

# Kent Mills

500 E. Broadway Avenue  
Clifton Heights, PA 19018

Freestanding Retail for Lease in Mixed-Use Development



## 500B E. Broadway Avenue

- 6,079 SF
- \$20 / SF + NNN
- Outdoor space available

## 500D E. Broadway Avenue

- 855 SF
- \$23 / SF + NNN

## Property Highlights

- 2 free-standing buildings within mixed use apartment development
- Abundant free off-street parking
- Built-in customer base from recently developed 69-unit apartment building
- Well-capitalized ownership offering vanilla shell delivery with brand new systems

## Location Highlights

- Adjacent to 69 unit apartment building, swim club, office building and residential neighborhood across the street
- 11,745 households within 1 mile radius
- 5th most populace county in Pennsylvania with 25 colleges & universities
- Short distance to Penn Street Station (SEPTA trolley line) & Clifton Aldan Station (SEPTA regional rail line)



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## 500B E. Broadway Avenue

- Vanilla shell delivery
- Sprinklered building
- New HVAC
- Outdoor space available
- New windows throughout to provide dramatic natural light

**6,079 SF Available for Lease**

**\$20.00/SF + NNN**



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## 500D E. Broadway Avenue

- Unique opportunity to occupy a 855 SF freestanding building
- Distinguishable street presence to service residents, commuters, professionals, and swim club visitors
- Vanilla shell delivery
- Lower level storage
- 4 sides of windows provide dramatic natural light

**855 SF Available for Lease**

**\$23.00/SF + NNN**



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