

**AVAILABLE: 10,000± SF
RETAIL/COMMERCIAL BUILDING
2614 West Chester Pike, Broomall, PA 19008**

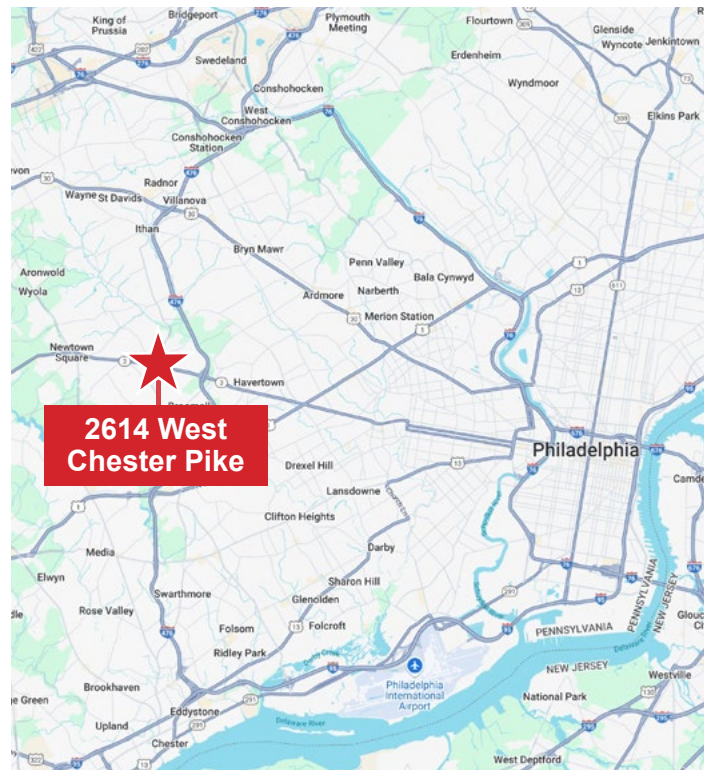


LOCATION

2614 West Chester Pike
Broomall, Delaware County, PA 19008

PROPERTY HIGHLIGHTS

- Existing freestanding 10,000± SF retail/commercial building at the intersection of heavily traveled West Chester Pike and Sproul Road
- Turnkey for tire center or automotive-related use, with parking in both the front and back of the building, plus pylon and building signage
- 3,000± SF showroom - two stories
- Lot size: 0.56± acres
- Traffic counts: 37,472 ADT on West Chester Pike
- Available immediately
- Nearby retailers at intersection: McDonald's, CVS Pharmacy, Dunkin', USPS, AAMCO
- Zoning: B-Business



PLEASE CONTACT:

Gregory R. Bianchi
Vice President
T. 215-701-3840
gbianchi@eusrealty.com

EUSREALTY
ASSOCIATES, INC.
A Full Service Real Estate Company

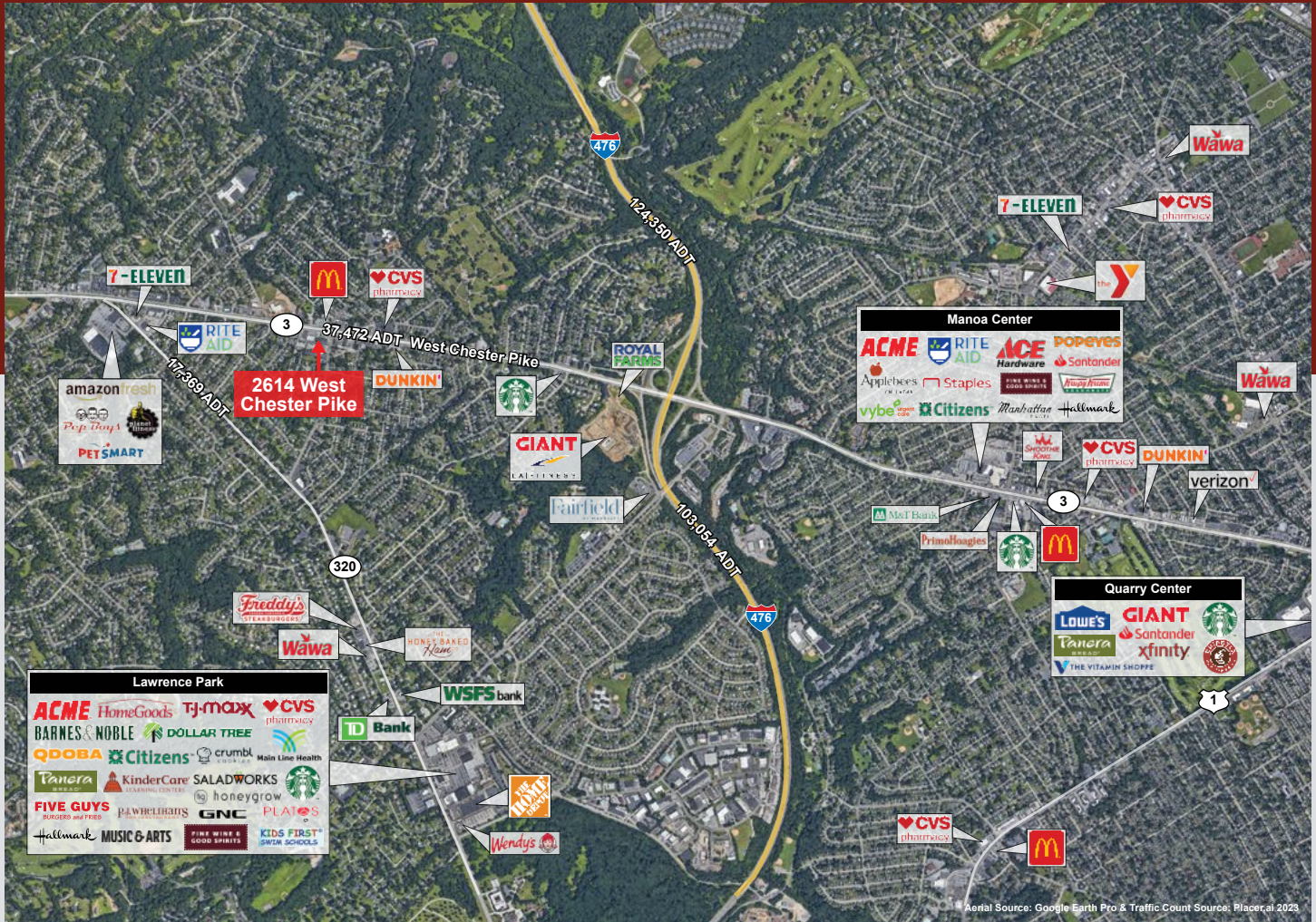
120-124 E. Lancaster Avenue - Suite 101 - Ardmore - PA - 19003

T.215-557-9900 F.215-701-3839

www.eusrealty.com

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Demographic Overview	1 Mile	3 Miles	5 Miles
2024 Population	12,048	73,207	250,869
2024 Total Households	4,449	27,735	93,933
2024 Median Household Income	\$129,293	\$139,071	\$129,304
Demographic Source: Applied Geographic Solutions. 2024 Estimates.			

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