

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



COMMERCIAL BROKERAGE. *Redefined.*

230-232 W WAYNE AVE

WAYNE, PA | 19087

± 3,540 (PLUS BASEMENT)
FOR **SALE**

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

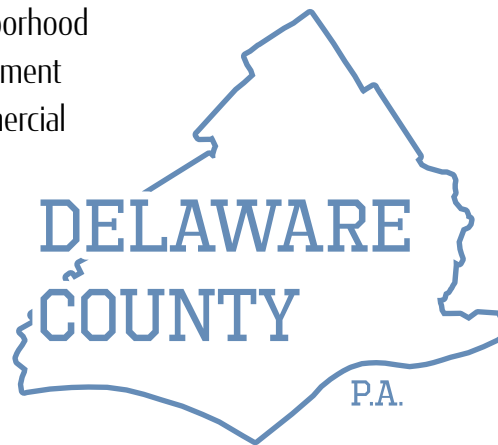
ASKING PRICE: \$1,200,000.00

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.

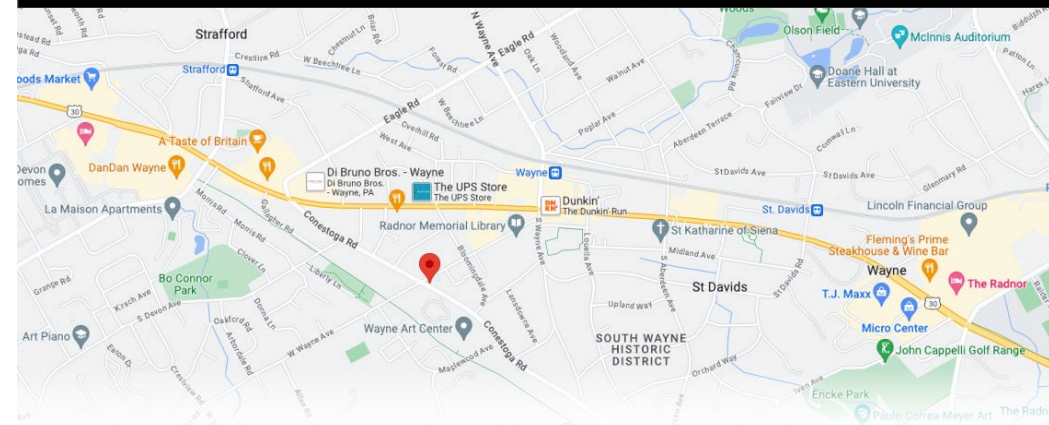
BY RIGHT USES

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.



Tommy Ciccarone Jr.

For Sale Information: 717.947.5334 | Learn more online at www.bennettwilliams.com



COMMERCIAL BROKERAGE. *Redefined.*

230-232 W WAYNE AVE

WAYNE, PA | 19087

± 3,540 (PLUS BASEMENT)
FOR **SALE**

PROPERTY DETAILS

FIRST FLOOR:

Open Layout
Basement

APARTMENTS:

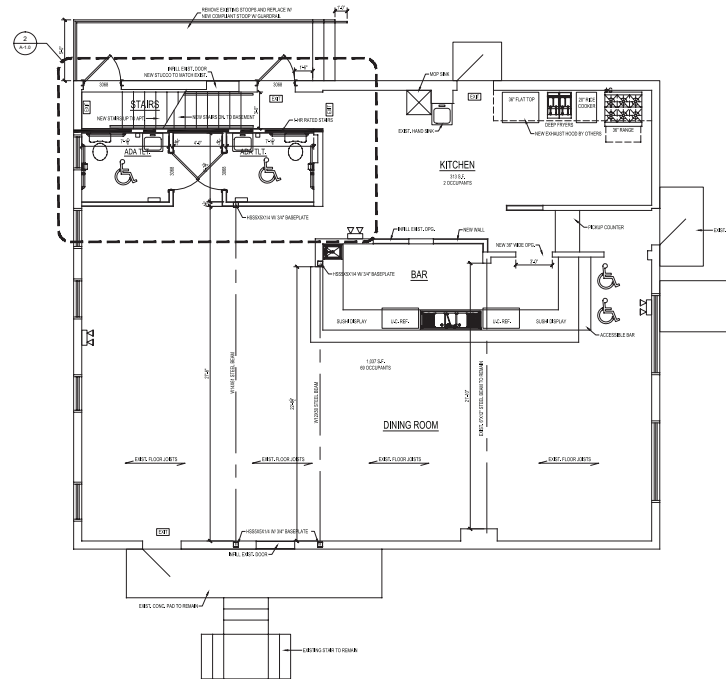
2-Bedroom Apartment (shell condition)

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

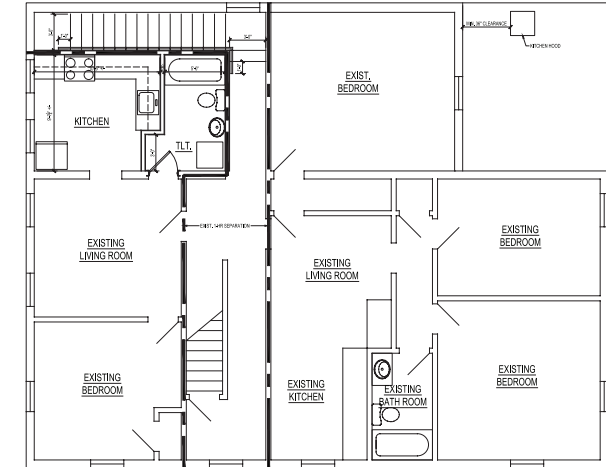
1-Bedroom Apartment (shell condition)

- 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



Tommy Ciccarone Jr.

For Sale Information: 717.947.5334 | Learn more online at www.bennettwilliams.com



COMMERCIAL BROKERAGE. *Redefined.*

230-232 W WAYNE AVE

WAYNE, PA | 19087

± 3,540 (PLUS BASEMENT)
FOR **SALE**

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



Tommy Ciccarone Jr.

For Sale Information: 717.947.5334 | Learn more online at www.bennettwilliams.com



COMMERCIAL BROKERAGE. *Redefined.*

230-232 W WAYNE AVE

WAYNE, PA | 19087

± 3,540 (PLUS BASEMENT)
FOR **SALE**

MARKET OVERVIEW



DEVON VILLAGE



FINE WINE & GOOD SPIRITS



Devon Horse Show & Country Fair



Lancaster County Farmers Market



Site



Tommy Ciccarone Jr.

For Sale Information: 717.947.5334 | Learn more online at www.bennettwilliams.com

ACTIVE MEMBER OF:
RETAIL BROKERS NETWORK

COMMERCIAL BROKERAGE. *Redefined.*

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.

At Bennett Williams, your investments are always in good hands. Our retail Investment sales group provides top notch investment sales services for all categories of retail investments for both buyers and sellers alike, whether institutional or local, throughout the Central Pennsylvania landscape. Whether the asset is a single or multi-tenant, we pride ourselves in going above and beyond the expectations of the client to achieve maximum results. With over 60 years under our belt, and over 25 licensed real estate professionals, we possess the knowledge, experience, and dedication trusted by many in the investment sales segment of the industry.



Bennett Williams is a member of the Capital Markets Real Estate Network, a nationwide network of professionals dedicated to, and specializing in the capital markets segment of commercial real estate. CMRE is comprised of the most highly-qualified, best-experienced independent Capital Market real estate professionals.

LISTING AGENTS:

Tommy Ciccarone Jr.

Tommy@bennettwilliams.com

OUR LOCATIONS:

YORK OFFICE:

3528 Concord Rd.
York, PA 17402

EXTON OFFICE:

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

WILLIAMSPORT OFFICE:

1000 Commerce Park Dr, Suite 310
Williamsport, PA 17701

LANCASTER OFFICE:

150 Farmington Lane, Suite 201
Lancaster, PA 17601

NEW JERSEY OFFICE:

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

WEST CHESTER OFFICE:

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

CONTACT US

717.843.5555 | www.bennettwilliams.com