

OWNED & MANAGED BY:



DEVON VILLAGE SHOPPING CENTER

821 W. LANCASTER AVENUE | DEVON, PA



NEW CONSTRUCTION, FREE-STANDING PAD FOR LEASE
±2,300 SF REMAINING

MSC



DEVON VILLAGE SHOPPING CENTER



PROPERTY DETAILS

- ▶ Whole Foods anchored shopping center, one of only two on the prestigious Main Line, in the heart of affluent and densely populated residential neighborhood
- ▶ Situated at fully signalized intersection providing easy access from heavily trafficked Lancaster Avenue (15,000 AADT)
- ▶ Strong daytime population driven by substantial inventory of office buildings in Radnor, Wayne and Devon
- ▶ New construction, free-standing pad opportunity (±2,300 SF remaining) with phenomenal roadside visibility
- ▶ Q3 2027 delivery

DEMOGRAPHICS

EST. POPULATION

1 mi	9,979
2 mi	26,814
3 mi	50,238
5 mi	132,400

EST. AVG HH INCOME

1 mi	\$172,732
2 mi	\$207,309
3 mi	\$202,943
5 mi	\$179,812

EST. EMPLOYEES

1 mi	3,627
2 mi	29,269
3 mi	76,082
5 mi	170,294

JOIN THESE TENANTS



SITE PLAN

1	Starbucks
2	KinderCare
3	Stretch Zone
4	Prestige Salon
5	Takumi Japanese Restaurant
6	Orange Theory Fitness
7	Dry Cleaner
8	PA Wine & Spirits
9	Office Available
10	Whole Foods
11	Truist
12	AT LEASE NATIONAL QSR
13	AVAILABLE - ±2,300 SF



Pennsylvania State Highway (U.S. Route 30)

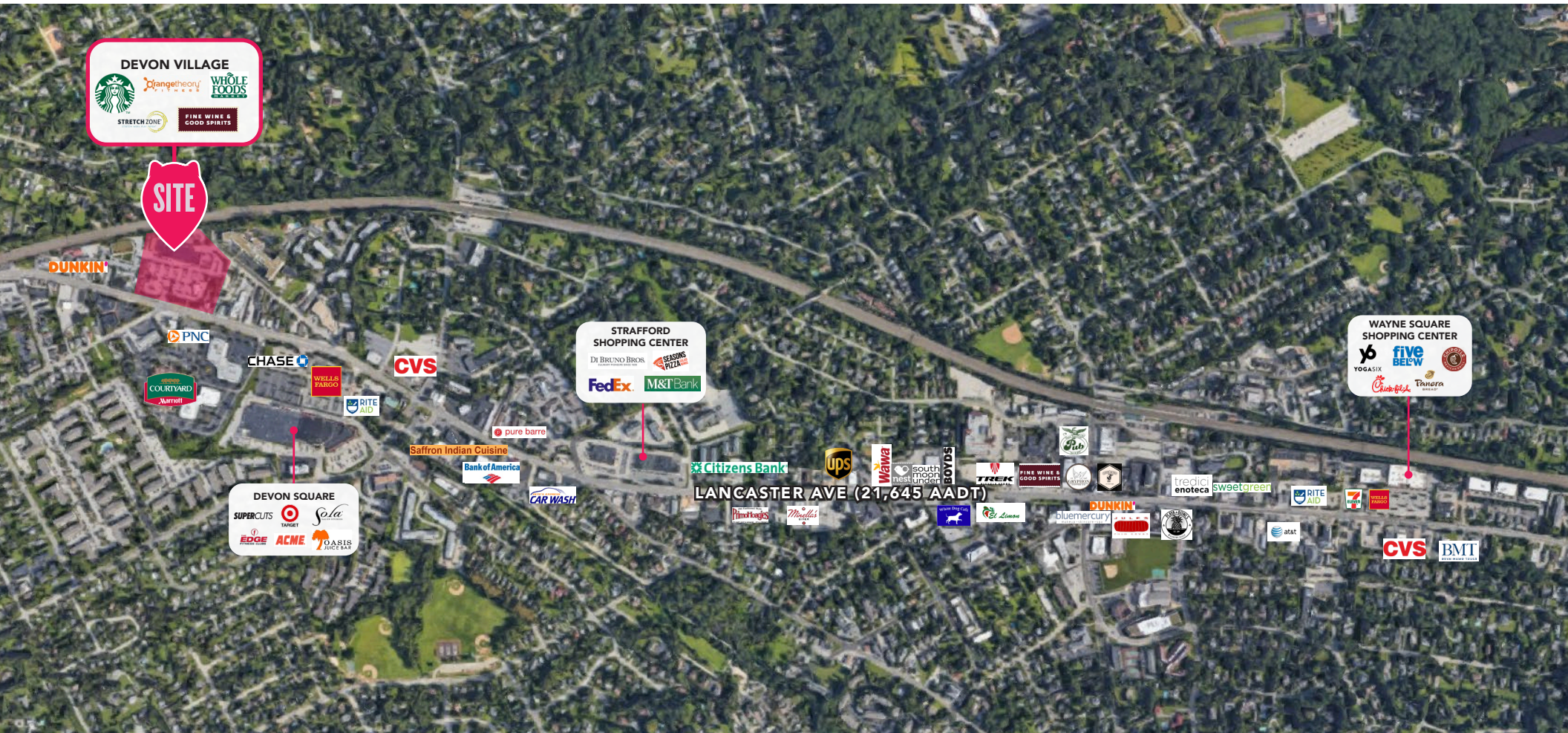
DEVON PAD CONCEPT #5

1"=100'

ZOOMED AERIAL



AERIAL



MSC

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