

MSC

150 LANCASTER AVENUE

WAYNE, PA

BREAKING GROUND
Q1 2025!



± 1,474 - 9,338 SF AVAILABLE FOR LEASE IN NEW
MIXED-USE DEVELOPMENT IN THE HEART OF THE MAIN LINE





150 LANCASTER AVENUE

DEMOGRAPHICS

EST. POPULATION

3 mi 56,103

5 mi 164,371

7 mi 347,980

EST. MEDIAN AGE

3 mi 38.8

5 mi 40.8

7 mi 40.5

EST. AVG HH INCOME

5 mi \$181,019

7 mi \$154,103

10 mi \$137,470

PROPERTY DETAILS

- ▶ Unparalleled visibility from Lancaster Ave (21,386 ADV) and Louella Avenue (1,081 ADV)
- ▶ Steps away from vibrant retail and restaurants on North Wayne Avenue
- ▶ Mixed-use development with 24 luxury apartments units situated above retail and restaurant space with potential outdoor seating
- ▶ Convenient street parking as well as large public parking lot across the street
- ▶ Very close proximity to the Wayne SEPTA/Amtrak station
- ▶ Proposed delivery Q4 2025
- ▶ Nearby Access to I-476 (108,925 ADV)

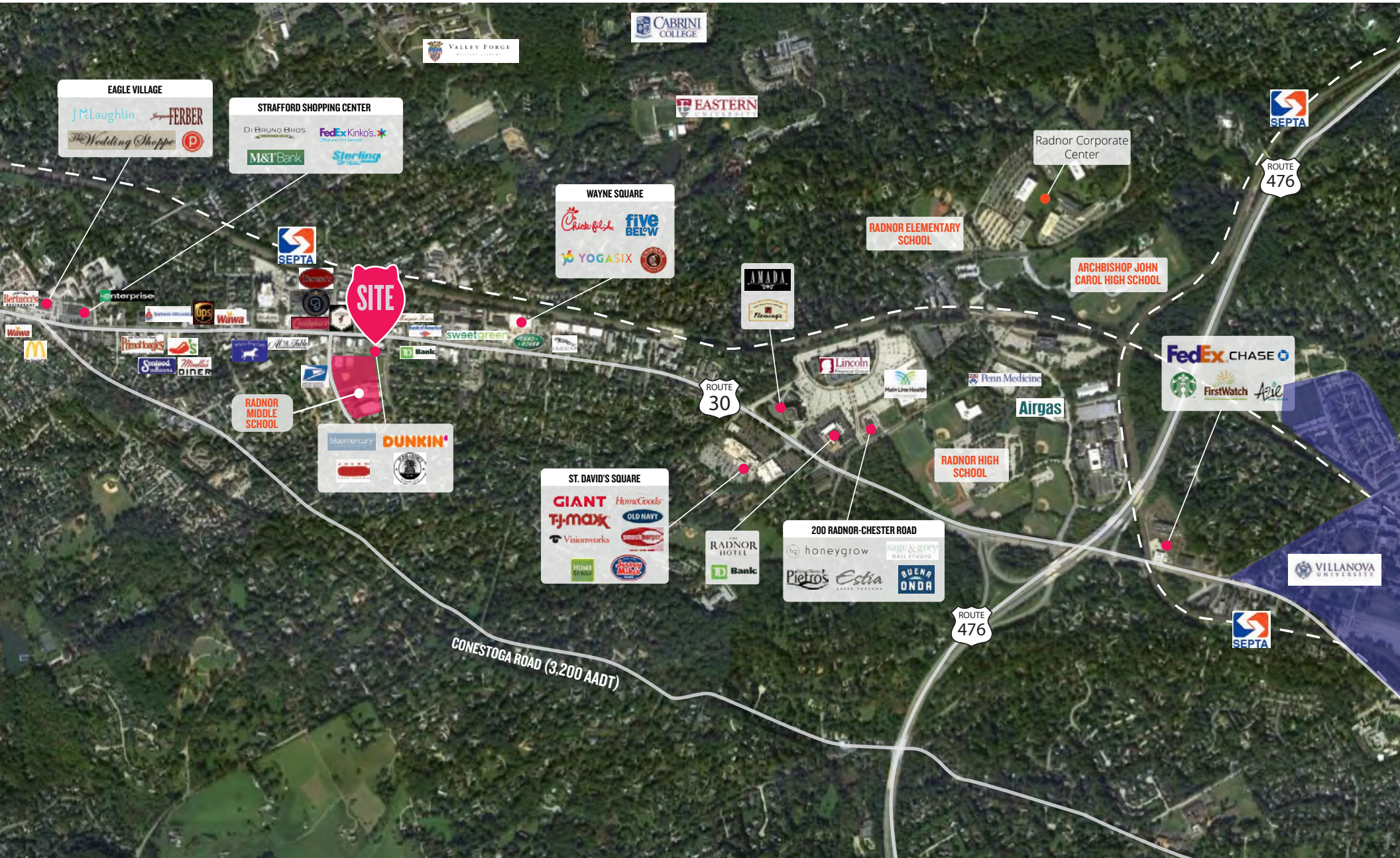
JOIN NEIGHBORING TENANTS



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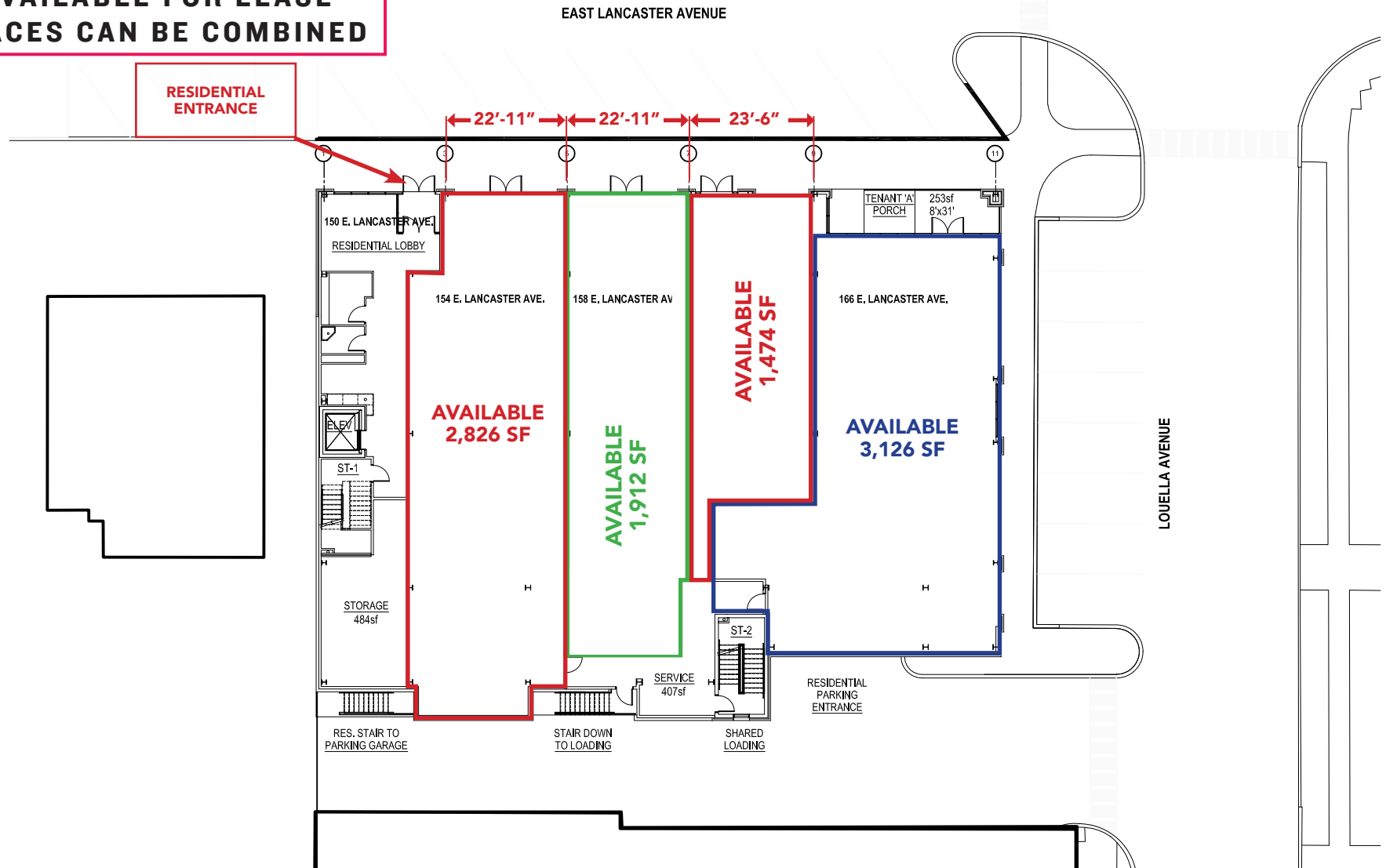
MSC

AERIAL



LEASE PLAN OPTION A

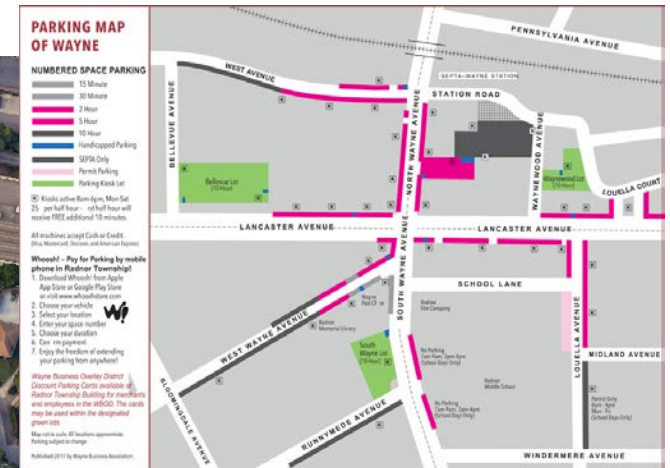
**± 1,474 - 9,338 SF
AVAILABLE FOR LEASE
SPACES CAN BE COMBINED**



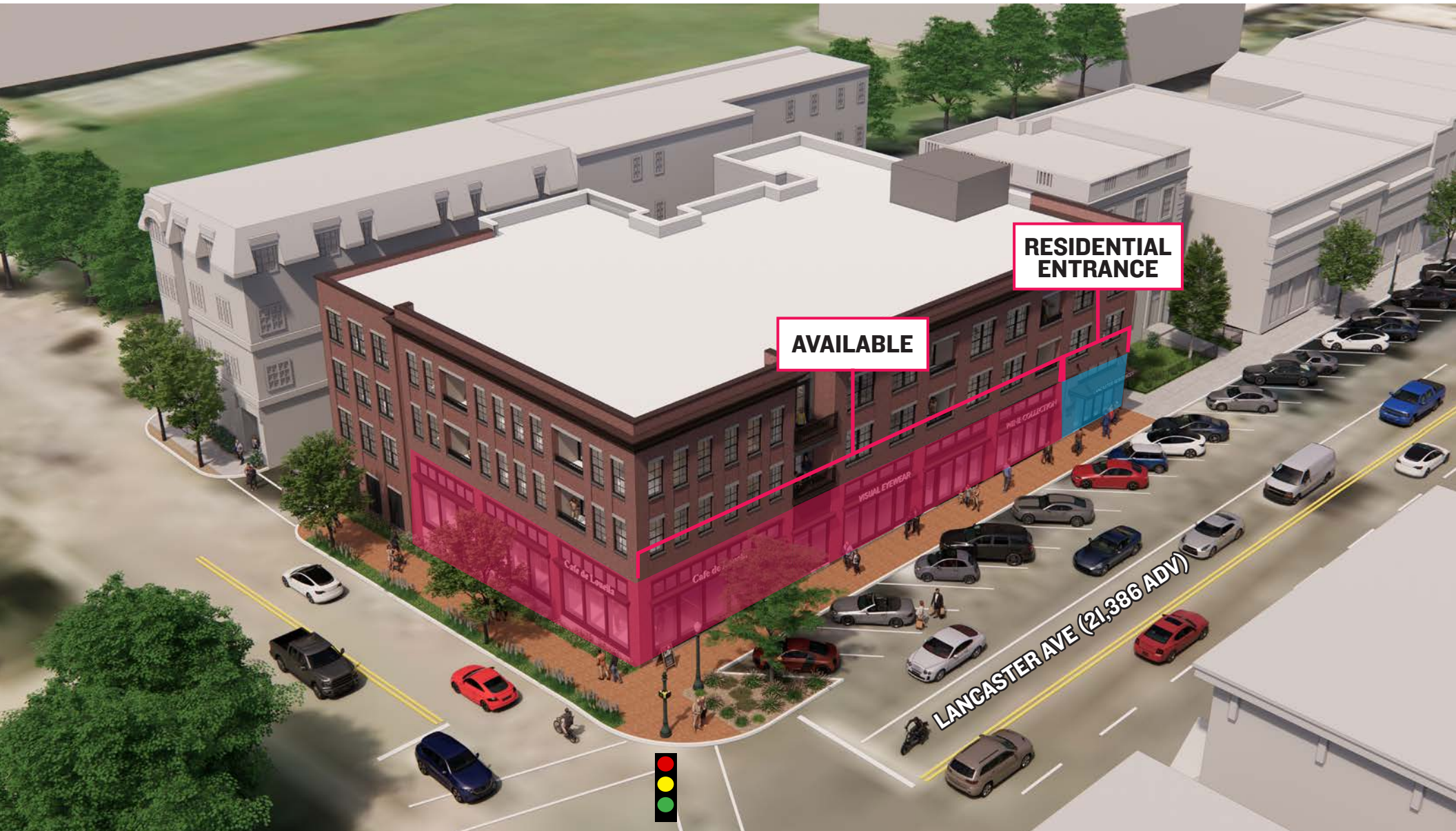
PUBLIC PARKING IN THE HEART OF WAYNE

TOTAL NUMBER OF SPOTS: 450

SITE



RENDERING



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VIEW FROM LOUELLA DRIVE



AVAILABLE

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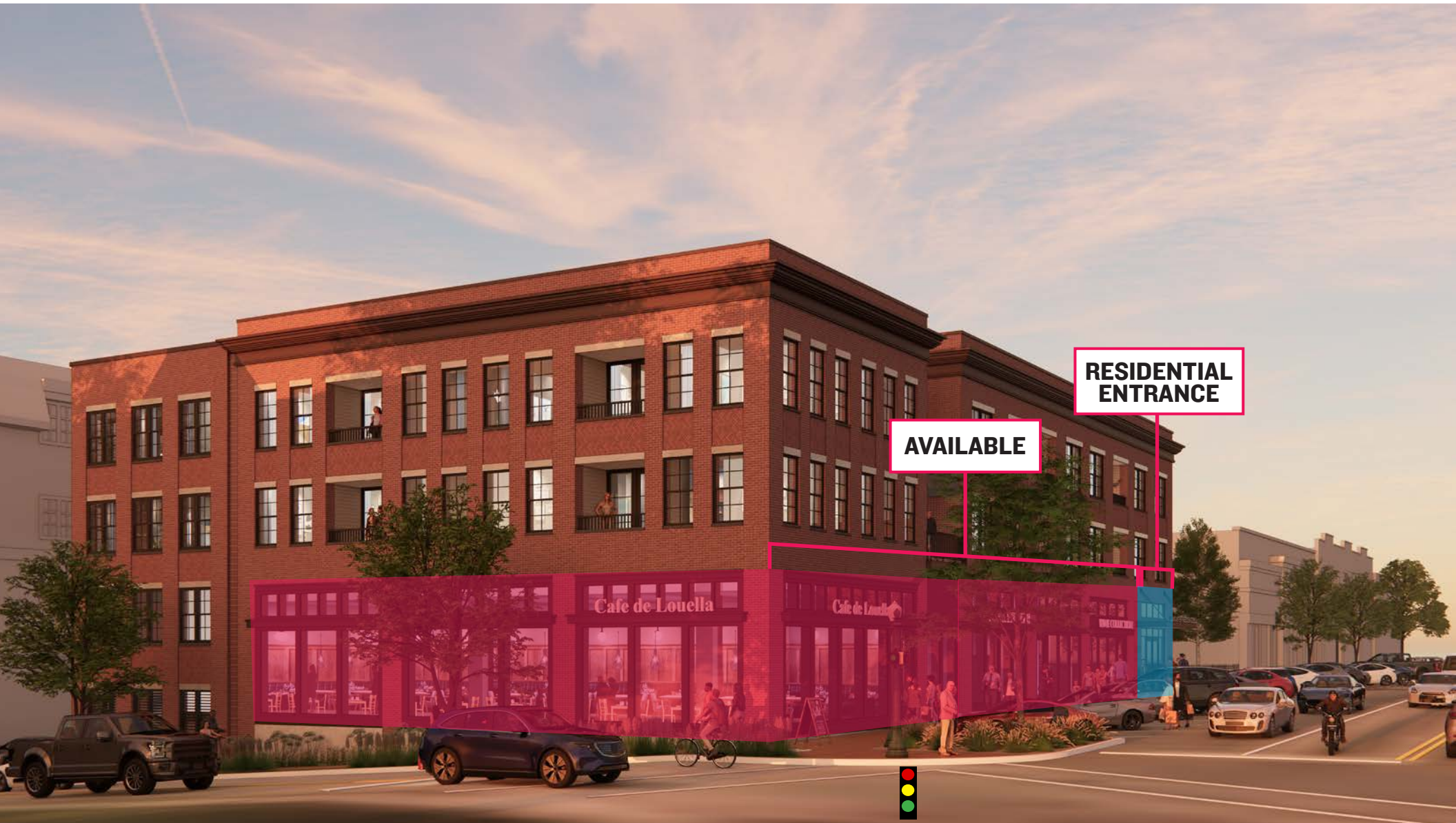
RENDERING



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DEMO PHOTO 1



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DEMO PHOTO 2



DEMO PHOTO 3



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DEMO PHOTO 4



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For more information:

Jason Bock
jbock@hellomsc.com
215.883.7403

Scott Weiss
sweiss@hellomsc.com
215.883.7396

