

PRESENTED FOR LEASE BY EQUITY RETAIL BROKERS

±2,100/3,000/5,100 SF OFFICE SPACE FOR LEASE

2193 West Chester Pike, Broomall, Delaware County, PA 19008

EQUITY RETAIL BROKERS

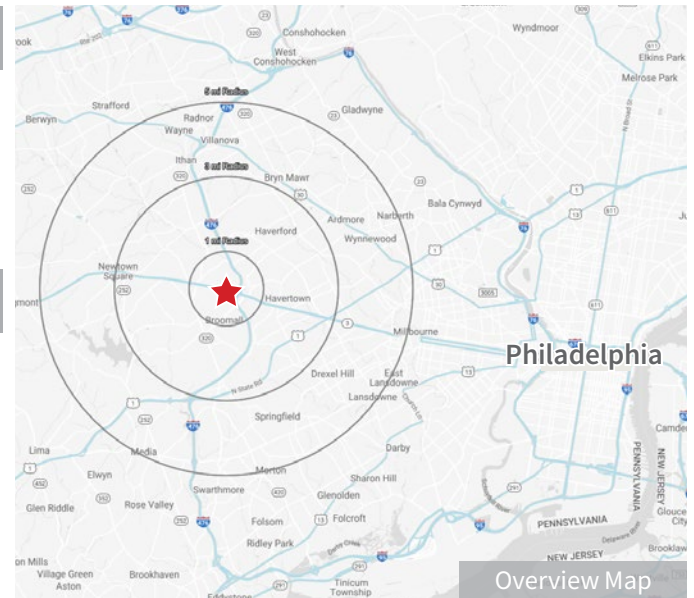


PROPERTY FEATURES

- ±3,000 SF First Floor
- ±2,100 SF Second Floor
- ±5,100 SF First & Second Floor
- Lot — 0.70 Acres
- For Lease or Sale
- Asking Price: \$20/SF*
**Inquire for more information*

DETAILS

- Quality interior finishes – Ideal corporate location for firm of approximately 20 to 30 people
- Highly visible corner office building located on West Chester Pike & New Ardmore Ave
- Adjacent to Broomall interchange of I-476/Blue Route Bypass
- On site parking — 40 spaces



CONTACT

Ed Ginn

eginn@equityretailbrokers.com

DIRECT 484.417.2201

Bri Barratt

bbarratt@equityretailbrokers.com

DIRECT 484.417.2225

Equity Retail Brokers | 531 W. Germantown Pike, Ste 103 | Plymouth Meeting, PA 19462 | T: 610.645.7700 | www.equityretailbrokers.com

The right space. The right move.

PRESENTED FOR LEASE BY EQUITY RETAIL BROKERS

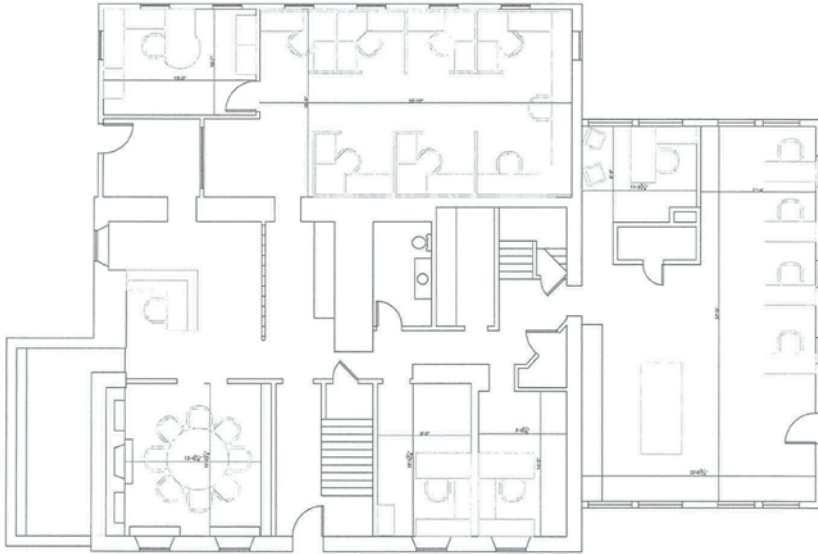
±2,100/3,000/5,100 SF OFFICE SPACE FOR LEASE

2193 West Chester Pike, Broomall, Delaware County, PA 19008

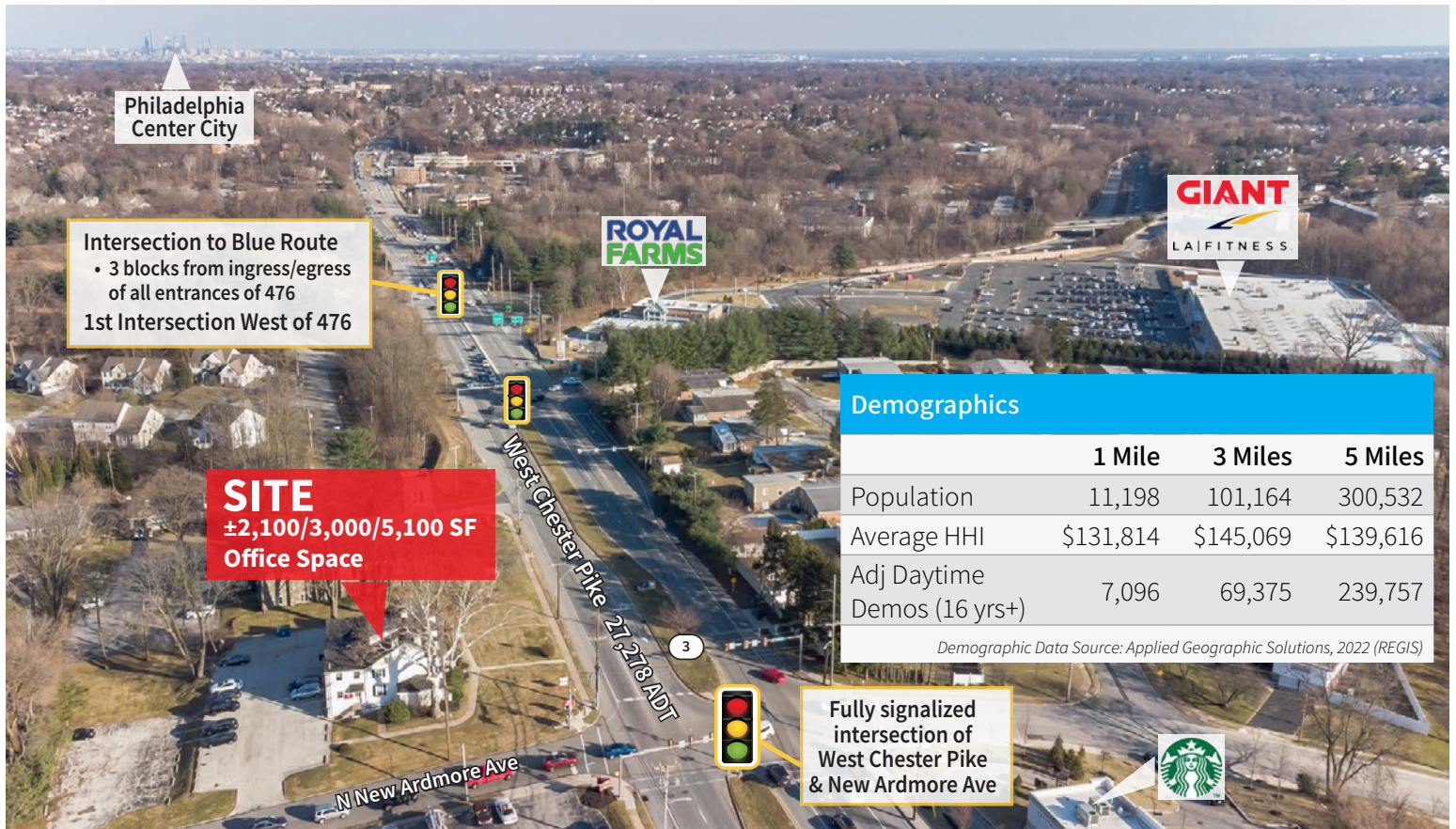
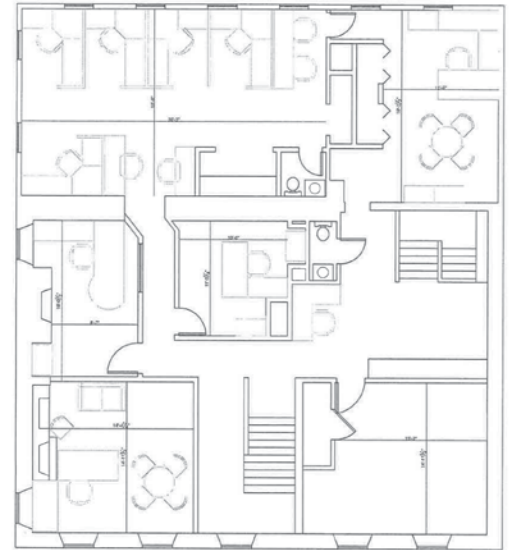
EQUITY RETAIL BROKERS

FLOOR PLANS

1st Floor



2nd Floor



Philadelphia Center City

Intersection to Blue Route
• 3 blocks from ingress/egress of all entrances of 476
1st Intersection West of 476

ROYAL FARMS

GIANT
LA FITNESS

SITE
±2,100/3,000/5,100 SF
Office Space

West Chester Pike 2193 ADT
3

Fully signalized intersection of West Chester Pike & New Ardmore Ave



Demographics

	1 Mile	3 Miles	5 Miles
Population	11,198	101,164	300,532
Average HHI	\$131,814	\$145,069	\$139,616
Adj Daytime Demos (16 yrs+)	7,096	69,375	239,757

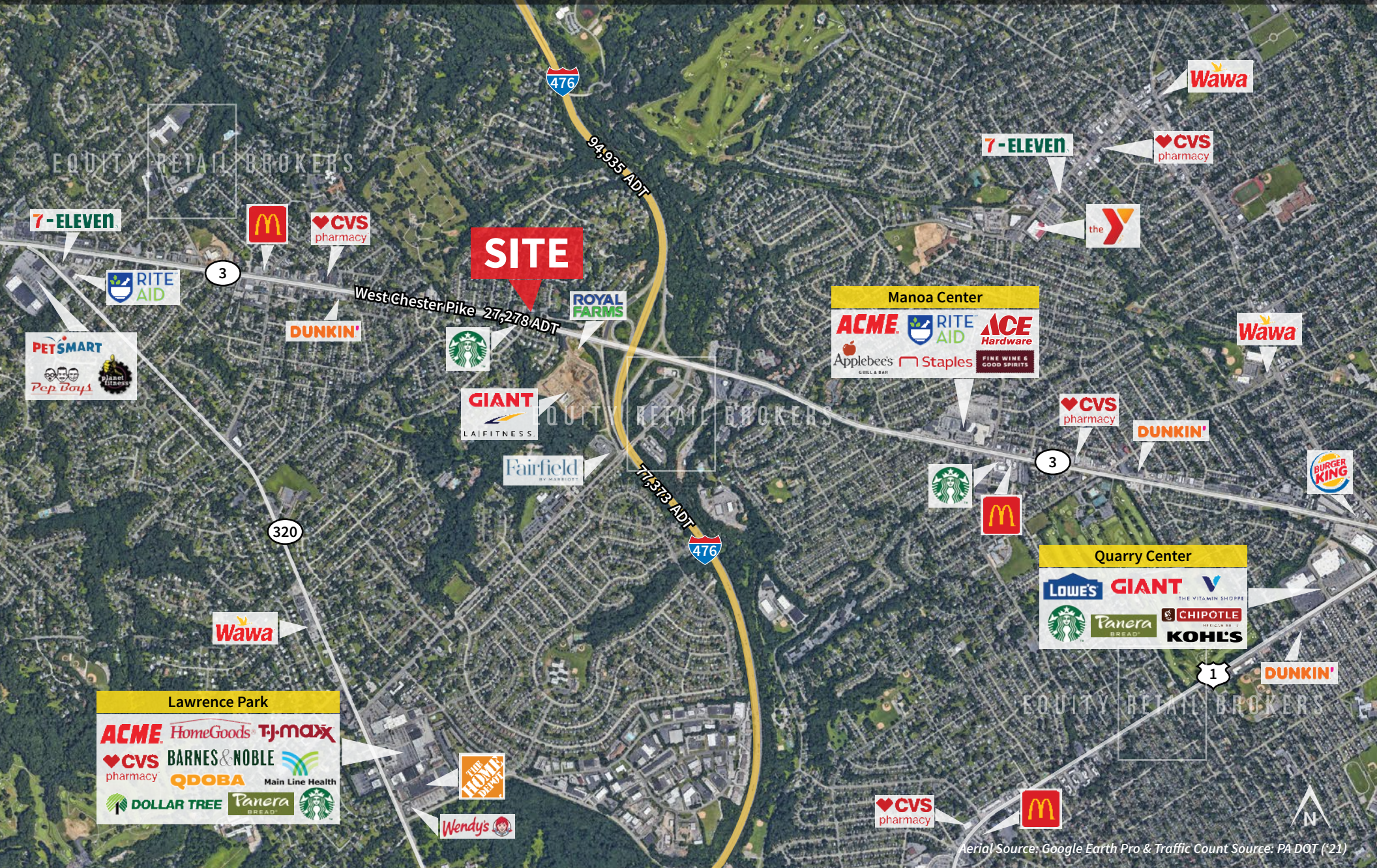
Demographic Data Source: Applied Geographic Solutions, 2022 (REGIS)

06/22 Information concerning this offering is from sources deemed reliable but no warranty is made to the accuracy thereof and it is submitted subject to errors, omissions, changes of price or other conditions, prior to sale or lease or withdrawal without notice. Equity Retail Brokers is licensed in PA, NJ, & DE. Bri Barratt is a licensed salesperson in PA & NJ.



BROOMALL MARKET AERIAL

I-476 & Route 3 (West Chester Pike) | Delaware County, PA



Aerial Source: Google Earth Pro & Traffic Count Source: PA DOT ('21)

Compliments of:

Equity Retail Brokers ■ 531 W. Germantown Pike, Ste 103 ■ Plymouth Meeting, PA 19462 ■ 610.645.7700 ■ www.equityretailbrokers.com

03/22

