

STORE for RENT

2920 WEST CHESTER PIKE, BROOMALL, PA 19008
BROOMALL SHOPPING CENTER



Description

- **Area:** ~2,400 sq. ft. First Floor + 2,400 sq. ft. Basement. Total: 4,800 sq. ft.
- **Dimensions:** ~35' x 68.5' each floor.
- **Roof:** New roof installed in 2025 with 12-year manufacturer warranty and 25-year labor warranty
- **Mechanical:** One (1) rooftop air handling unit and one inside air handling unit, each with a thermostat, for heating and cooling
- **Plumbing:** New wall-mounted hot water heater in Basement for existing First Floor bathroom sink
- **Electrical:** New electrical service (panels on First Floor and Basement)
- **Sprinkler system:** New system with branch lines and heads in First Floor and Basement
- **Ceiling:** New acoustical tiles in suspended metal grid
- **Lighting:** New lighting (First Floor and Basement)
- **Drywall / Painting:** First Floor: New painted stud walls; Basement: New painted existing CMU walls
- **Floor:** Painted concrete (suitable for tenant's fit-out flooring)
- **Doors:** Two (2) new rear metal doors with panic devices
- **Basement access:** From First Floor

Parking

- **Front and sides:** 65 spaces (dedicated to shopping center) + street parking; **Rear:** 63 spaces (shared)

Terms & Conditions

- **Rent:** \$5,200/month
Standard Schedule 40 lease
- **Landlord responsible for:** All taxes, CAM (including snow removal and maintenance on the lot), and firewater / fire alarm fees
- **Tenant responsible for:** Monthly rent, utilities and store upkeep, final fit-out (including fire alarm devices), sidewalk maintenance, trash removal, sewer rent (payable to Marple Township)

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