

Premier Opportunity on the Prestigious Main Line
840 Lancaster Avenue, Devon, PA
Available for Sale or Lease

**AVISON
YOUNG**



**Get more
information**

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Property Summary

**Prime Re-Development Site Ideal for Retail,
Office, and Multi-Family**
840 Lancaster Avenue, Devon, PA



Property Summary:

Primely situated along Lancaster Avenue in the heart of the affluent Main Line Philadelphia marketplace. The site represents the “best of the best” in terms of location, visibility, and access. Surrounded by a myriad of high-end restaurants, retail, and hotels, the property “checks all the boxes” for an adaptive re-use to a high-end retail or corporate use or a total re-development into a high-end mixed-use / multi-family.

- Two buildings totaling 32,000 SF
- Direct East & West access onto Lancaster Ave.
- Abundant surface and below grade parking

Property Data:

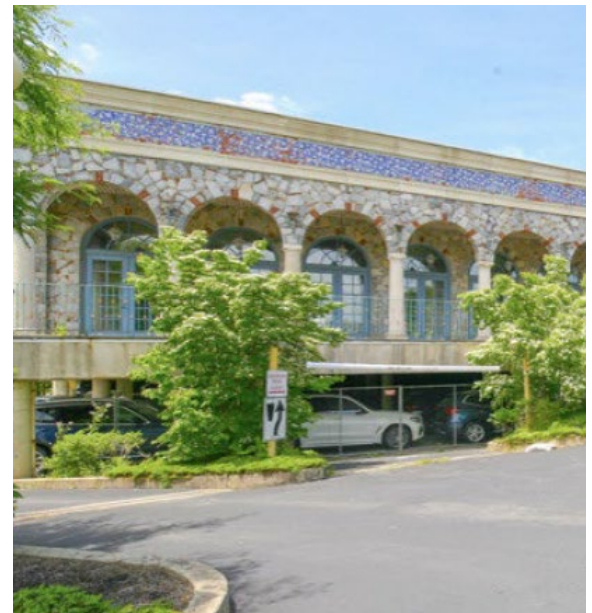
2 Buildings - 32,000 SF on approx. 2 acres

Building One: 22,000 SF

- 1st Floor: 8,500 SF - improved as restaurant/bar/kitchen
- 1st Floor: 3,500 SF - improved as office/retail
- 2nd Floor: 4,000 SF - improved as restaurant/bar
- 2nd Floor: 4,500 SF - improved as open office space

Building Two: 10,000 SF - improved as retail (spa)

- 1,000 sf of frontage along Lancaster Ave.
- 130 total on-site parking spaces (above & below grade)
- Excellent public transit - train and bus service within walking distance of the site



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