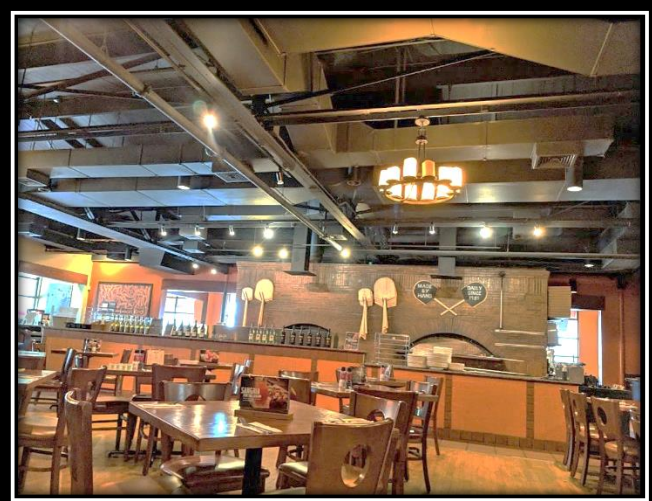


# Prime Free-Standing Restaurant on Philadelphia's Main Line



- ✓ Premier Main Line Location
- ✓ 523 West Lancaster Avenue (Route 30), Wayne, Pennsylvania
- ✓ 6,500+ square feet
- ✓ Over 24,000 Vehicles per Day
- ✓ Wrap Corner (driveway to Old Eagle School Road)
- ✓ Three Curb Cuts for easy access
- ✓ 120+ car parking lot (shared)
- ✓ Prominent Monument Signage
- ✓ Population: Over 147,000 people (5 mile radius)
- ✓ Average Household Income: Over \$206,000 (3 mile radius)



**THE PENN GROUP**  
OF COMPANIES

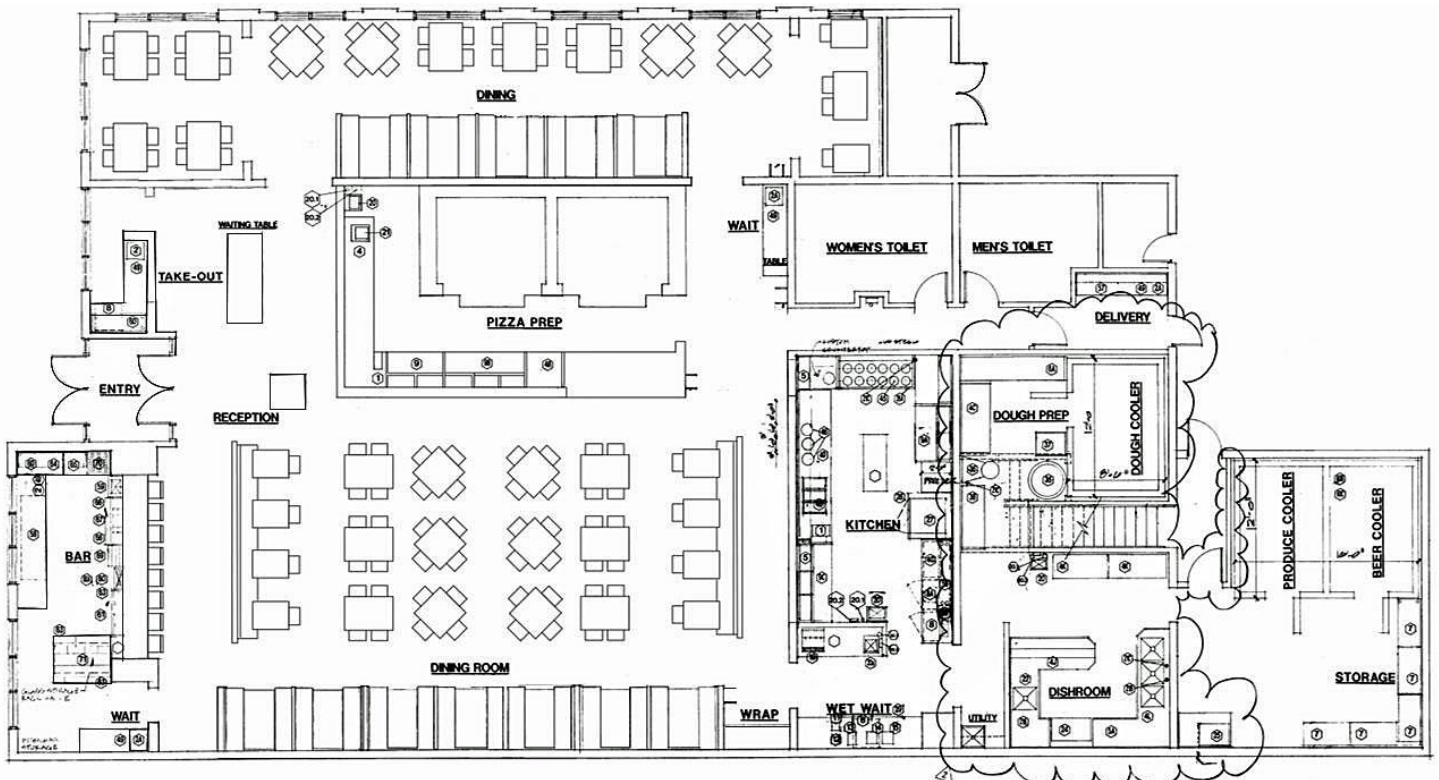
Sean McCloskey  
Phone: (610) 668-0300  
Sean@PennGroup.net

# Site Plan

523 West Lancaster Avenue, Wayne, PA



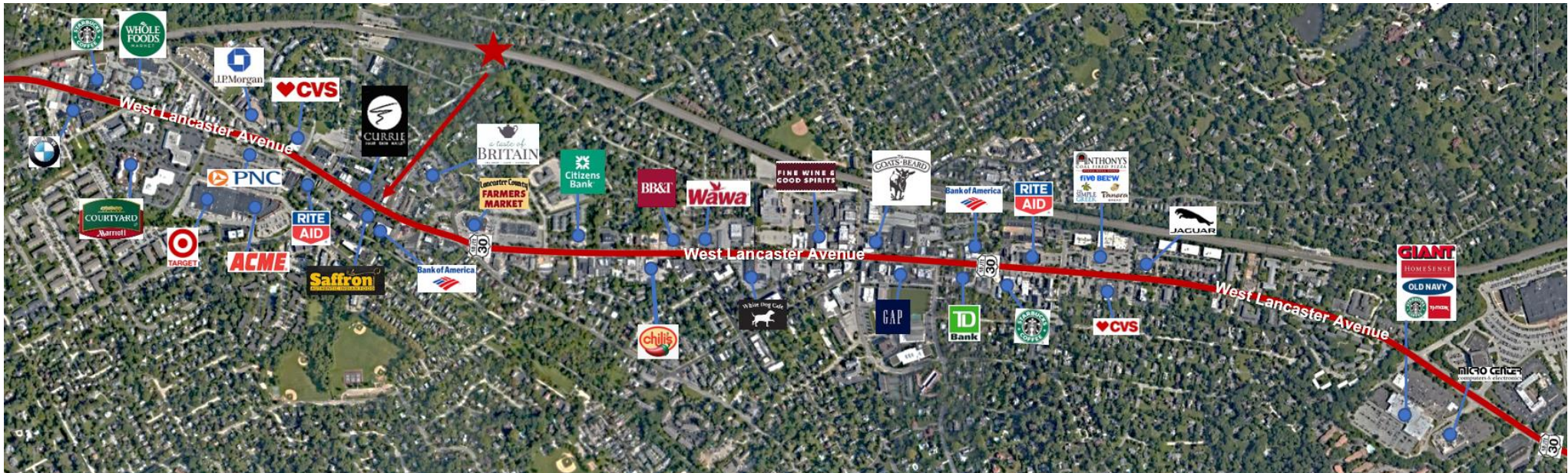
# Floor Plan



# Aerial Map

## 523 West Lancaster Avenue, Wayne, PA

**Subject Property**



# Demographics

## 523 West Lancaster Avenue, Wayne, PA

### Summary Profile

2010-2020 Census, 2022 Estimates with 2027 Projections  
Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 40.0456/-75.4034

523 W Lancaster Ave Wayne, PA 19087	1 mi radius	3 mi radius	5 mi radius
<b>Population</b>			
2022 Estimated Population	11,409	50,627	146,791
2027 Projected Population	11,160	53,372	151,544
2020 Census Population	11,394	49,506	144,955
2010 Census Population	10,896	46,027	132,680
Projected Annual Growth 2022 to 2027	-0.4%	1.1%	0.6%
Historical Annual Growth 2010 to 2022	0.4%	0.8%	0.9%
2022 Median Age	38.9	42.2	41.2
<b>Households</b>			
2022 Estimated Households	4,568	20,131	56,613
2027 Projected Households	4,554	22,814	60,403
2020 Census Households	4,531	19,185	55,226
2010 Census Households	4,397	16,960	50,661
Projected Annual Growth 2022 to 2027	-	2.7%	1.3%
Historical Annual Growth 2010 to 2022	0.3%	1.6%	1.0%
<b>Race and Ethnicity</b>			
2022 Estimated White	75.4%	75.1%	71.8%
2022 Estimated Black or African American	4.4%	3.8%	4.9%
2022 Estimated Asian or Pacific Islander	15.6%	16.5%	18.6%
2022 Estimated American Indian or Native Alaskan	-	-	-
2022 Estimated Other Races	4.6%	4.5%	4.7%
2022 Estimated Hispanic	3.7%	3.5%	4.0%
<b>Income</b>			
2022 Estimated Average Household Income	\$156,769	\$189,481	\$173,862
2022 Estimated Median Household Income	\$131,443	\$151,559	\$133,741
2022 Estimated Per Capita Income	\$62,855	\$75,775	\$67,501
<b>Education (Age 25+)</b>			
2022 Estimated Elementary (Grade Level 0 to 8)	0.4%	0.6%	1.0%
2022 Estimated Some High School (Grade Level 9 to 11)	2.6%	1.7%	1.9%
2022 Estimated High School Graduate	10.0%	7.9%	11.9%
2022 Estimated Some College	8.6%	7.8%	9.5%
2022 Estimated Associates Degree Only	3.7%	3.5%	4.6%
2022 Estimated Bachelors Degree Only	35.7%	40.1%	37.1%
2022 Estimated Graduate Degree	38.9%	38.4%	33.9%
<b>Business</b>			
2022 Estimated Total Businesses	792	3,998	10,070
2022 Estimated Total Employees	5,612	68,934	172,974
2022 Estimated Employee Population per Business	7.1	17.2	17.2
2022 Estimated Residential Population per Business	14.4	12.7	14.6

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page 1 of 1