

# 230-232 W WAYNE AVE

WAYNE, PA | 19087

MIXED USE  
APARTMENTS/RETAIL  
OR OFFICE

± 3,540 SF (PLUS BASEMENT)

**FOR SALE**



Tommy Ciccarone Jr.

For Sale Information: 717.947.5334 | Learn more online at [www.bennettwilliams.com](http://www.bennettwilliams.com)



COMMERCIAL BROKERAGE. *Redefined.*

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## PROPERTY DETAILS

- **SF:** 3,540 SF (plus basement)
- **Acres:** .21
- **Land SF:** 6,970
- **County:** Delaware
- **Township:** Radnor
- **Zoning:** C-1 Local
- **Commercial**
- **Utilities:** Public
- **Taxes:** \$9,861
- **Parking:** 13 (4.38 : 1000)
- **Tax ID:** 36-06-03969-00

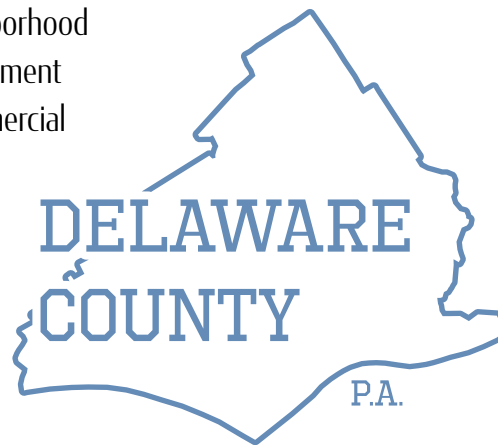
**ASKING PRICE:** \$1,200,000.00

## ZONING: C1 LOCAL COMMERCIAL

Local Commercial Districts provide for the special requirements of retail convenience-type commercial establishments which serve primarily the day-to-day needs of the immediately surrounding neighborhood and encourage attractive, compact retail commercial development in locations close to the residences served. In C-1 Local Commercial Districts, the regulations contained in this article shall apply.

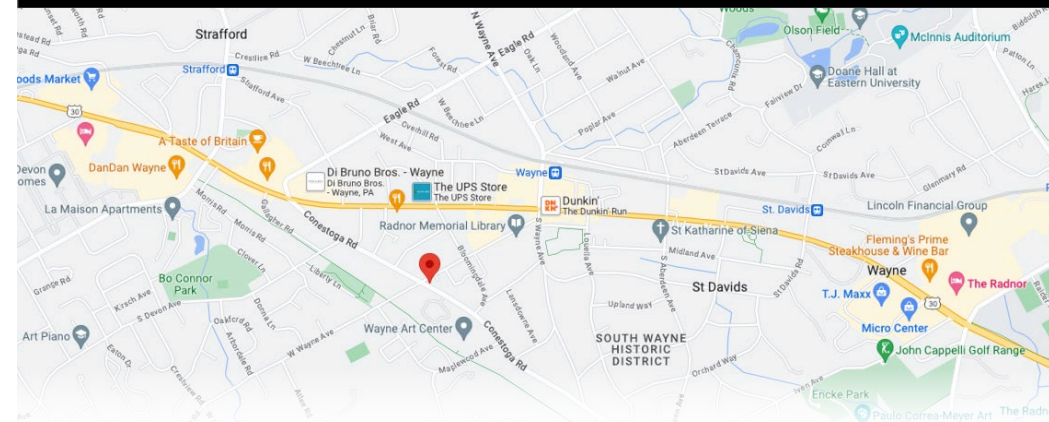
### BY RIGHT USES

- Retail Store
- Restaurant
- Personal Service
- Office or Studio
- Shops



DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
TOTAL POPULATION	9,883	53,513	156,214
TOTAL EMPLOYEES	6,490	56,851	172,995
AVERAGE HHI	\$212,329	\$268,839	\$216,744
TOTAL HOUSEHOLDS	3,991	18,363	60,403

TRAFFIC COUNTS: **CONESTOGA RD** ± 11,000 VPD



## ABOUT THE AREA

This family-friendly town has no shortage of desirable neighborhoods, in part thanks to the community-centric atmosphere, which shines through during seasonal festivals and events. Wayne has plenty of shopping and dining options plus access to the Radnor Trail.



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### FIRST FLOOR:

Open Layout  
Basement

### APARTMENTS:

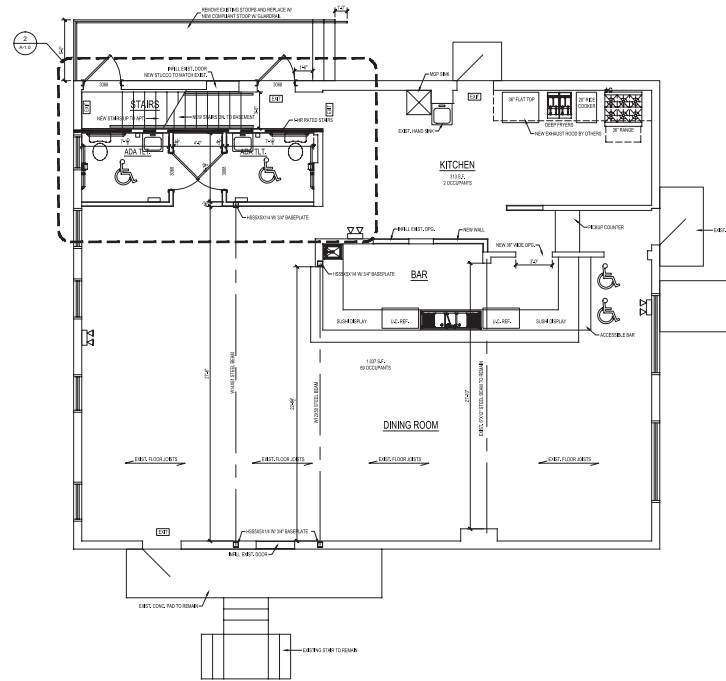
2-Bedroom Apartment  
(shell condition)

- 1 Bathroom
- Large kitchen
- Washer & Dryer
- Central Air

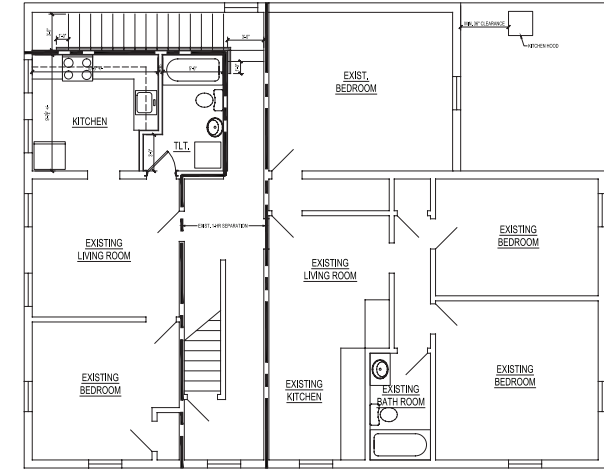
1-Bedroom Apartment  
(shell condition)

- 1 Bathroom
- Large kitchen
- Washer & Dryer
- Central Air

## FIRST FLOOR



## SECOND FLOOR



## PROFORMA FINANCIALS

FIRST FLOOR	\$30.00 PSF NNN
1 BEDROOM	\$1,600.00 - \$2,000.00
2 BEDROOM	\$2,000.00 - \$2,500.00



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## APARTMENT RENT COMPARABLES IN THE AREA

ADDRESS	DETAILS	PRICE
200 W Wayne Ave	5 Units, all 2 BR, 2 BA	\$3,300-\$3,700
118 W Lancaster Ave	2 Units, 2 BR, 2 BA	\$2,350
223 W Bloomindale Ave	10 Units, 2 BR, 2 BA	\$1,150
100 Windmere Ave	23 Units, 1 BR	\$1,995-\$2,350
311 W Wayne Ave	3 Units, 1 BR	\$2,000
304 N Wayne Ave	12 Units, 1 BR	\$1,550
300 N Wayne Ave	5 Units, 1 BR	\$1,750-\$2,450



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## MARKET OVERVIEW



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ACTIVE MEMBER OF:  
**RETAIL** BROKERS NETWORK

COMMERCIAL BROKERAGE. *Redefined.*

## OUR LOCATIONS:

### YORK OFFICE:

3528 Concord Rd.  
York, PA 17402

### LANCASTER OFFICE:

150 Farmington Lane, Suite 201  
Lancaster, PA 17601

### EXTON OFFICE:

1 E. Uwchlan Ave.  
Suite 409, Exton, PA 19341

### WILLIAMSPORT OFFICE:

1000 Commerce Park Dr, Suite 310  
Williamsport, PA 17701

### WEST CHESTER OFFICE:

107 E Chestnut St, Suite 107  
West Chester, PA 19380

### NEW JERSEY OFFICE:

236 E. Route 38, Suite 130  
Moorestown, NJ 08057

## LISTING AGENTS:

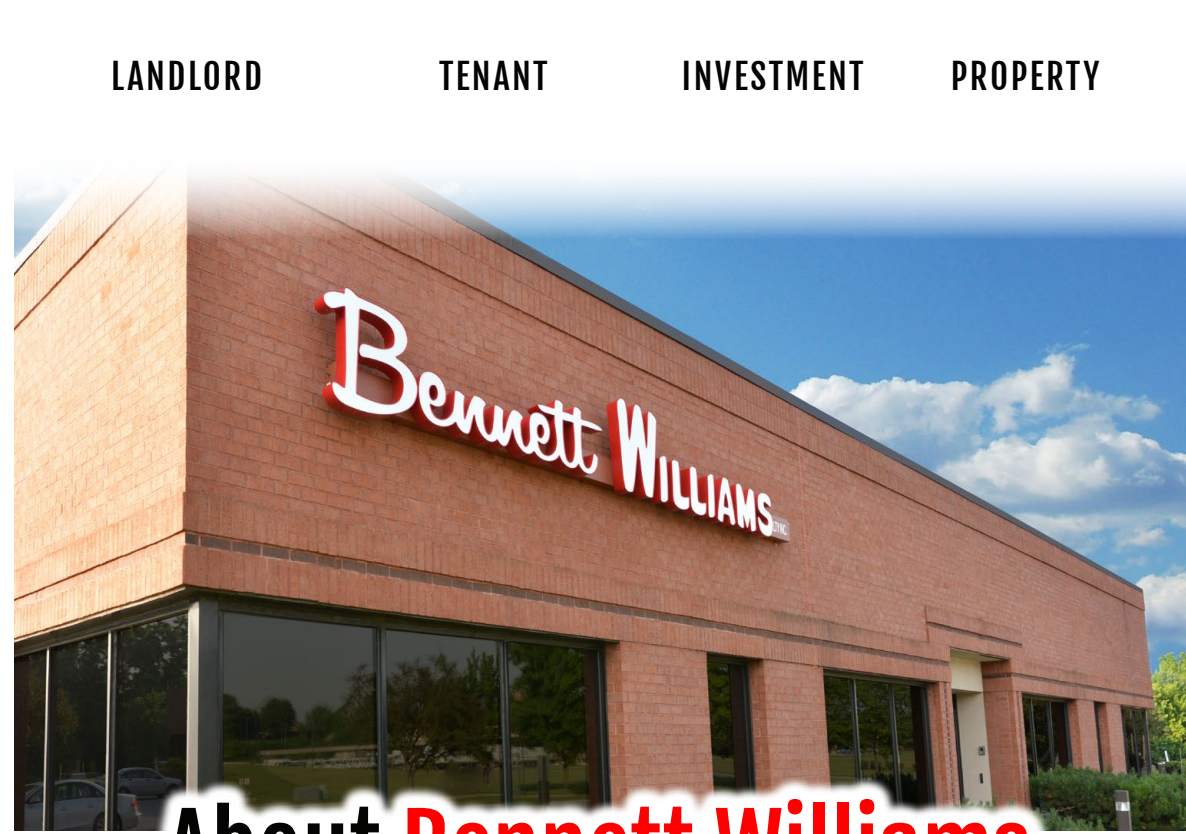


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Tommy@bennettwilliams.com

## CONTACT US

717.843.5555 | [www.bennettwilliams.com](http://www.bennettwilliams.com)



## About Bennett Williams

Since its founding in 1956, Bennett Williams Commercial, Inc. has offered full Commercial Real Estate services to the Central Pennsylvania region and beyond. We have served thousands of commercial, industrial and retail clients as we have grown in size and reputation. With our team of both experienced and knowledgeable executives as well as young and energetic professionals, we have the team to handle any commercial real estate need.

Bennett Williams is a member of the Retail Brokers Network (RBN), a partnership of the best regional retail brokerage firms servicing all of the major markets across the United States. Our affiliates are handpicked ensuring that our clients receive top quality service and representation in any market they need help in, with 61 offices across 65+ markets and 700+ members.

