



**FOR SALE/LEASE**

**840** | W. LANCASTER AVE.  
DEVON, PA

COLLIERS INTERNATIONAL  
Ten Penn Center  
1801 Market Street, Suite 500  
Philadelphia, PA 19103  
[www.colliers.com/philadelphia](http://www.colliers.com/philadelphia)



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## PROPERTY FEATURES

- Rare opportunity on the Main Line
- Located on a hard signalized corner directly across from Devon Village - a Whole Foods anchored shopping center - with daily traffic counts of 24,000+
- Parking ratio of 4:1,000 SF
- Retail salon/spa space includes existing equipment and is move-in ready
- Retail restaurant space includes existing restaurant fixtures and kitchen equipment, also move-in ready
- Average household income of \$100,000 within one mile of the property
- 1.71 acres of land

## SURROUNDING TENANTS INCLUDE...



Bank of America



The foregoing information was furnished to us by sources which we deem to be reliable, but no warranty or representation is made as to the accuracy thereof. Subject to correction of errors, omissions, change of price, prior sale or withdrawal from market without notice. The aerial image is intended to provide a general outline of the subject property. It is not a survey nor should it be relied upon for purposes of determining property lines or boundaries.





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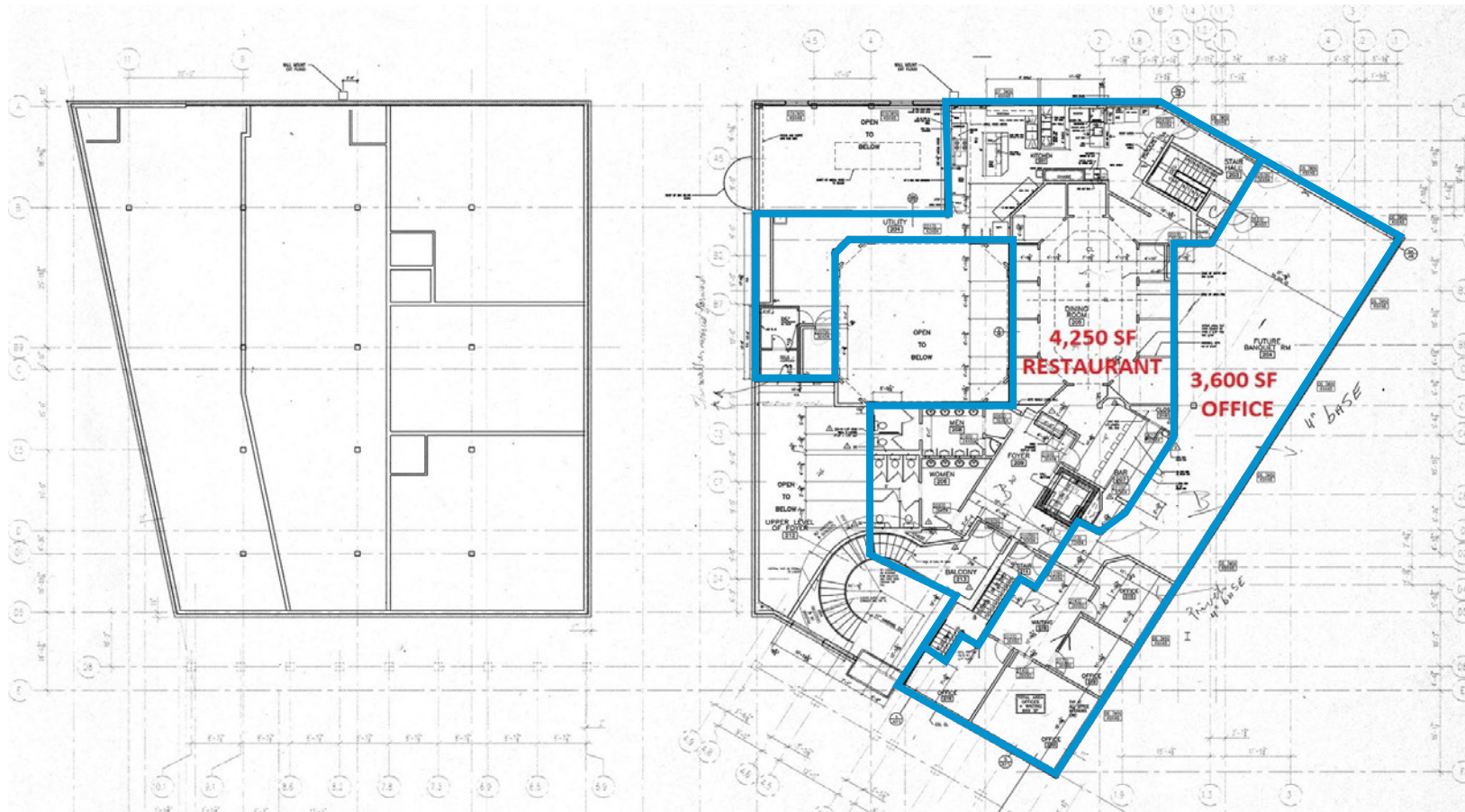
## GROUND FLOOR PLAN



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# SECOND FLOOR PLAN



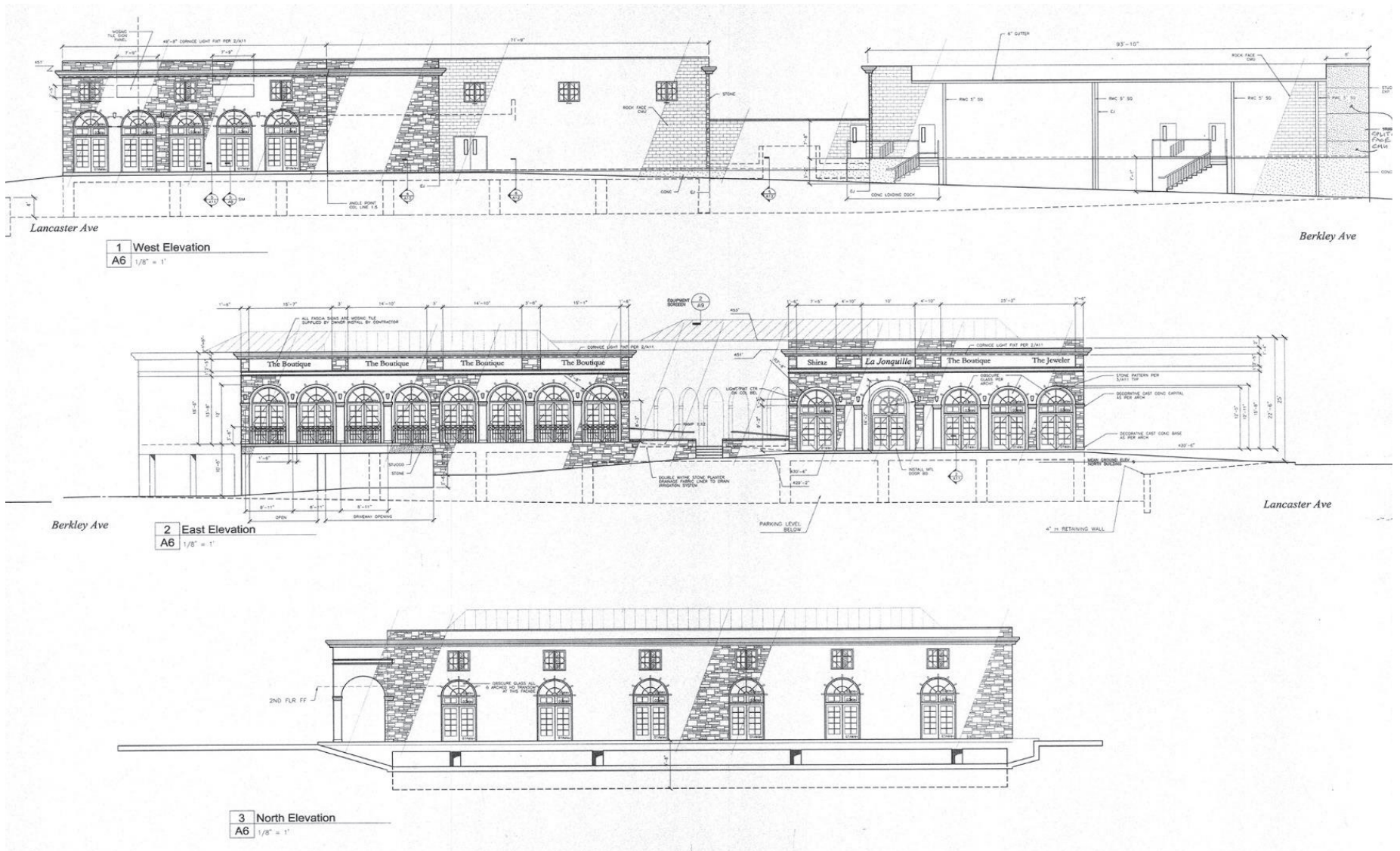
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# ELEVATIONS

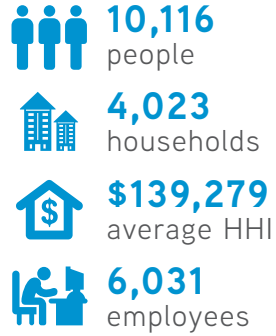


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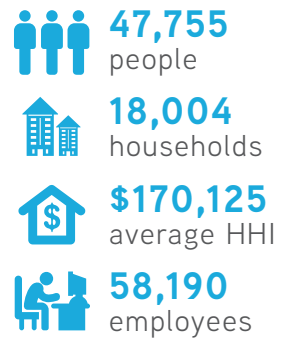
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# DEMOGRAPHICS

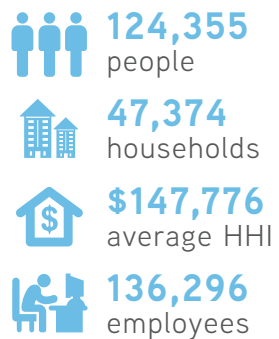
## WITHIN 1 MILE



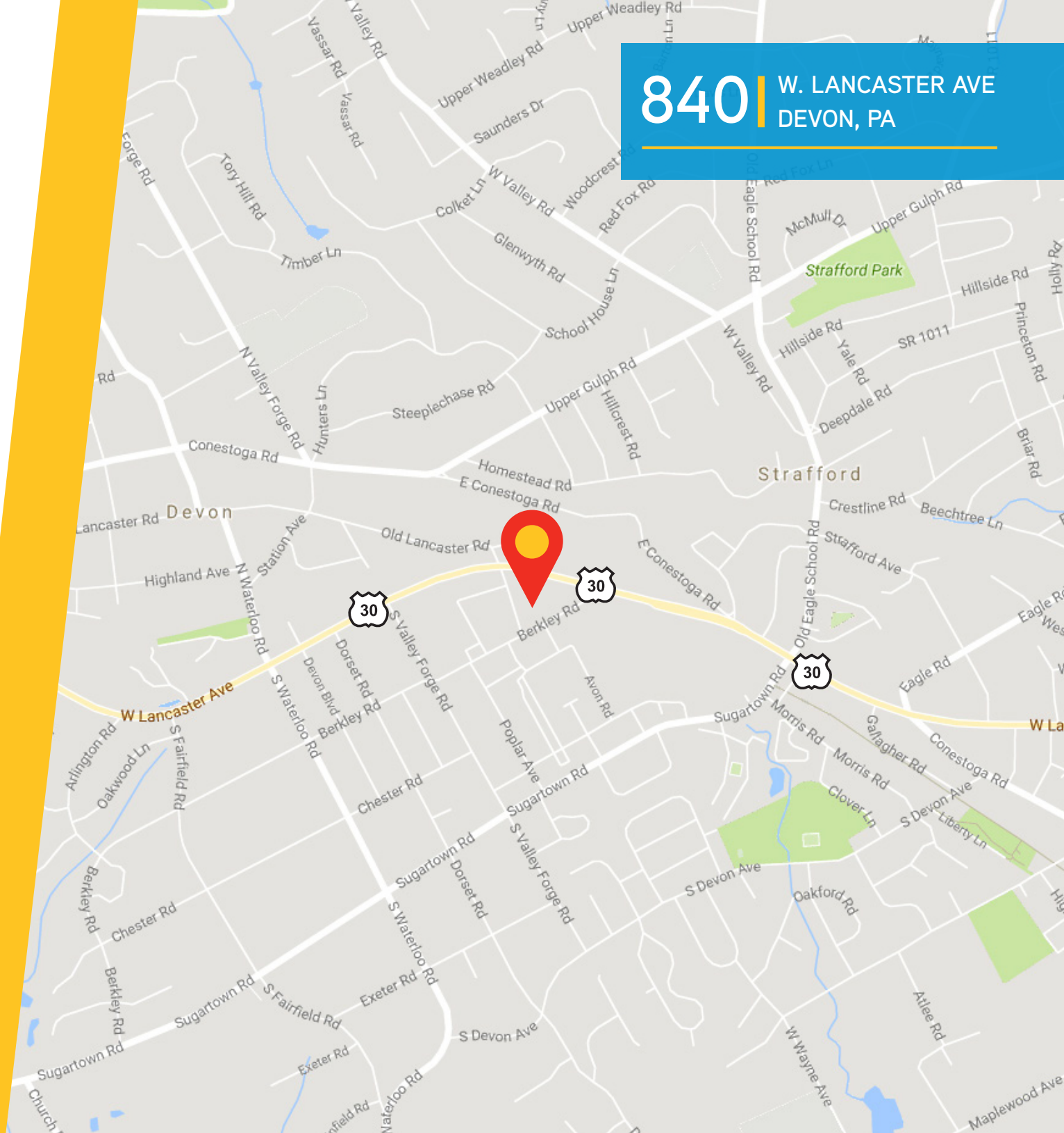
## WITHIN 3 MILES



## WITHIN 5 MILES



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## CONTACT US

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