



ATLAS
REALTY ADVISORS

FOR LEASE

1,000 +/- SF OFFICE



2501 W CHESTER PIKE | BROOMALL, PA 19008

Disclaimer

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.



Zachary Lasorsa

Principal & Broker of Record

Office: 484-497-9150; Ext 1

Mobile: 484-432-3881

Email: ZL@AtlasRealtyAdvisors.com

Joseph Battaglia

Principal

Office: 484-497-9150; Ext 2

Mobile: 484-883-9210

Email: JB@AtlasRealtyAdvisors.com

TABLE OF CONTENTS

Property Information

Location Highlights

Property Highlights

Maps

Demographics



PROPERTY INFORMATION

PROPERTY HIGHLIGHTS

- Turn-key professional office available directly on W. Chester Pike in the heart of Broomall
- Approximately 1,000 SF of newly renovated space, including new carpet, paint, and bathroom finishes
- Space includes 5 large offices, and a full bathroom
- ADA accessible with an existing stair lift.

LOCATION HIGHLIGHTS

- Situated directly on West Chester Pike with over 17,075 cars per day
- Excellent demographics featuring over 78,000 people and an average household income of over \$181,000 in a 3-mile radius
- Less than 2 miles from I-476

PRICING & AVAILABILITY:

Lease Rate:	\$1,650 / Month + Electric
-------------	----------------------------

PROPERTY NAME:

Property Address	2501 W. Chester Pike Broomall, PA 19008
------------------	-------------------------------------------

BUILDING INFORMATION:

Availability:	1,000 +/- SF
Private Offices:	5
Bathrooms:	1 Full
Parking:	Off-Street parking available
Tenant Responsibilities:	Electric
Landlord Responsibilities:	Gas, Trash, Water, Taxes, Insurance, Maintenance
Traffic Count:	17,075 +/- AADT
Zoning:	B - Business
Municipality:	Marple Township

PHOTOS



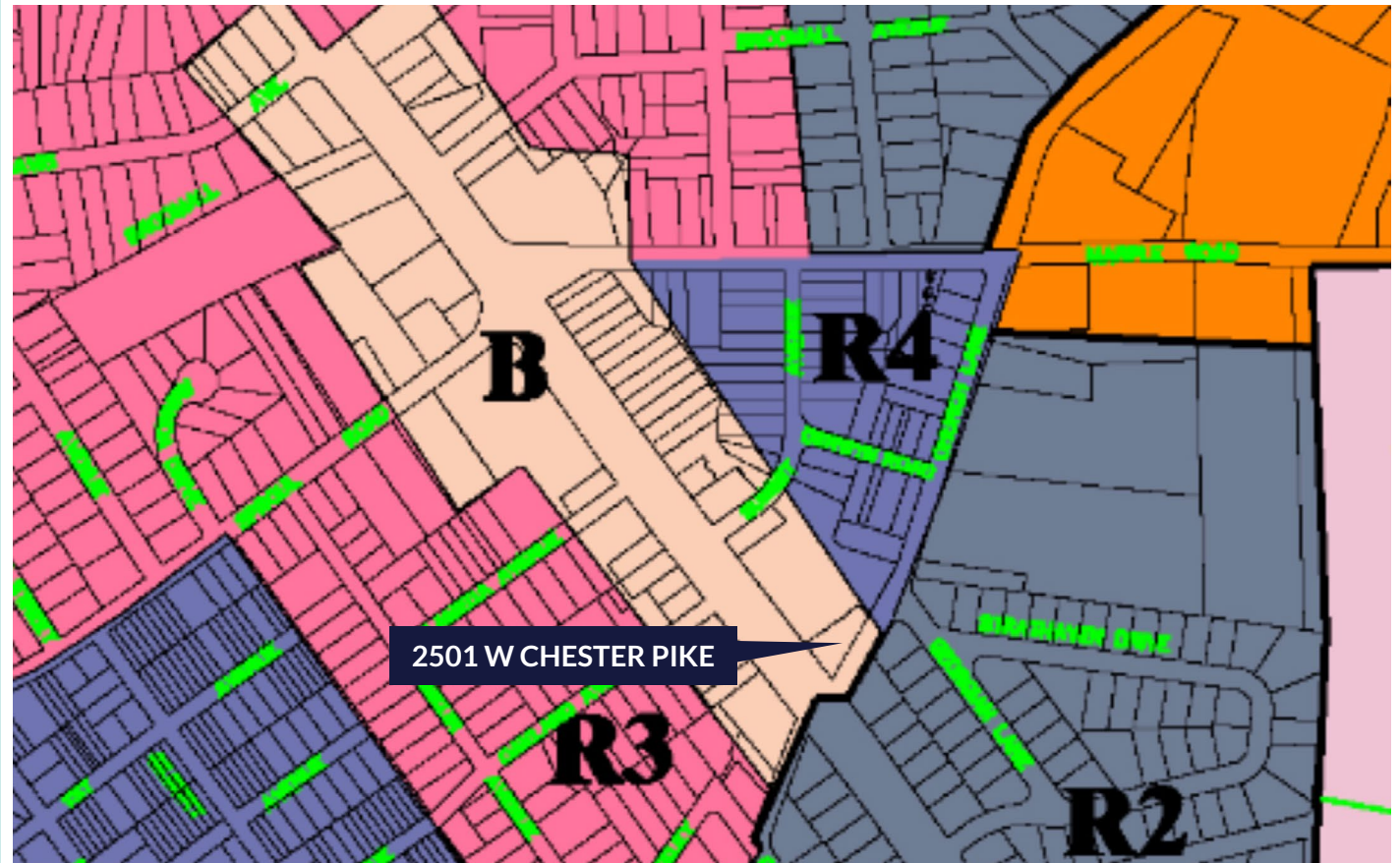
AMENITY MAP



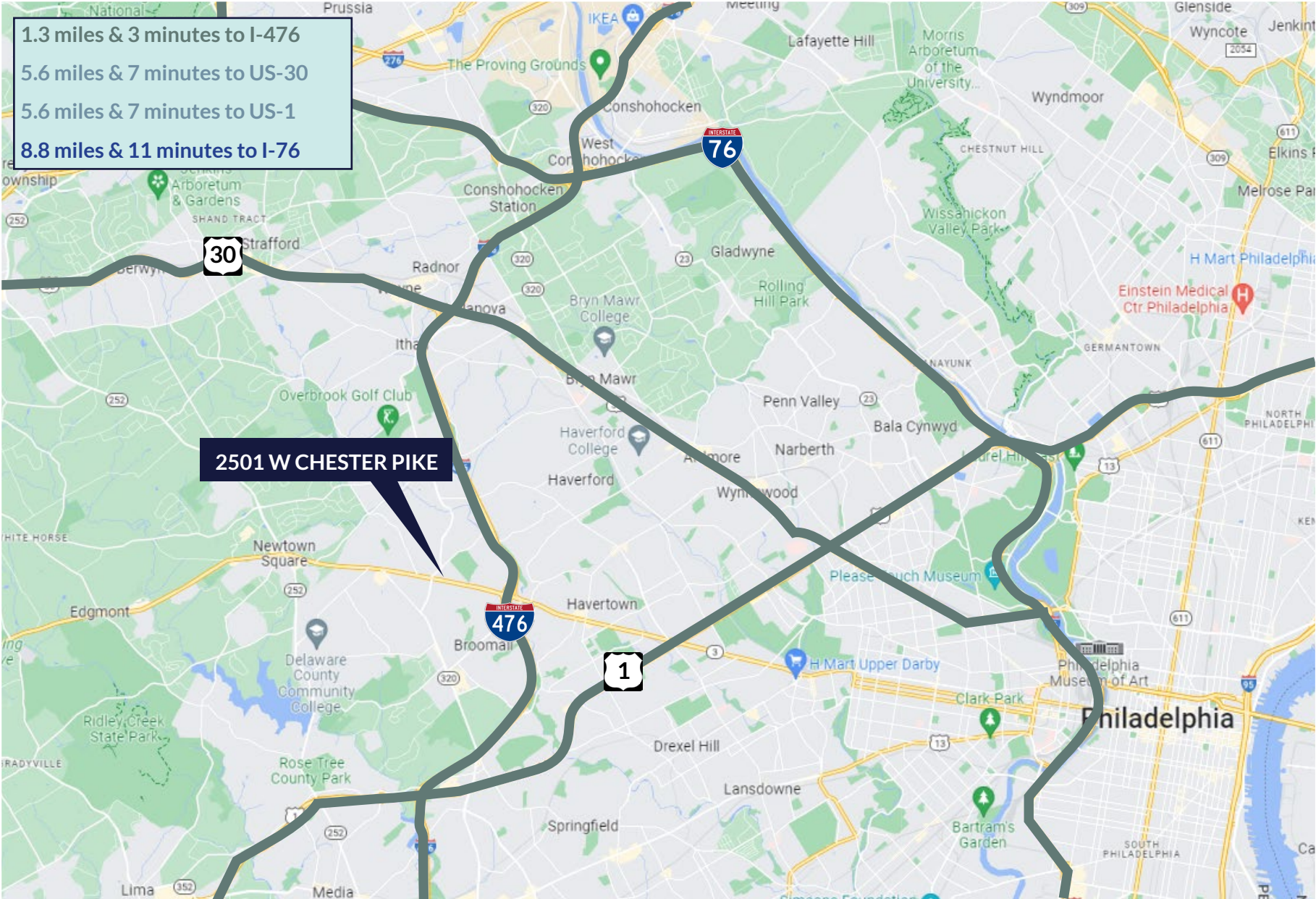
ZONING MAP

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

2023 Summary

	2 Mile	3 Mile	5 Mile
Population	38,512	78,610	262,548
Households	14,704	29,839	97,997
Families	10,017	20,650	63,450
Average Household Size	2.58	2.60	2.56
Owner Occupied Housing Units	12,197	24,923	73,095
Renter Occupied Housing Units	2,507	4,916	24,902
Median Age	48.5	46.5	41.8
Median Household Income	\$117,615	\$124,070	\$109,194
Average Household Income	\$169,756	\$181,373	\$165,529





ATLAS

REALTY ADVISORS

Zachary Lasorsa

Principal & Broker of Record

Office: 484-497-9150; Ext 1

Mobile: 484-432-3881

Email: ZL@AtlasRealtyAdvisors.com

Joseph Battaglia

Principal

Office: 484-497-9150; Ext 2

Mobile: 484-883-9210

Email: JB@AtlasRealtyAdvisors.com