

FORMER KEYBANK BUILDING

**414 W. Lancaster Ave
Devon, PA 19333**

MIXED-USE | RETAIL | OFFICE
APPROX. 2,916 SF
LOT: 0.64 ACRES
FOR SALE OR LEASE

READY TO OPEN AS A:

- **BANK, CREDIT UNION, OR S&L**
- **FULLY OPERATING VAULT**
- **6 TELLER COUNTERS**
- **3 DRIVE-THRU TELLERS**

OFFERING MEMORANDUM

**414 W. Lancaster Ave
Devon, PA 19333**

CHADDSFORD REALTY LLC

DONALD J. WEISS

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(Former “KeyBank”)

414 W. LANCASTER AVE. DEVON, PENNSYLVANIA

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EXCLUSIVELY MARKETING BY

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Disclaimer: All information contained herein is deemed reliable but not guaranteed. Interested parties are encouraged to verify all details independently.



01

Exclusive Summary

INVESTMENT HIGHLIGHTS
LOCATION SUMMARY

**414 W. Lancaster Ave.
Devon, Pennsylvania**

OFFERING SUMMARY

ADDRESS	414 W. Lancaster Ave. Devon, PA 19333
COUNTY	Chester
PROPERTY TYPE	Mixed-Use/Retail/Office
AVAILABLE SPACE	2,916 SqFT
YEAR BUILT	1969
LOT SIZE	.64a
OWNERSHIP TYPE	Fee Simple

FINANCIAL SUMMARY

OFFERING PRICE	\$3,000,000
PRICE PSF	\$1,022.49
LEASE LISTING PRICE	\$14,000/month
RENT PSF	\$4.80/SF/month
NOI	\$103,740
IMPLIED CAP RATE	103,740 / 3,000,000 = 3.46% (illustrative)

DEMOGRAPHICS

POPULATION (WITHIN 3 MILES)	24,850
AVERAGE HOUSEHOLD INCOME	\$194,000
TRAFFIC COUNT	23,000 vehicles/day



Investment Summary

414 W. Lancaster Avenue presents a rare opportunity to secure a mixed-use commercial asset in the heart of Devon, PA—one of the most prestigious and economically resilient corridors along Philadelphia’s Main Line. With exceptional visibility on Business Route 30, the property benefits from steady traffic counts exceeding 23,000 vehicles per day and proximity to high-income residential communities. The flexible floor plan supports a variety of uses, such as retail, medical, and professional office, making it ideal for both investors and owner-occupants seeking stable, long-term value. Surrounded by national retailers and established local businesses, this property offers enduring market appeal, minimal vacancy risk, and consistent rental income potential in a proven, high-demand submarket.

Investment Highlights

- Strategic Main Line Location: Situated in one of the most affluent and stable submarkets in Pennsylvania.
- High Traffic Exposure: Prominent frontage along Business Route 30 / Lancaster Ave with over 23,000 vehicles per day.
- Value Stability: Located in a historically low-vacancy corridor with strong long-term rental demand.
- Transit Access: Walkable to Devon Train Station, providing direct commuter rail service to Center City Philadelphia.

Location Summary

Located in southeastern Pennsylvania, Chester County is part of the Philadelphia metropolitan area and one of four core counties. It shares borders with Lancaster County to the west, Berks and Montgomery Counties to the north, Delaware County and New Castle County, Delaware to the east, and Cecil County, Maryland to the south.

414 W. Lancaster Ave sits at the epicenter of the Devon, PA commercial district along Business Route 30 — one of the most established and heavily trafficked corridors in the western suburbs of Philadelphia. The site benefits from superior access, visibility, and proximity to major residential neighborhoods and retail destinations.

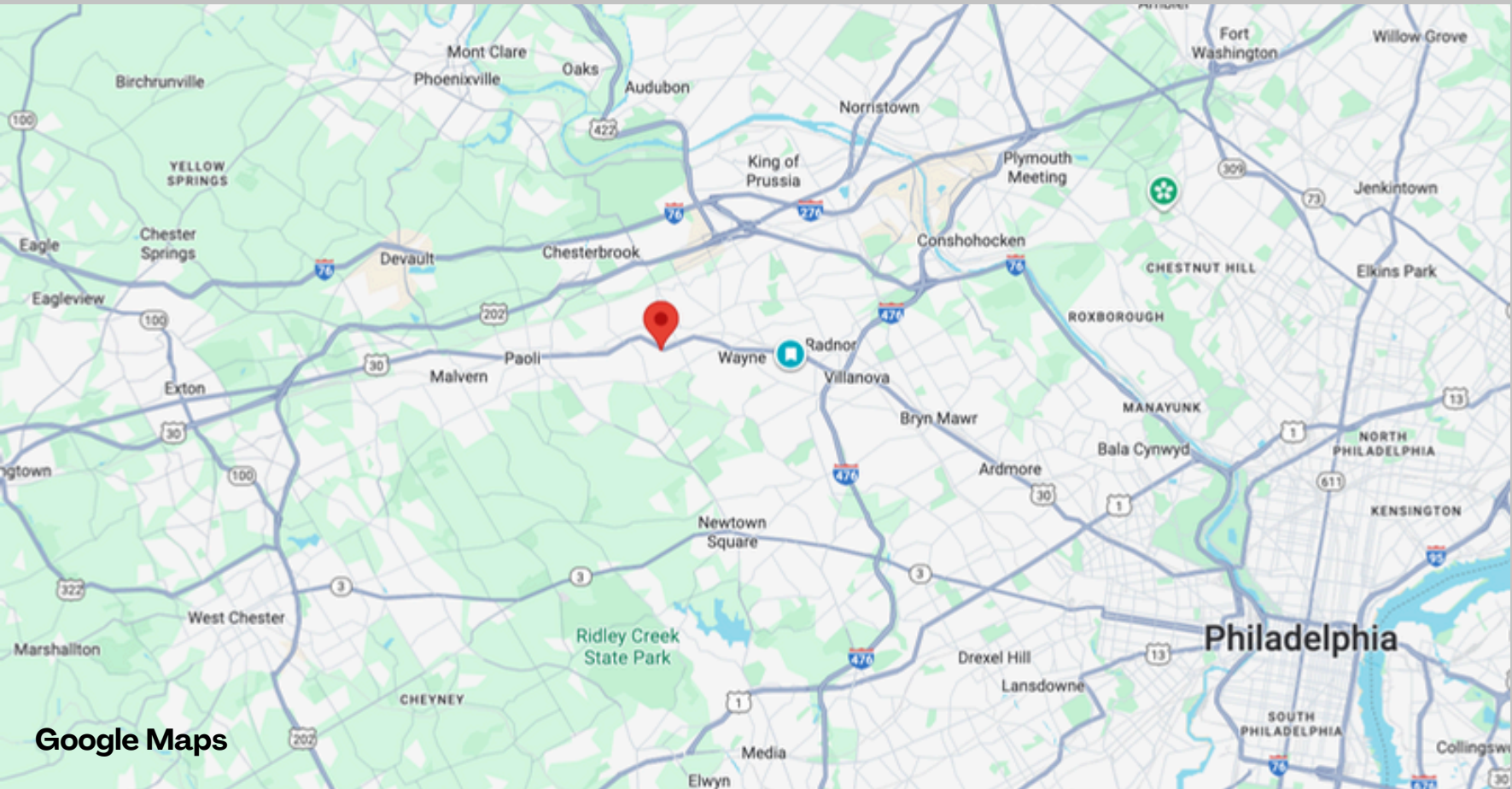
More specifically, the property is situated along the border of the Devon and Berwyn neighborhoods within the township, with the communities of Strafford and Wayne to the east and Paoli, Malvern, Great Valley, and Exton to the west. The area is an affluent residential community characterized by executive-style single-family homes and small estate properties.

Surrounding Highlights

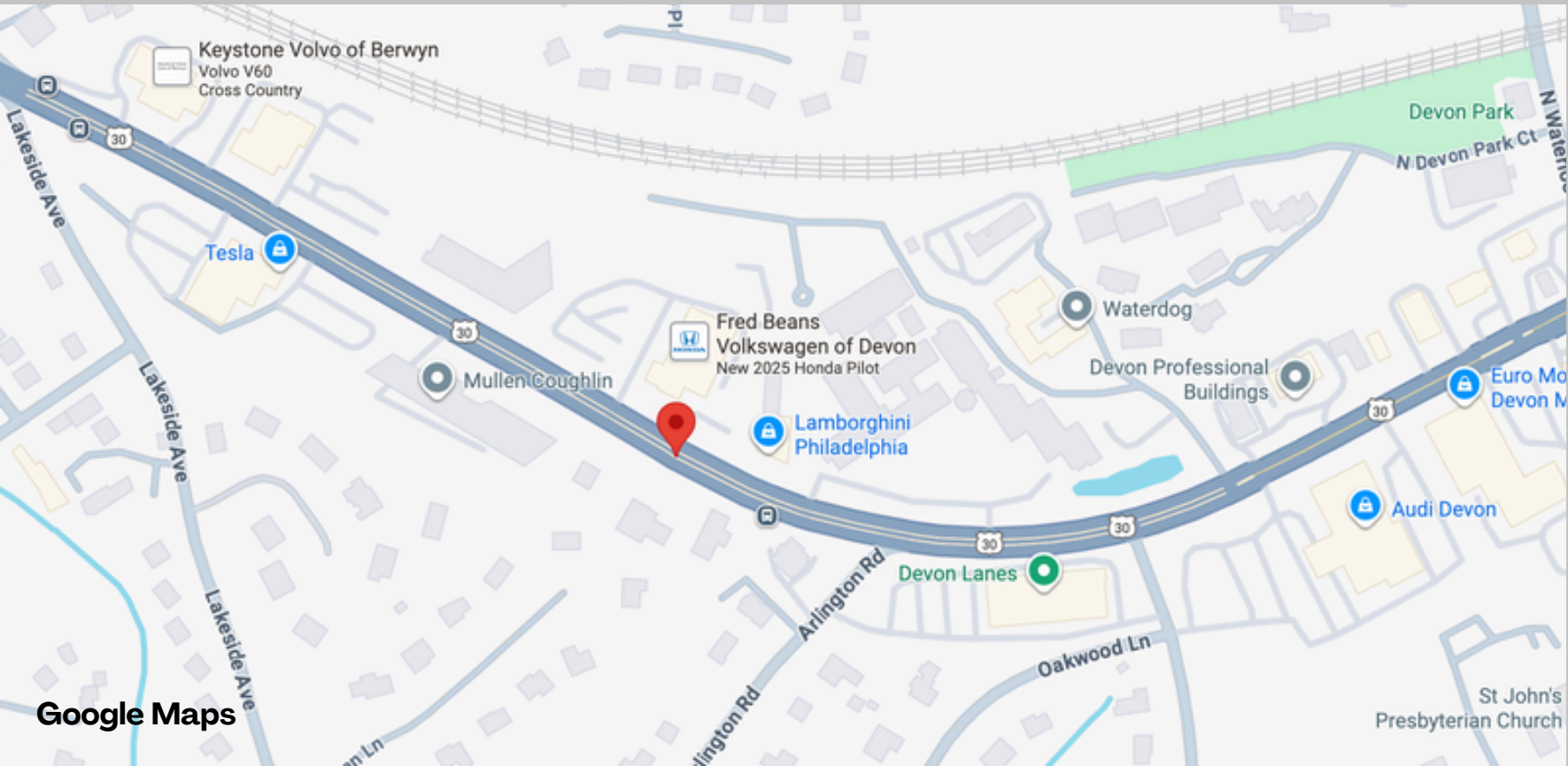
- **Prime Connectivity:** Conveniently located less than one mile from the Route 202 interchange, providing seamless access to major highways including Routes 30, 252, and the Pennsylvania Turnpike, making it ideal for commuters and businesses alike.
- **Accessible Transit Options:** Within walking distance to the Devon Train Station (SEPTA Regional Rail), offering direct service to Center City Philadelphia and surrounding suburbs—an attractive feature for employees and clients seeking easy transportation access.
- **Proximity to Major Destinations:** Just minutes from the vibrant downtown areas of Wayne and Berwyn, and a short drive to King of Prussia—one of the largest retail, dining, and business centers in the region.
- **Affluent and Professional Surroundings:** The property is surrounded by high-income households and major employment hubs, creating a strong local consumer base and an ideal environment for professional offices, retail, and mixed-use developments.

Visibility

This property offers exceptional exposure with direct frontage on Business Route 30 (Lancaster Ave), featuring more than 23,000 vehicles per day. Monument and building signage opportunities provide a commanding presence for retail or office tenants.



Google Maps



Google Maps

Local Map



02

Property Description

PROPERTY FEATURES

PROPERTY IMAGES

SURROUNDING BUSINESSES

414 W. Lancaster Ave.
Devon, Pennsylvania

PROPERTY FEATURES

BUILDING TOTAL SQFT	2,934
LAND SQFT	27,944
LAND ACRES	0.64a
AVAILABLE SPACE	2,916 SqFT
YEAR BUILT	1969
ZONING	Commercial
CLEAR HEIGHT	13'
NUMBER OF STORIES	One
NUMBER OF PARKING SPACES	20
ACCESSIBILITY FEATURES	36"+ Wide Halls, No stairs
OUTSIDE FEATURES	3 Drive-thru stations

INTERIOR BREAKDOWN

LOBBY
SIX TELLER STATIONS
FOUR PRIVATE OFFICES
STOREAGE ROOM
EMPLOYEE BREAKROOM
TWO RESTROOMS
VAULT

UTILITES

CENTRAL A/C	
HEATING	Forced Air
HEATING FUEL	Natural Gas
HOT WATER	Natural Gas
WATER SOURCE	Public
SEWER	Public



PROPERTY FEATURES

- Fully operational safe deposit vault
- Three drive-thru teller lanes
- Four private offices
- One conference room
- Employee kitchen area
- Six teller counters
- Large customer waiting area
- Ample on-site parking for staff and visitors
- Two restrooms

Teller Stations



Teller Stations (Behind)



Vault (Outside)



Vault (Inside)

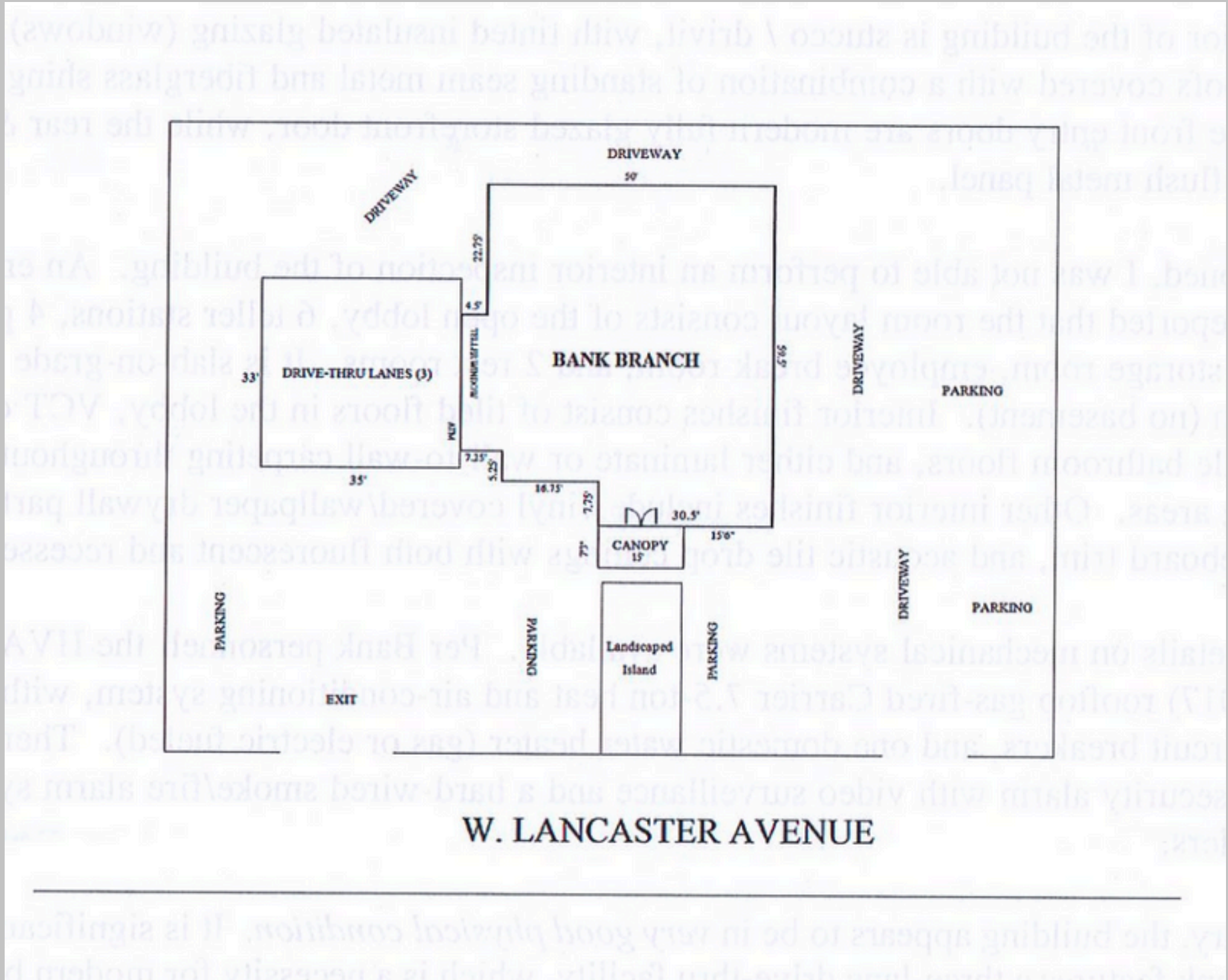


SURROUNDING BUSINESSES

- Whole Foods Market
- Target
- Terrain Café
- Starbucks
- Main Line Health
- Nudy's Café
- ACME Markets
- Devon Horse Show Grounds
- The Devon Yard (Anthropologie, Amis Trattoria)
- Professional offices, banks, and boutique retail



BUILDING SKETCH





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