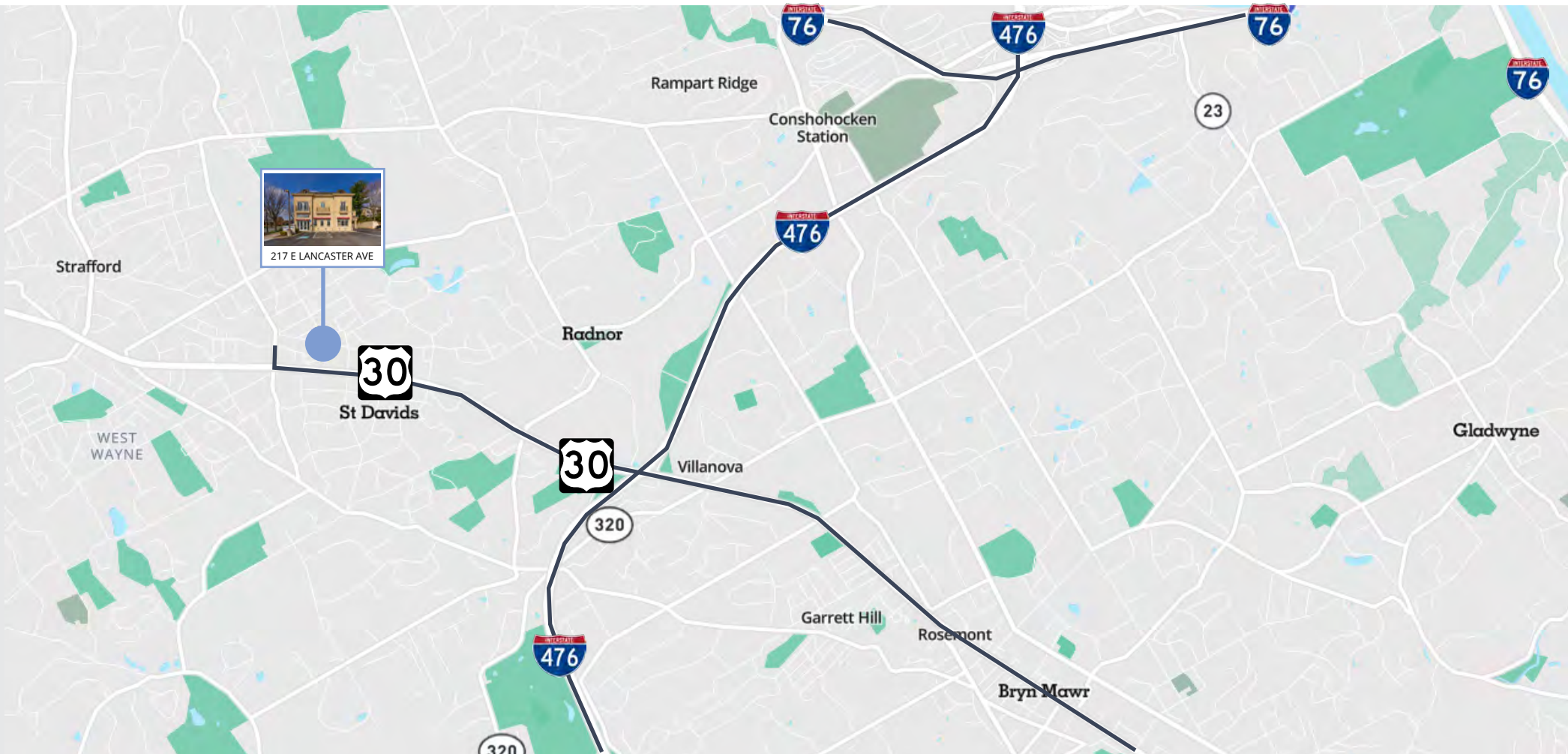
Surrounded by an affluent and densely populated community, 217 E. Lancaster Avenue presents a rare opportunity to secure a well-located asset in one of the Main Line's most desirable submarkets.

Address	217 E. Lancaster Avenue, Wayne, PA
Total Square Footage	3,640 sf
Building Class	Class A
Year Built	2000
Parking	15 Private Spaces
Zoning	WBOD Retail



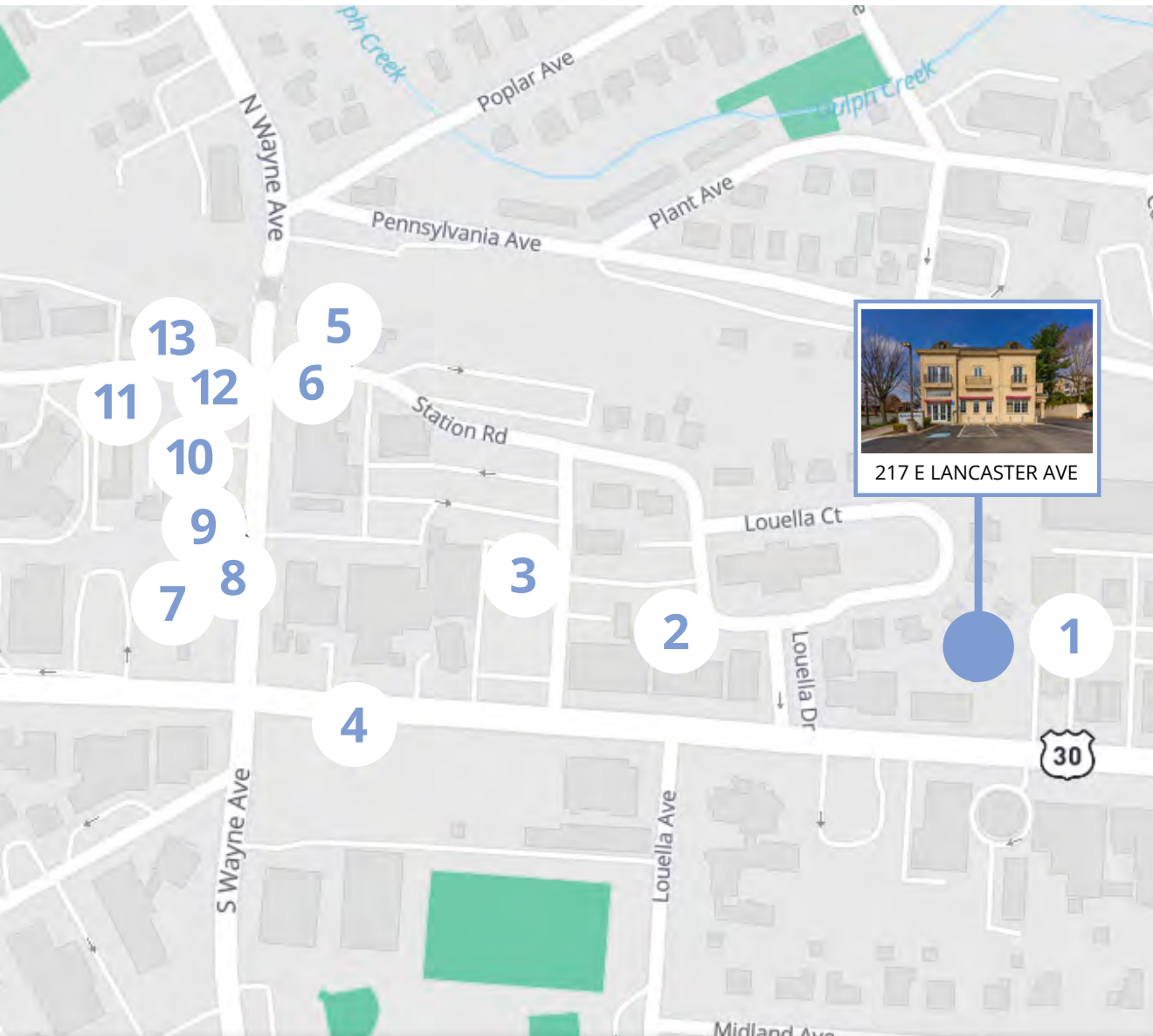
# Location overview

Ideally located in the heart of Wayne, Pennsylvania—one of the Main Line’s most affluent communities—the property sits directly on Lancaster Avenue (Route 30), offering excellent visibility, strong traffic, and a dynamic mix of nearby retailers and dining. Within walking distance to Wayne Station, the site provides direct access to Philadelphia and the surrounding suburbs, with convenient connectivity to Interstate 476 and Interstate 76.



# Nearby amenities

Located in the heart of Wayne, Pennsylvania, the property is surrounded by a vibrant mix of national retailers, local boutiques, and popular dining destinations along Lancaster Avenue (Route 30), creating a highly amenitized environment.



- 1 Sweetgreen
- 2 Maison Lotus
- 3 Rosalie Wayne
- 4 Dunkin'
- 5 Alessandro's
- 6 Elegance Bakery Cafe
- 7 Gryphon Cafe
- 8 Christopher's
- 9 The Blue Elephant Wayne
- 10 118 North
- 11 Buena Vista Mexican Restaurant
- 12 Spread Bagelry
- 13 Great American Pub

# Photo gallery



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**Get in touch with  
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