



# BROOMALL COMMONS

2940 SPRINGFIELD ROAD, BROOMALL, PA 19008

JUST  
WALK  
OUT  
SHOPPING



**RETHINK. RECREATE. REDEVELOP.**



## PHILADELPHIA'S DESTINATION FOR EVERYDAY SHOPPING

Broomall Commons is a neighborhood-oriented retail destination located in the heart of Broomall, a western suburb of Philadelphia. With easy access from the West Chester Pike (Route 3) and the Blue Route (Route 476), Broomall Commons serves a 5-mile trade area and features PetSmart, Pep Boys, Planet Fitness and a new Amazon Fresh store with Just Walk Out technology.

Just 10 miles to the west of Philadelphia, Broomall and neighboring towns enjoy a population that is growing and educated. There are nearly 1,000 households per square mile owned by dual income families that contribute to incredibly strong retail sales in the market. Broomall Commons is in a central location, welcoming customers from Newton, Haverford, Havertown, and Springfield.

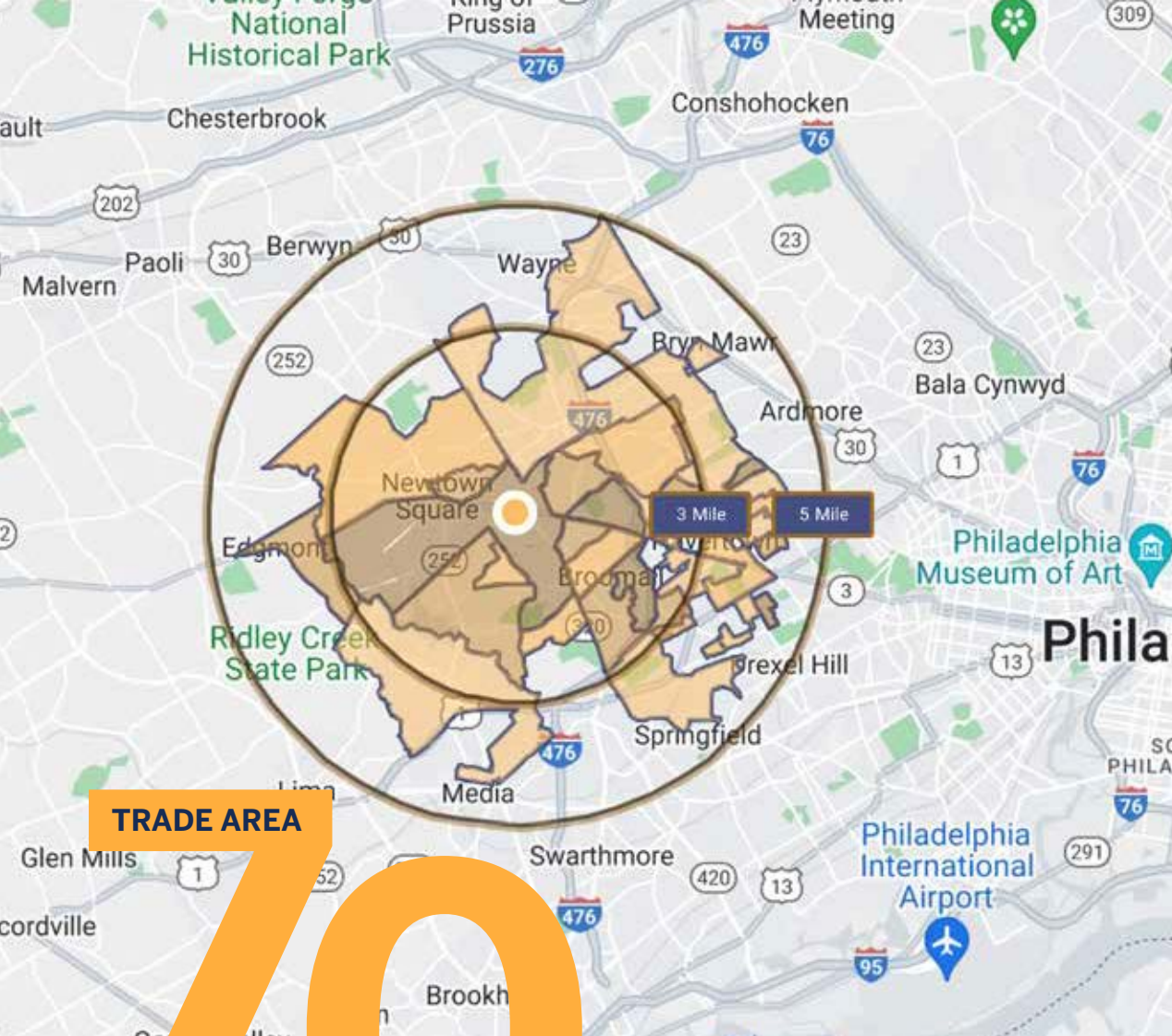


# Broomall Commons

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TRADE AREA

70%

## DEMOGRAPHICS

Sources: ESRI and CreditnTell. CreditnTell's Tru Trade is based on geo-fenced data embedded in over 500 applications on tens of millions of mobile devices nationwide.

### POPULATION

**132,198**  
True Trade

**57,974**  
3 Mile

**217,257**  
5 Mile

### FAMILY HOUSEHOLDS

**48,711**  
True Trade

**21,910**  
3 Mile

**80,485**  
5 Mile

### AVERAGE HH INCOME

**\$145,002**  
True Trade

**\$181,527**  
3 Mile

**\$168,432**  
5 Mile

### COLLEGE EDUCATION

**56.5%**  
True Trade

**57.6%**  
3 Mile

**60.8%**  
5 Mile

Tru Trade Area; 4 Miles

# AERIAL



Urban Edge Properties has begun a \$17.5M improvement at Broomall Commons, building on the strength of a best-in-class tenant roster. Amazon Fresh opened in September 2022 and Nemours Children's Health recently opened in 2023. These new tenants will expand this well-known community center to the area's go-to daily needs resource.

# SITE PLAN

## TENANTS

## SQFT

1 Planet Fitness	22,811
2A Amazon Fresh	44,597
2B Available	42,073
3 Nemours Children's Health	19,329
4 PetSmart	18,655
5 Pep Boys	22,200

## HIGHLIGHTS

Total SF	169,712
Parking Spaces	694
Parking Ratio	4.12 per 1,000 SF















LEASING VIDEO



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