



ATLAS
REALTY ADVISORS

**FOR LEASE OR
GROUND LEASE**



LANCASTER AVE (23,000 +/- VPD)

N. SPRING MILL RD (8,440 +/- VPD)

801 E. LANCASTER AVE | VILLANOVA, PA 19085

Disclaimer

This Memorandum contains select information pertaining to the Property and the Owner, and does not purport to be all-inclusive or contain all or part of the information which prospective tenants may require to evaluate a lease for all or a portion of the Property.

The information contained in this Memorandum has been obtained from sources believed to be reliable, but has not been verified for accuracy, completeness, or fitness for any particular purpose. All information is presented “as is” without representation or warranty of any kind. Such information may include estimates based on forward-looking assumptions relating to the general economy, market conditions, competition and other factors which are subject to uncertainty and may not represent the current or future performance of the Property. All references to acreages, square footages, and other measurements are approximations.

All renderings, floor plans, and architectural drawings of the subject property are for demonstration purposes only and may not reflect the finished construction of the property.

This Memorandum may describe certain documents, including leases and other materials, in summary form. These summaries may not be complete nor accurate descriptions of the full agreements referenced. Additional information and an opportunity to inspect the Property may be made available to qualified prospective tenants. You are advised to independently verify the accuracy and completeness of all summaries and information contained herein, to consult with independent legal and financial advisors, and carefully investigate the economics of this transaction and Property’s suitability for your needs. ANY RELIANCE ON THE CONTENT OF THIS MEMORANDUM IS SOLELY AT YOUR OWN RISK.

The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest or offers to lease or purchase the Property, and/or to terminate discussions at any time with or without notice to you. All offers, counteroffers, and negotiations shall be non-binding and neither Atlas Realty Advisors, LLC, nor the Owner shall have any legal commitment or obligation except as set forth in a fully executed, definitive lease delivered by the Owner.



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PROPERTY INFORMATION

PROPERTY HIGHLIGHTS

- Rare opportunity to lease or ground lease a +/- 0.80 acre site directly on Lancaster Avenue in Radnor Township with a coveted Villanova address.
- Potential for use, adaptive reuse, or complete redevelopment of the site with existing concept plans available for a potential 1,800 +/- SF drive-through restaurant.
- Commercial zoning allows for a wide variety of uses including retail, restaurant, office, bank, and more.

LOCATION HIGHLIGHTS

- Ideally located directly on US Route 30, less than 1-mile from I-476 and in close proximity to the SEPTA Paoli/Thorndale Line, providing direct access to Center City Philadelphia.
- Situated at a signalized intersection that serves over 30,000 cars per day and is within walking distance of popular restaurants, shops and is minutes from Radnor High School and Villanova University with potential exposure to over 12,000 collective students.
- Property features ample parking and a prestigious address in the second wealthiest zip code in the state and wealthiest zip code in Delaware County, with a population of 60,000+/- and average income of \$175,000 +/- within a 3-mile radius.

PRICING & AVAILABILITY:

Ground Lease Rate:	Negotiable
Building Lease Rate:	Negotiable

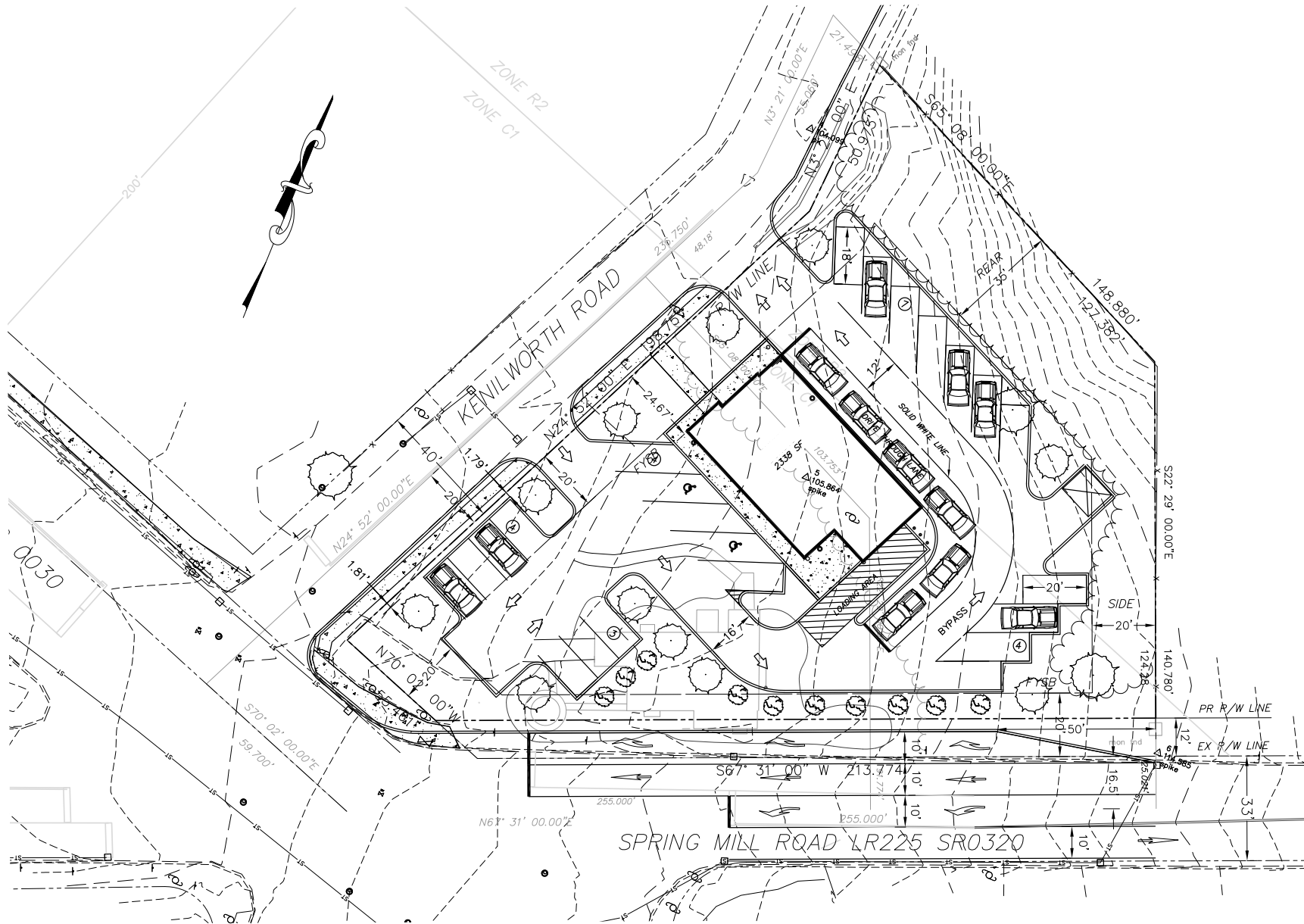
PROPERTY NAME:

Property Address	801 E. Lancaster Ave Villanova, PA 19085
Parcel ID:	36-02-01238-50 & 36-02-01157-00

SITE INFORMATION:

Site Size:	0.80 +/- Acres 33,649 SF
Existing Building:	1,800 +/- SF Retail/Bank
Utilities:	Water, Sewer, Gas, & Electric
Zoning:	C-1 / R-2
Traffic Count:	31,500 +/- AADT

CONCEPT PLAN



AMENITY MAP



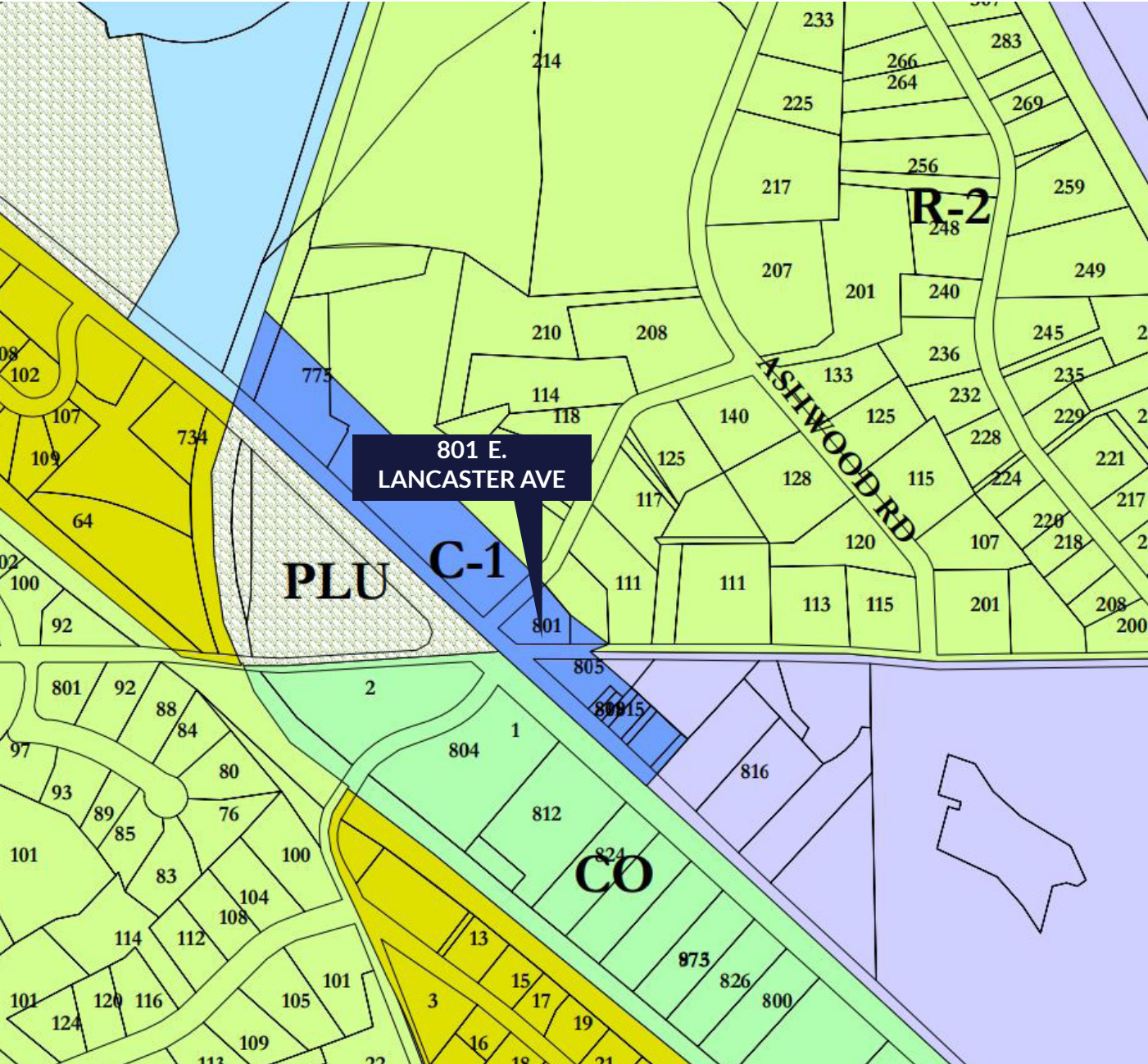
ZONING MAP

USE REGULATIONS

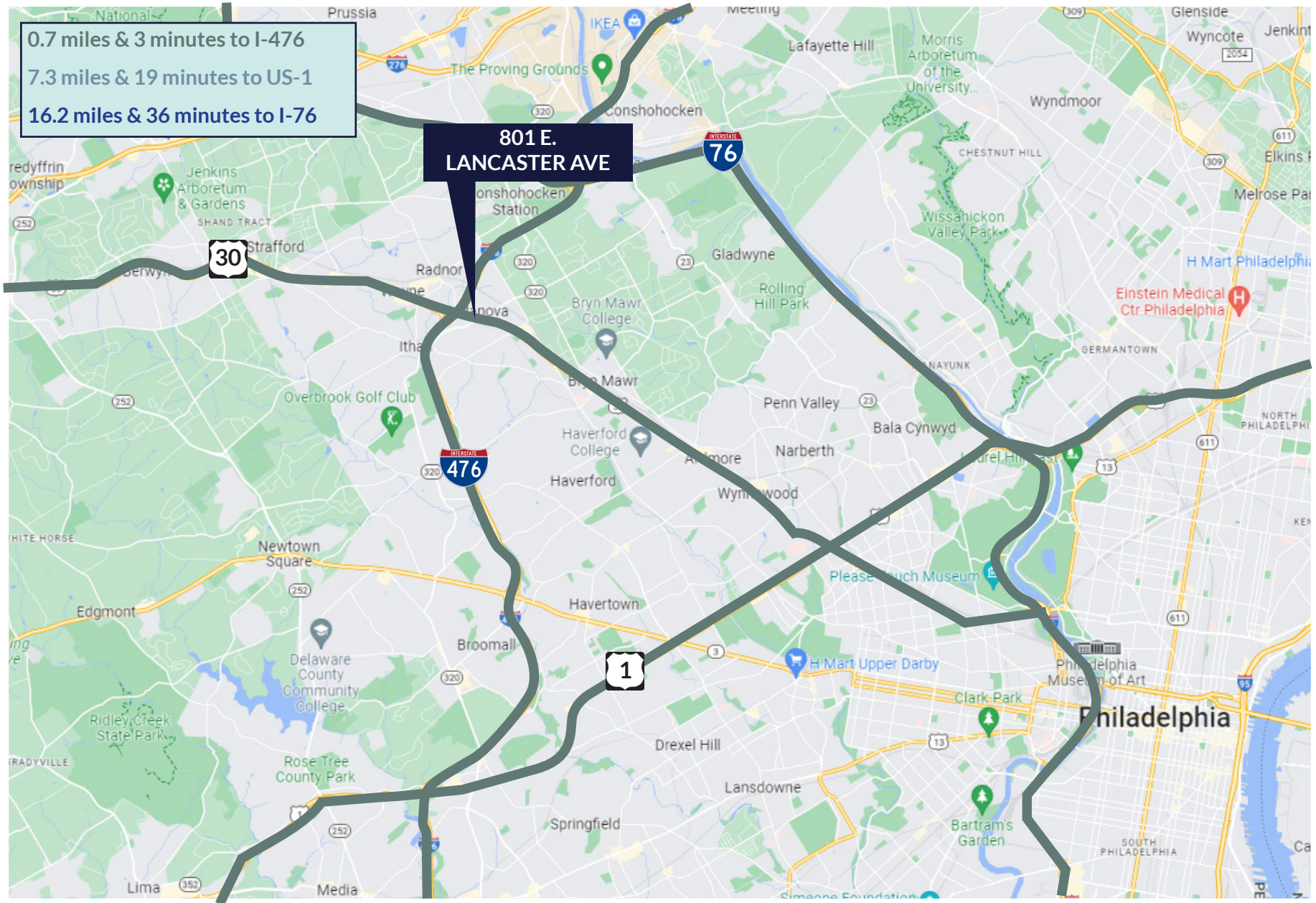
1. Retail store.
2. Restaurant or similar establishment.
3. Personal service shop, such as barbershop, beautician or clothes-cleaning and -pressing pickupagency
4. Retail service shop or custom shop, such as bakery, candy, ice cream or similar shop; custom tailoring or millinery shop; clock, watch or jewelry shop; radio, television or household appliance repair shop.
5. Office or studio, to include the establishment of a veterinarian.
6. Bank or similar financial institution.
7. Automatic self-service laundry.
8. Telephone central office, including office open to the general public; radio broadcasting studio; and other governmental or public-service use.
9. Motor vehicle parking lot.
10. Church or similar place of worship, including rectory or parish house,

ACCESSORY USES

1. Storage within a completely enclosed building in conjunction with a permitted use.
2. Living accommodations or sleeping quarters for the proprietor of a store or business establishment or for a watchman or similar employees.
3. Signs.
4. Outdoor dining.



REGIONAL MAP



AREA HIGHLIGHTS

Villanova, Pennsylvania is a prestigious suburb located just 15 miles northwest of Philadelphia. With a strong community, high-income levels, and a vibrant university presence, this affluent town, often considered the “heart of Philadelphia’s Main Line,” offers a prime location for commercial real estate opportunities.

The area is also home to a number of successful businesses, including the prestigious Villanova University, serving close to 11,000 students each year, SAP America and Vanguard Group among others.

Villanova is easily accessible via major highways, including I-476, 1-76 and US Route 30, as well as the SEPTA Paoli/Thorndale Line, providing direct access to Center City Philadelphia. The nearby Philadelphia International Airport, just 30 minutes away, connects Villanova to national and international destinations.

With a constant flow of potential customers, along with connectivity to the region’s thriving business community, Villanova offers a dynamic environment for businesses to grow and succeed.

VILLANOVA UNIVERSITY

Villanova is best known for Villanova University and its college basketball. The university, founded in 1842, is the state’s oldest catholic university and the country’s only Augustine university. The prestigious Villanova University serves close to 11,000 students each year. Villanova University spent a decade as the Best Masters University in the country.

60,000+/- **\$707,536**

POPULATION
IN 3 MILES RADIUS

MEDIAN HOME VALUE
IN 3 MILES RADIUS

\$175,000

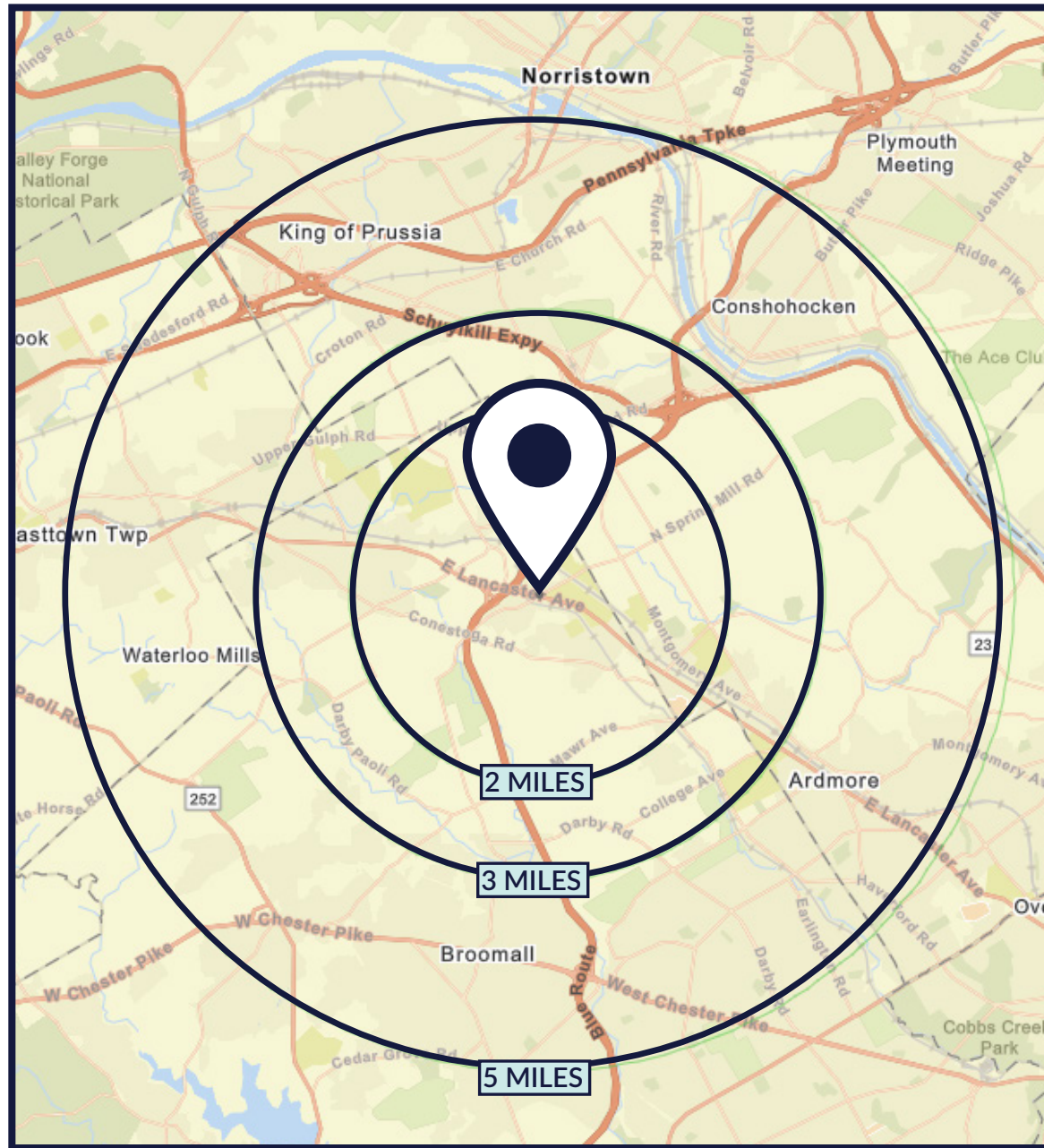
AVERAGE HH INCOME
IN 3 MILES RADIUS



DEMOGRAPHICS

2022 Summary

	2 Mile	3 Mile	5 Mile
Population	31,371	58,695	209,326
Households	9,770	20,354	81,612
Average Household Size	2.40	2.40	2.40
Owner Occupied Housing Units	6,463	14,289	57,027
Renter Occupied Housing Units	3,307	6,066	24,585
Median Age	33.2	36.6	40.4
Median Household Income	\$145,232	\$149,309	\$116,915
Average Household Income	\$172,092	\$174,738	\$149,585





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