

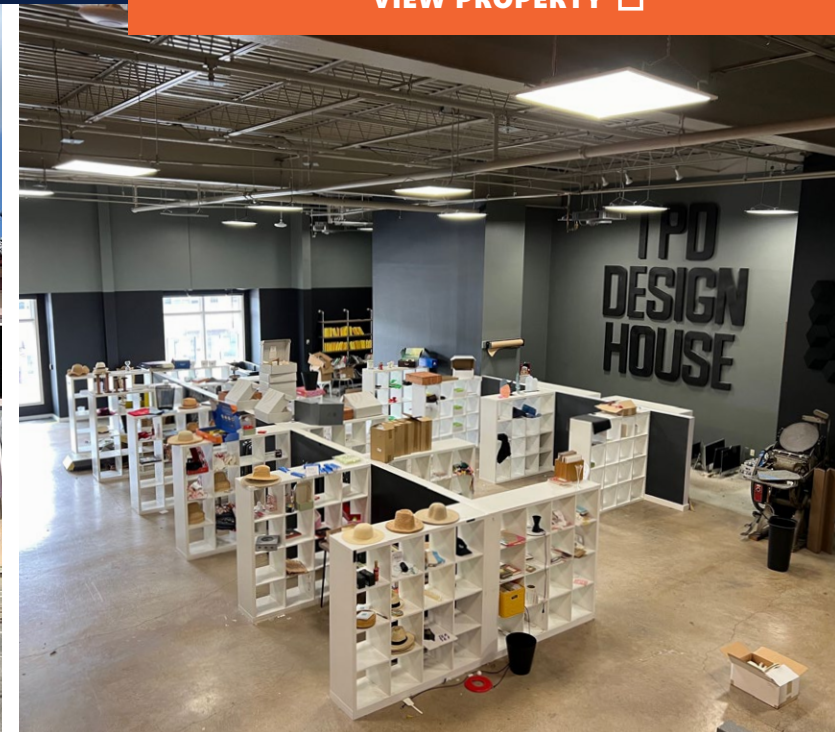
FLAGSHIP OWNER/USER PROPERTY

FOR SALE / LEASE

163 EAST LANCASTER AVENUE | WAYNE, PA 19087

9,200 SF TWO-LEVEL BUILDING
WITH ELEVATOR

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HIGHLIGHTS

- Great Owner/User multi-level property with ground-floor income potential + Elevator
- Situated in the heart of Wayne's Central Business District next to the Wayne Hotel/ Rosalie
- 2nd Floor office/showroom with 16' clear ceiling height

TRAFFIC GENERATORS



DEMOGRAPHICS

	1 MILE	2 MILE	3 MILE
POPULATION	11,226	26,756	58,572
AVERAGE HH INCOME	\$234,012	\$265,442	\$253,297
DAYTIME EMPLOYEES	6,421	19,872	58,102

The information contained herein has been obtained through sources deemed reliable by Soloff Realty & Development, Inc. but cannot be guaranteed for accuracy. We recommend that any information which is of special interest, should be obtained through independent verification. All measurements are approximate. Map Data @ 2026 Google | AADT provided by DVRPC

SOURCE: REGIS ONLINE



**Soloff Realty &
Development, Inc.**

ONE PRESIDENTIAL BLVD. SUITE 202
BALA CYNWYD, PA 19004
SRDRE.COM



EXCLUSIVE AGENT

DAVID M. DUNKELMAN

DAVID@SRDRE.COM | 610.834.0400

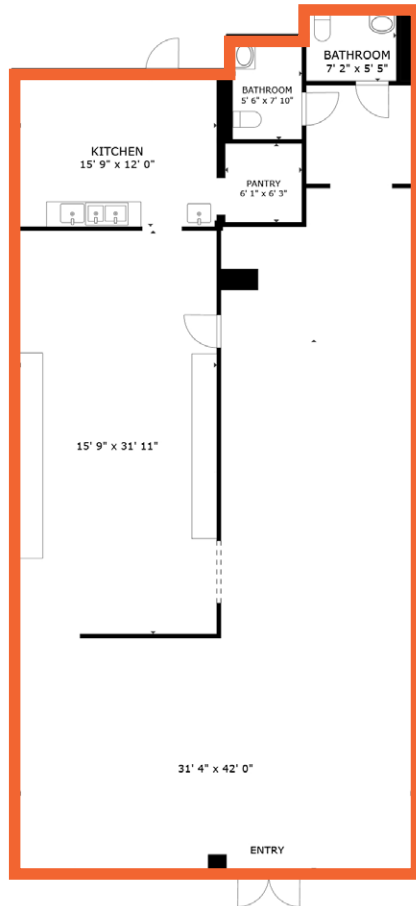
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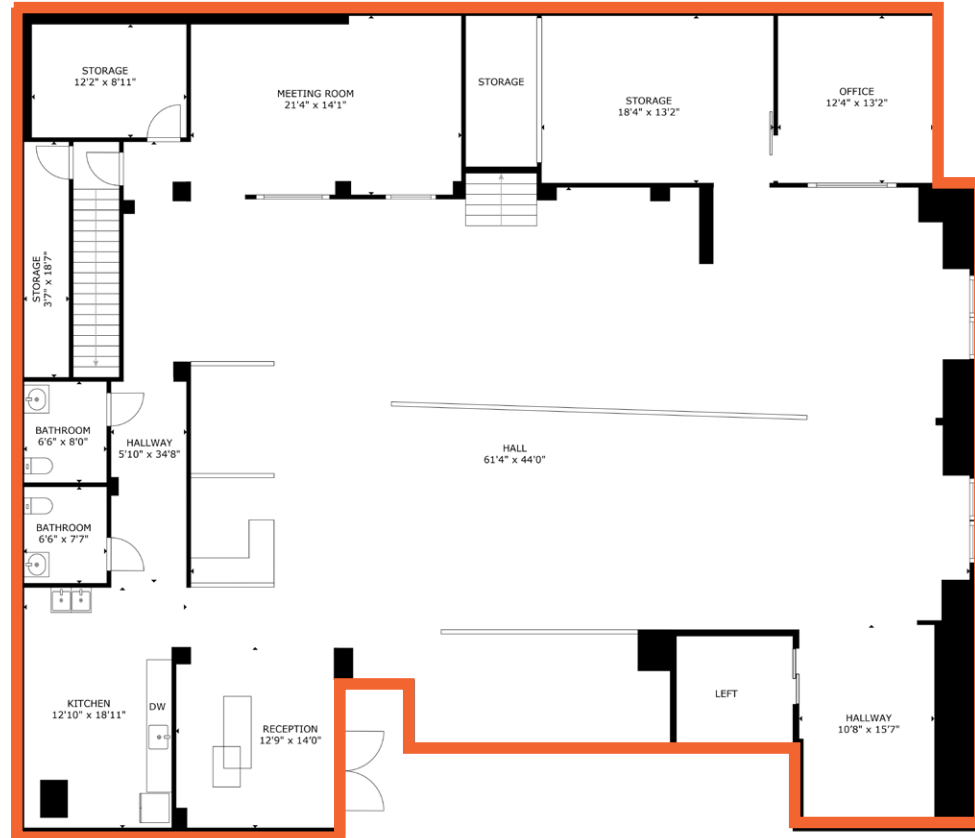
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FLOOR PLAN

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**GROUND FLOOR
CORNER
2,028 SF**



**2ND FLOOR
4,376 SF**



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BIRDS EYE AERIAL

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LOW AERIAL

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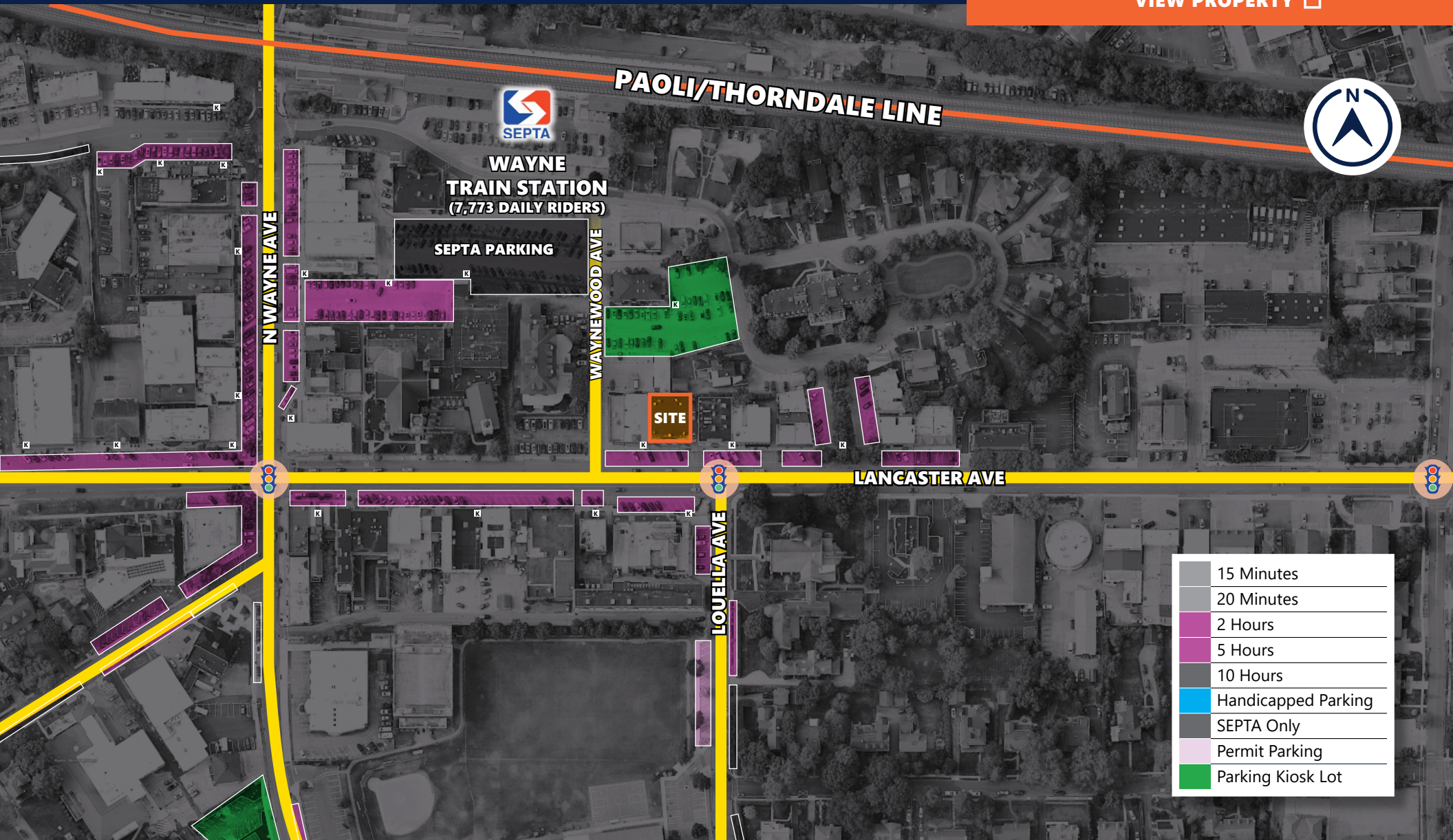
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WAYNE PUBLIC
PARKING MAP

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