

FOR SALE: MIXED-USE RETAIL SPACE & APARTMENT

1029 Lancaster Avenue, Berwyn, PA 19312

EQUITY CRE



ASKING PRICE: \$650,000



INVESTMENT HIGHLIGHTS

- Three story, mixed-use building
- Fully leased
- Located in the heart of Berwyn on Lancaster Avenue
- Total building size: 3,700 SF
- Lot size: 9,956 SF
- Ground floor retail space
- (1) 4 bedroom apartment
- Large yard
- Private, off-street parking lot
- Walking distance to the Berwyn Train Station (Septa Regional Rail)
- Highly visible
- Rear Deck



TRAFFIC
COUNT

12.1K



OF
UNITS

2



TOTAL
SF

3,700 SF

CONTACT

SHAUN LYONS

shaunlyons5454@gmail.com

DIRECT 267.707.3347

STEVE JEFFRIES

sjeffries@equitycre.com

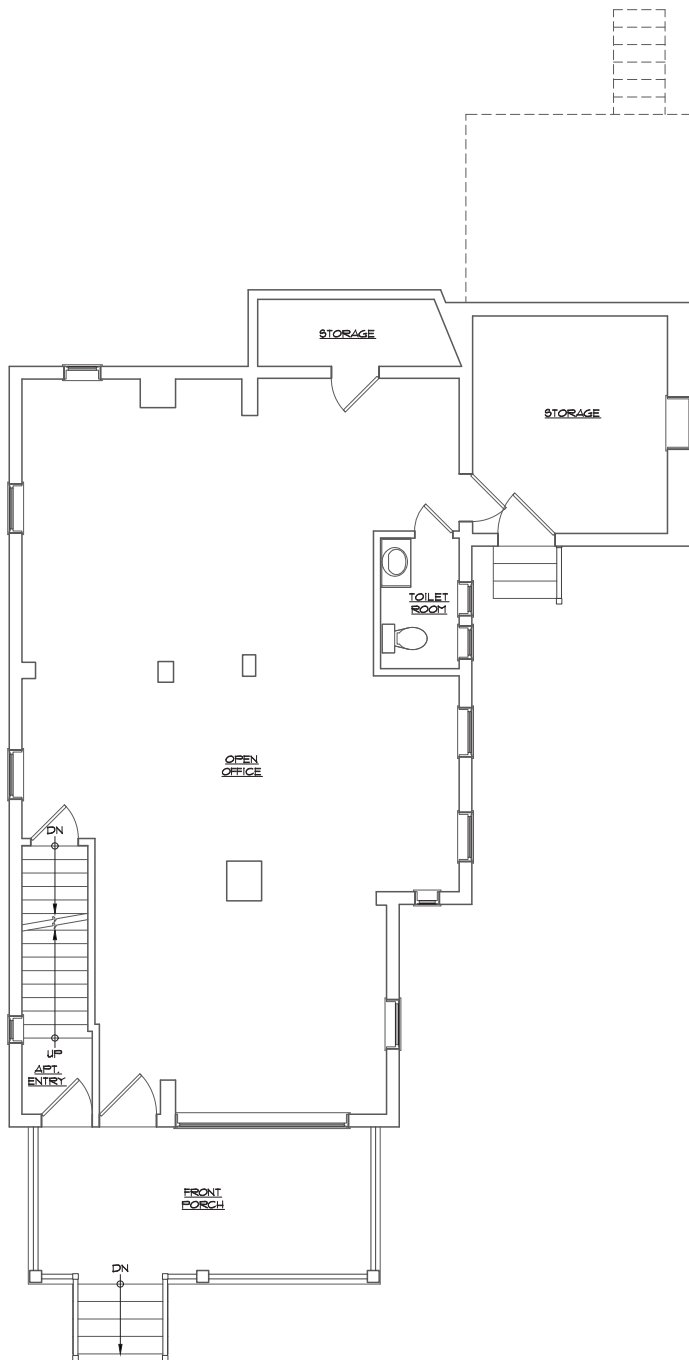
DIRECT 484.531.2250

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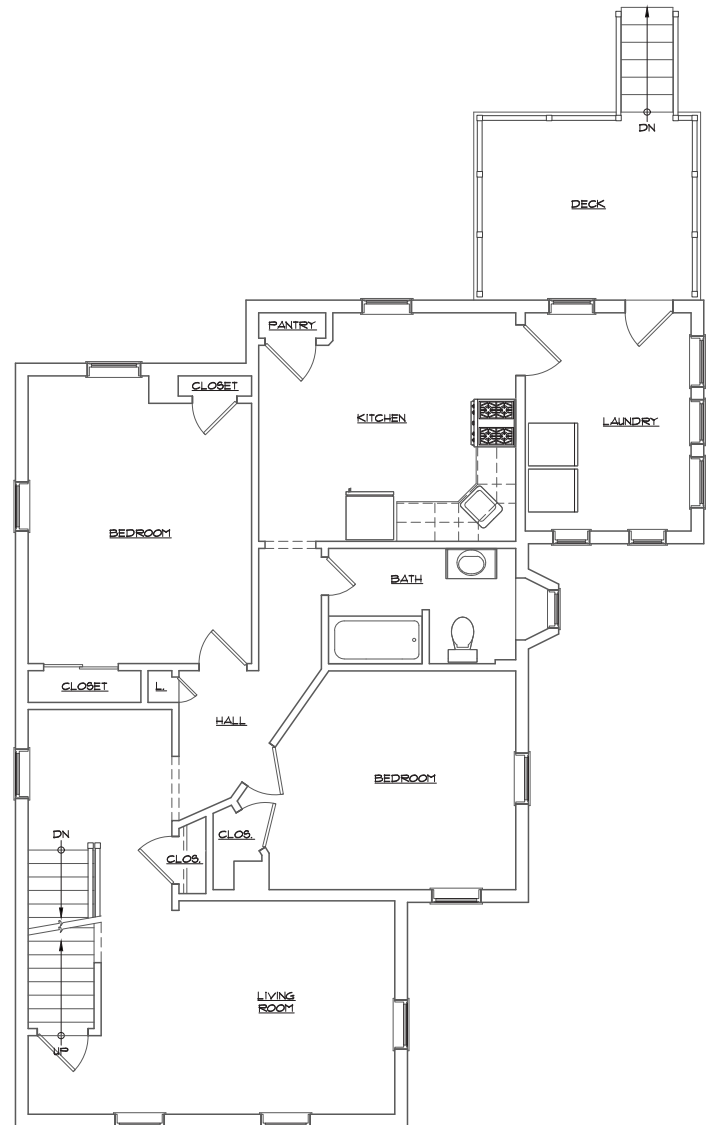
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FLOOR PLANS



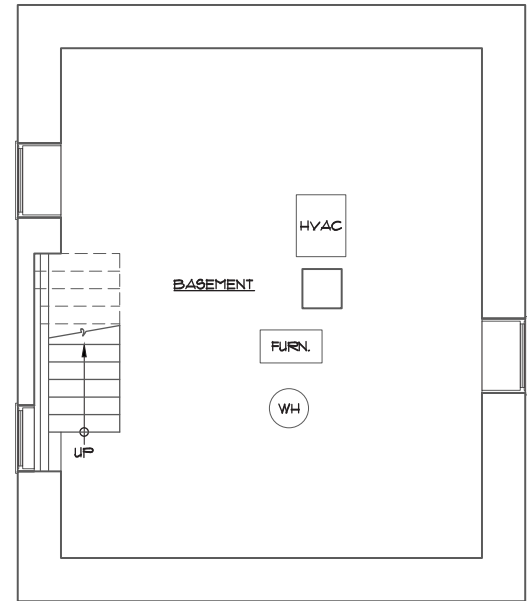
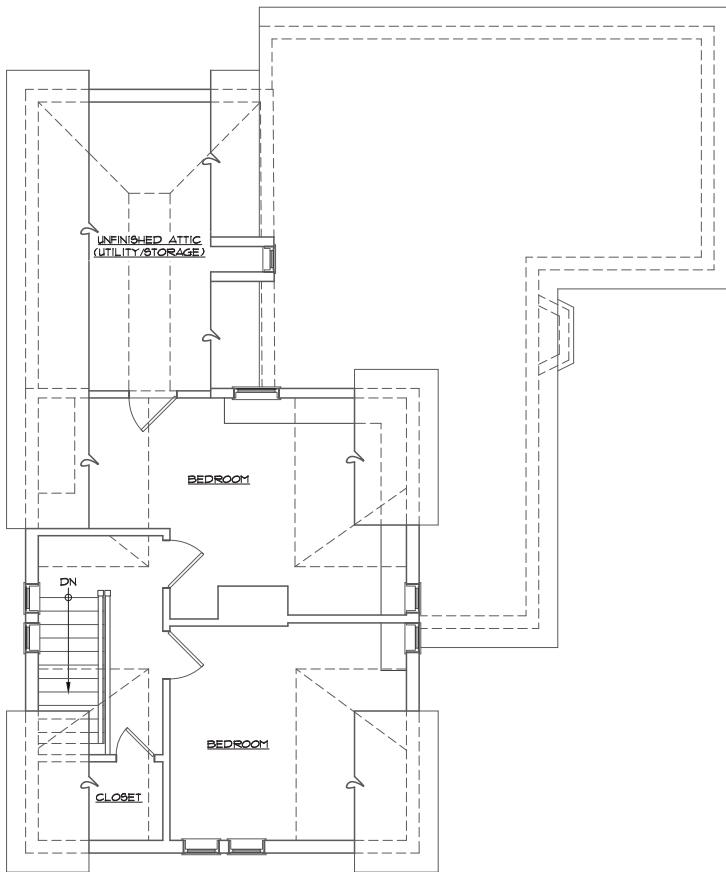
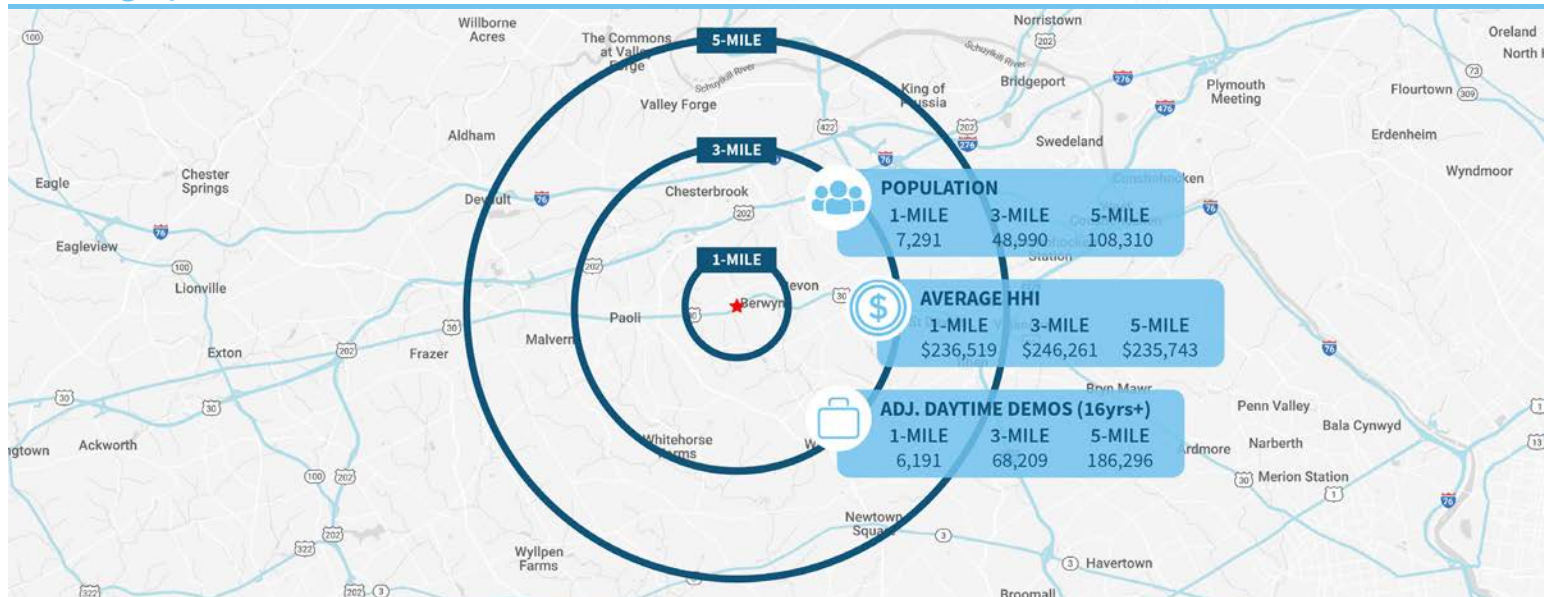
1ST FLOOR



2ND FLOOR

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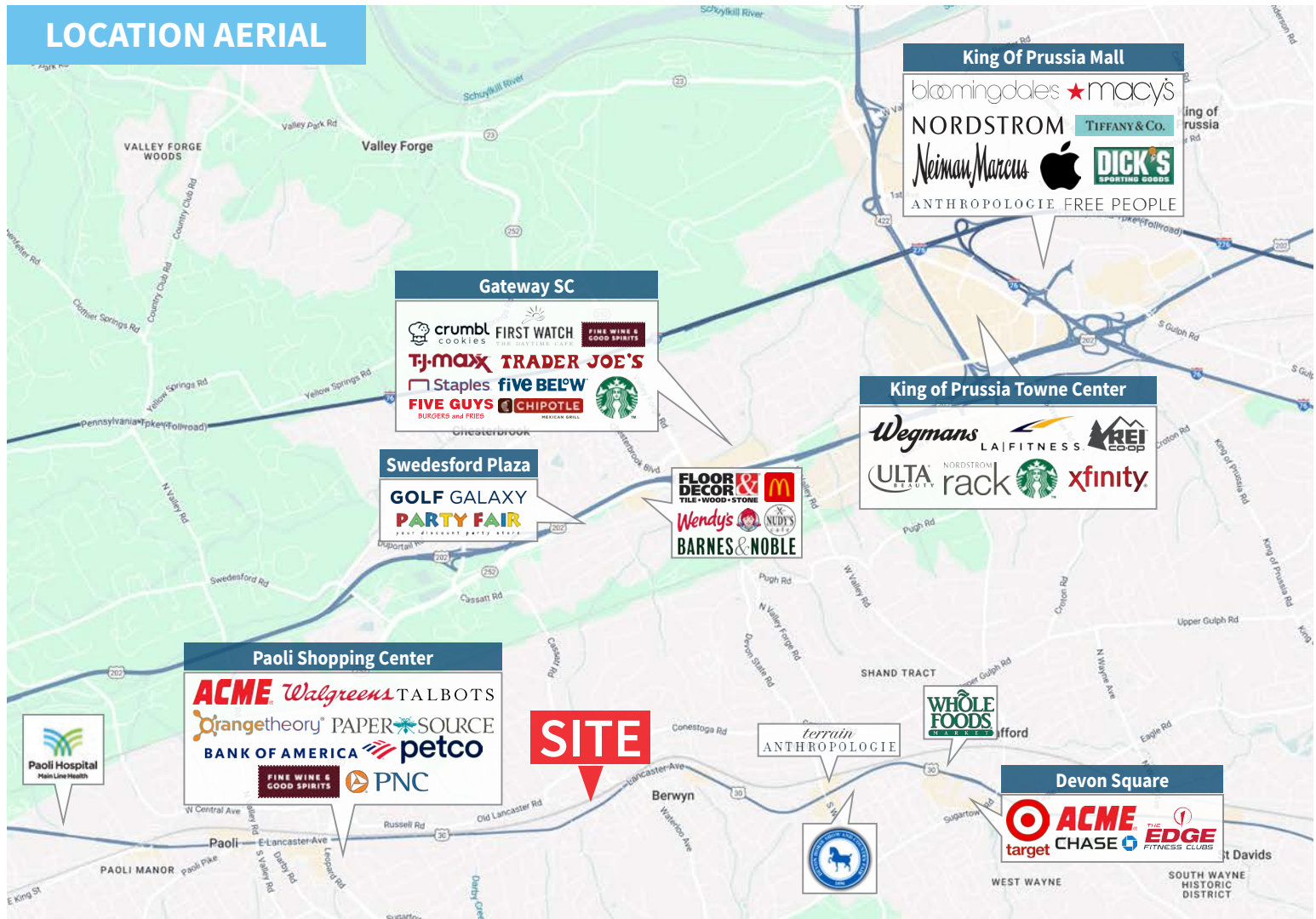
EQUITY CRE**FLOOR PLANS****3RD FLOOR****BASEMENT****Demographic Overview (1, 3, 5-mile radius)**

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LOCATION AERIAL

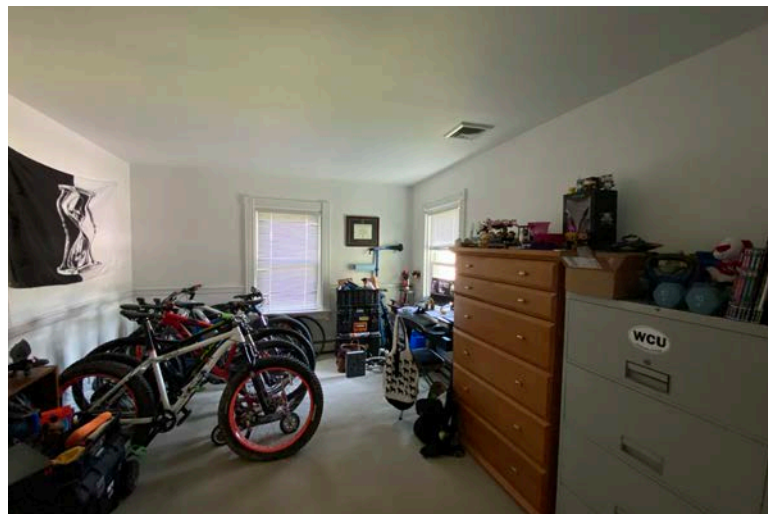
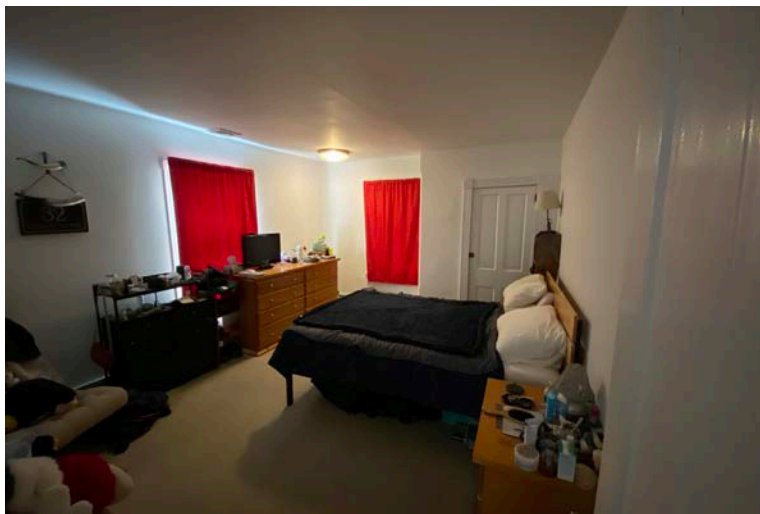


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RESIDENTIAL UNIT

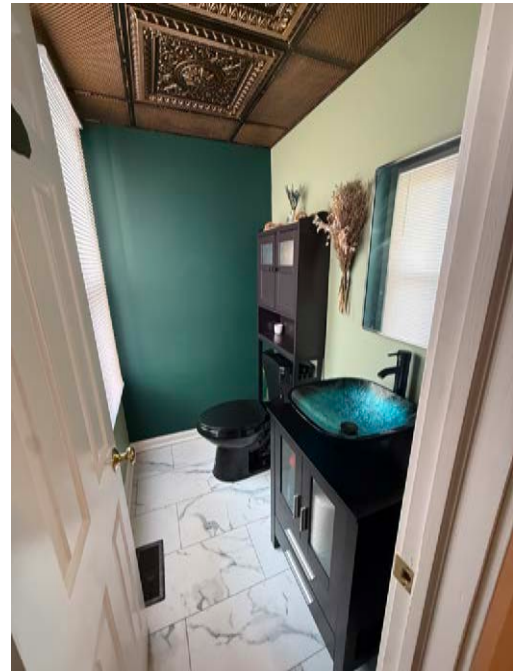
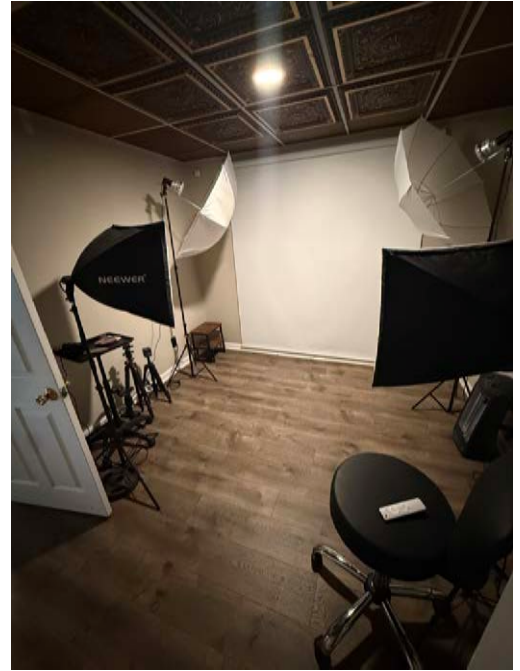


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RETAIL SPACE



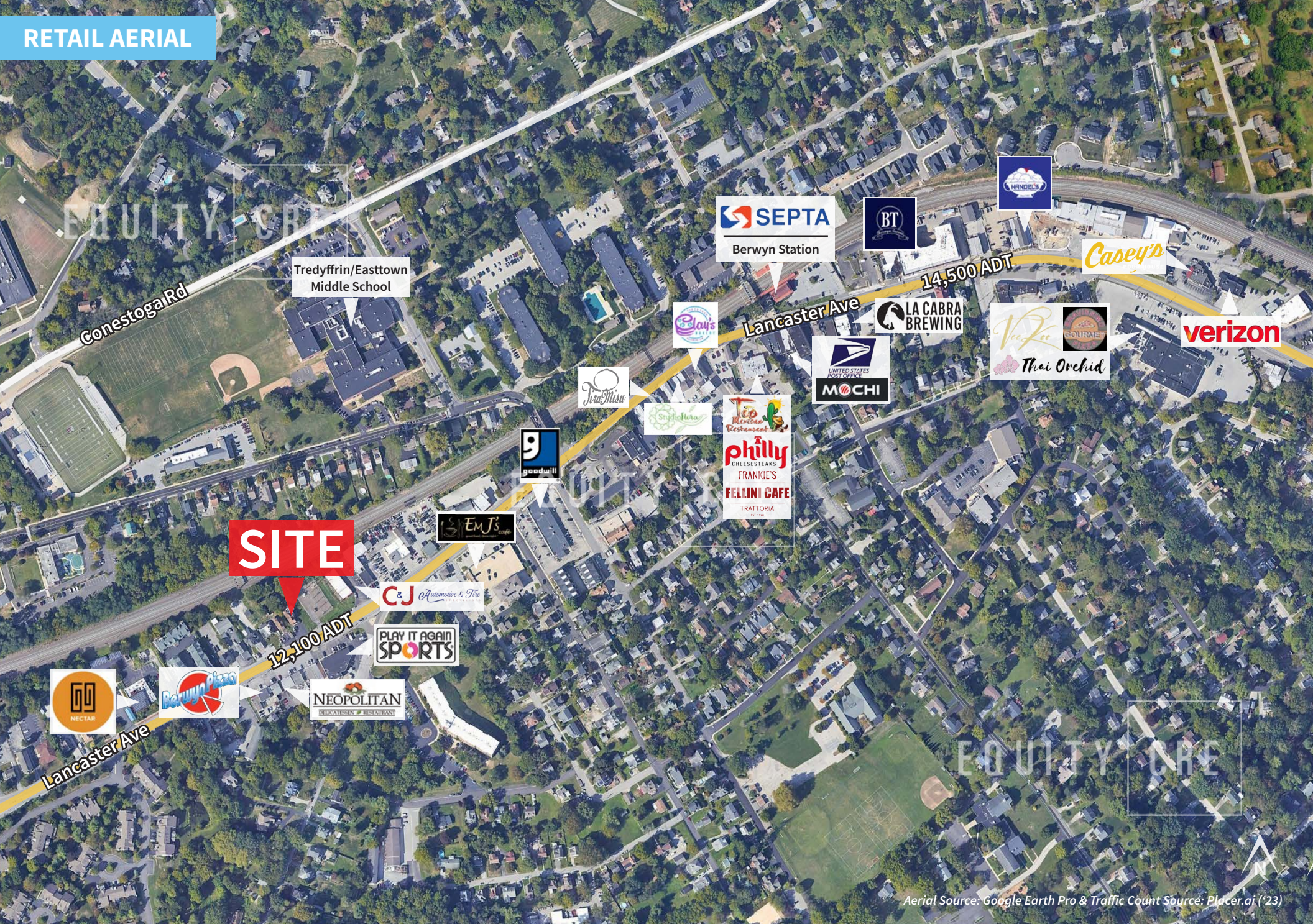
The right space. The right move.



CMRE CAPITAL MARKETS
REAL ESTATE NETWORK

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06/25



Aerial Source: Google Earth Pro & Traffic Count Source: Placer.ai ('23)