



**ATLAS**  
REALTY ADVISORS

**FOR SALE**

**Fully Leased Mixed-Use Investment Property**



**2501 W CHESTER PIKE | BROOMALL, PA 19008**



**Zachary Lasorsa**

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## Disclaimer

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This Memorandum contains select information pertaining to the Property and the Owner, and does not purport to be all-inclusive or contain all or part of the information which prospective tenants may require to evaluate a lease for all or a portion of the Property.

The information contained in this Memorandum has been obtained from sources believed to be reliable, but has not been verified for accuracy, completeness, or fitness for any particular purpose. All information is presented “as is” without representation or warranty of any kind. Such information may include estimates based on forward-looking assumptions relating to the general economy, market conditions, competition and other factors which are subject to uncertainty and may not represent the current or future performance of the Property. All references to acreages, square footages, and other measurements are approximations.

All renderings, floor plans, and architectural drawings of the subject property are for demonstration purposes only and may not reflect the finished construction of the property.

This Memorandum may describe certain documents, including leases and other materials, in summary form. These summaries may not be complete nor accurate descriptions of the full agreements referenced. Additional information and an opportunity to inspect the Property may be made available to qualified prospective tenants. You are advised to independently verify the accuracy and completeness of all summaries and information contained herein, to consult with independent legal and financial advisors, and carefully investigate the economics of this transaction and Property’s suitability for your needs. ANY RELIANCE ON THE CONTENT OF THIS MEMORANDUM IS SOLELY AT YOUR OWN RISK.

The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest or offers to lease or purchase the Property, and/or to terminate discussions at any time with or without notice to you. All offers, counteroffers, and negotiations shall be non-binding and neither Atlas Realty Advisors, LLC, nor the Owner shall have any legal commitment or obligation except as set forth in a fully executed, definitive lease delivered by the Owner.

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# PROPERTY INFORMATION

## PROPERTY HIGHLIGHTS

- Very rare opportunity to own a mixed-use investment property in the heart of Broomall
- Below market rents offer significant value-add potential
- Ability to convert 2nd floor unit into another apartment offers upside potential
- Recent upgrades include: new roofs, new HVACs, and renovated apartment

## LOCATION HIGHLIGHTS

- Situated on the corner of West Chester Pike and Church Ln
- Signalized intersection with access to a traffic light
- Excellent visibility and signage
- Excellent demographics with a population of over 78,000 and AHHI of over \$180,000 in a 3-mile radius.

### PRICING:

Sale Price:	\$1,495,0000
Taxes:	\$10,620/Year
NOI:	\$101,612.00

### PROPERTY NAME:

Property Address	2501 W. Chester Pike   Broomall, PA 19008
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### BUILDING INFORMATION:

Building Size:	5,200 +/- SF
Lot Size:	0.23 +/- Acres
Commercial Units:	3
Residential Units:	1
Parking:	15 Off-Street Spaces
Traffic Count:	20,000 +/- AADT
Zoning:	B - Business
Municipality:	Marple Township



# APARTMENT PHOTOS





# INTERIOR PHOTOS





# EXTERIOR PHOTOS



# FINANCIALS - INCOME & EXPENSES

	OWNER	TENANTS
<b>GROSS ANNUAL INCOME</b>		
Annual Rental Income	\$119,736.00	
<b>ANNUAL EXPENSES</b>		
Taxes	\$9,622.00	
Insurance	\$3,000.00	
Electric		TENANTS
Water	\$1,592.00	
Sewer	\$965.00	
Repairs	\$800.00	
Trash & Recycling	\$1,227.00	
Landscaping & Snow Removal	\$918.00	
<b>Total Expenses</b>	<b>\$18,124.00</b>	
<b>NET OPERATING INCOME</b>	<b>\$101,612.00</b>	

Owner reported financials as of October 2025 - Atlas Realty Advisors makes no representations or claims regarding this information. Prospective buyers should perform their own diligence





# AMENITY MAP

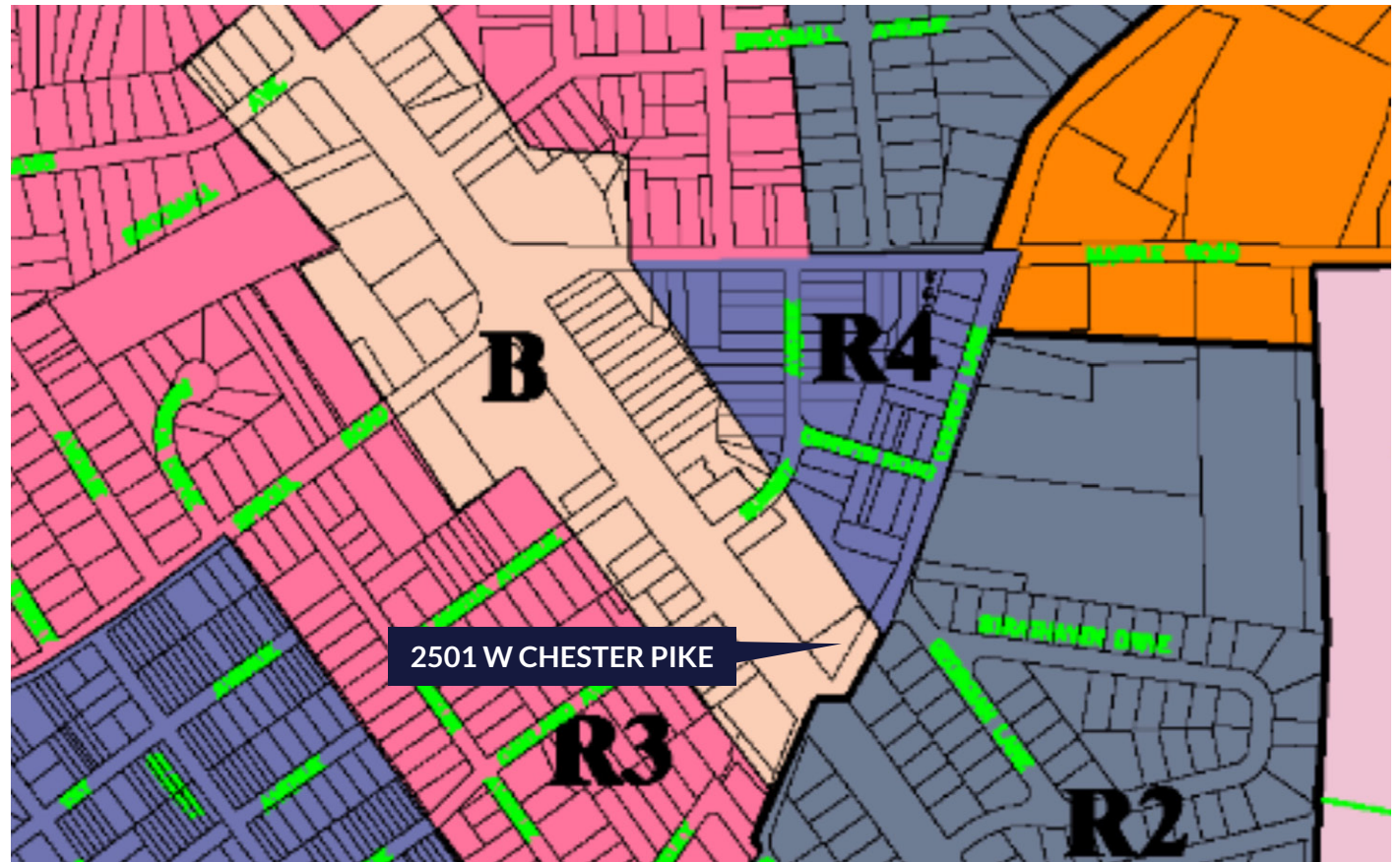




# ZONING MAP

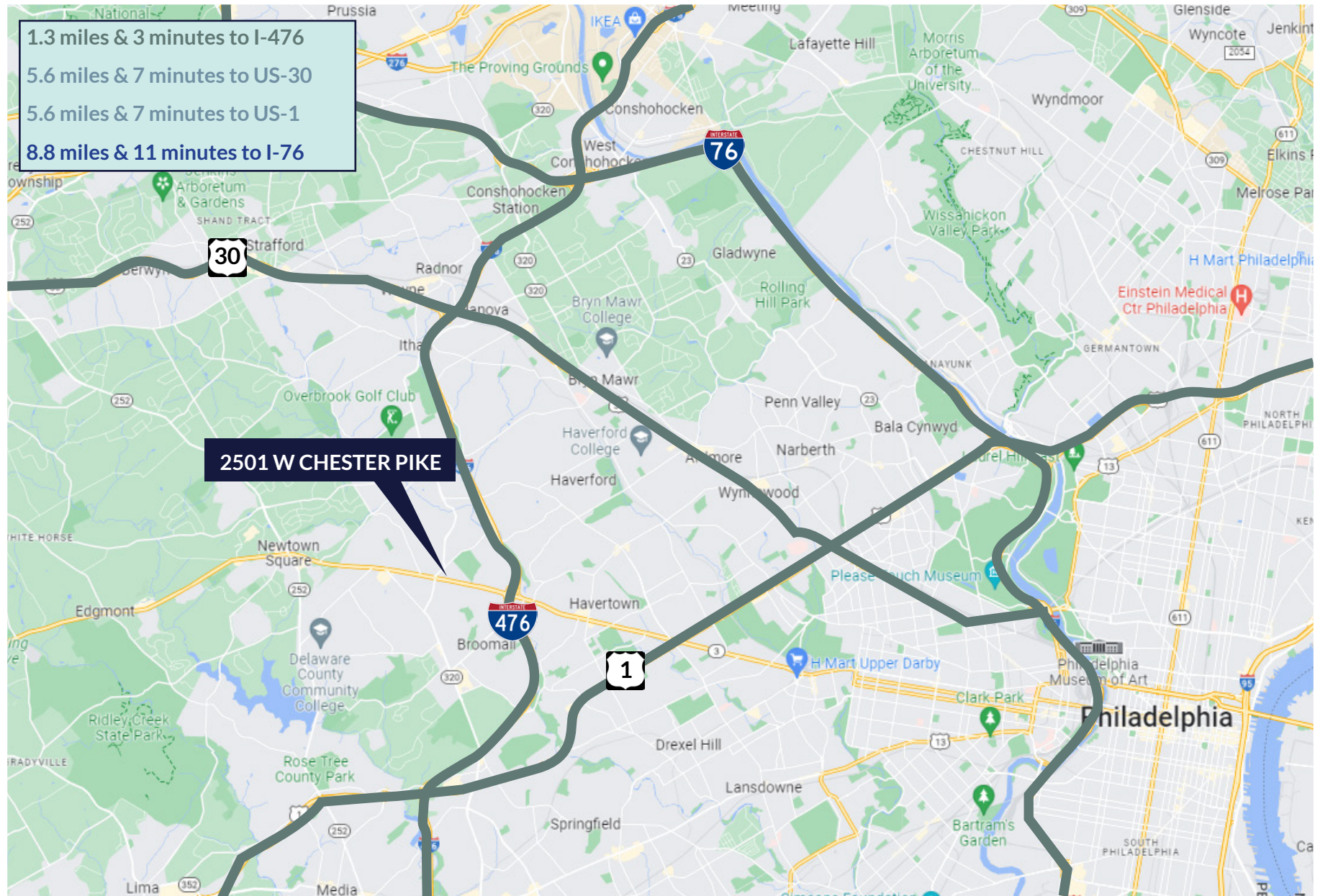
## USE CLASSIFICATION

- **Retail commerce, including:**
  1. Stores, supermarkets, general service shops dealing directly with customers, except tattoo parlors (see Table of Permitted Uses, § 300-45).
  2. Banks, restaurants excluding drive-in facilities, or other similar establishments
  3. Cinemas or similar recreational or cultural establishments
  4. Exercise or fitness facilities
  5. Studios for dance, art, music or photography
  6. Nursery schools or day-care centers
- **Business or professional offices, including:**
  1. Operations designed to attract and serve customers or clients on the premises, such as the offices of physicians, lawyers, other professions (but excluding veterinarians), insurance and stock brokers, travel agents and governmental entities, provided that an office or clinic of doctors or dentists shall not exceed 10,000 square feet of gross floor area
  2. Operations designed to attract little or no customer or client traffic other than employees of the entity operating the principal use
- Hotels, motels or inns
- Not-for-profit museums, libraries or other educational, cultural, religious, civic or philanthropic uses of a similar nature
- Transit stations, public utility facilities
- Animal hospital, veterinarian
- Public garage, motor-vehicle sales, service or repair shop, gasoline service station and motor vehicle parking lot
- Residences, in mixed-use commercial-residential buildings
- Municipal/Governmental facility





# REGIONAL MAP



# DEMOGRAPHICS

2025 Summary	2 Mile	3 Mile	5 Mile
Population	38,792	79,675	266,918
Households	14,850	30,360	99,809
Families	10,537	21,906	67,533
Average Household Size	2.57	2.59	2.55
Owner Occupied Housing Units	12,032	24,918	73,741
Renter Occupied Housing Units	2,818	5,442	26,068
Median Age	46.0	44.2	40.6
Median Household Income	\$120,710	\$129,951	\$113,733
Average Household Income	\$170,651	\$182,847	\$170,591







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