



AVAILABLE
For Lease
\$12/SF



LOCATION: 388 REED ROAD, BROOMALL, PA 19008

PROPERTY HIGHLIGHTS:

- ◆ LOCATED IN HIGHLY DESIRABLE BROOMALL BUSINESS PARK
- ◆ 7,500 SF OF FLEX/OFFICE SPACE AVAILABLE
- ◆ ZONED INDUSTRIAL
- ◆ 16 FT CEILINGS
- ◆ DEMOGRAPHICS WITHIN 5 MI: POPULATION +/- 350,678 & AHI +/- \$112,470
- ◆ GREAT VISIBILITY & LOCATION
- ◆ ADJACENT TO I-476—ONLY 10 MINUTES FROM I-95
- ◆ 15 MINUTES FROM THE PHILADELPHIA AIRPORT

Contact:

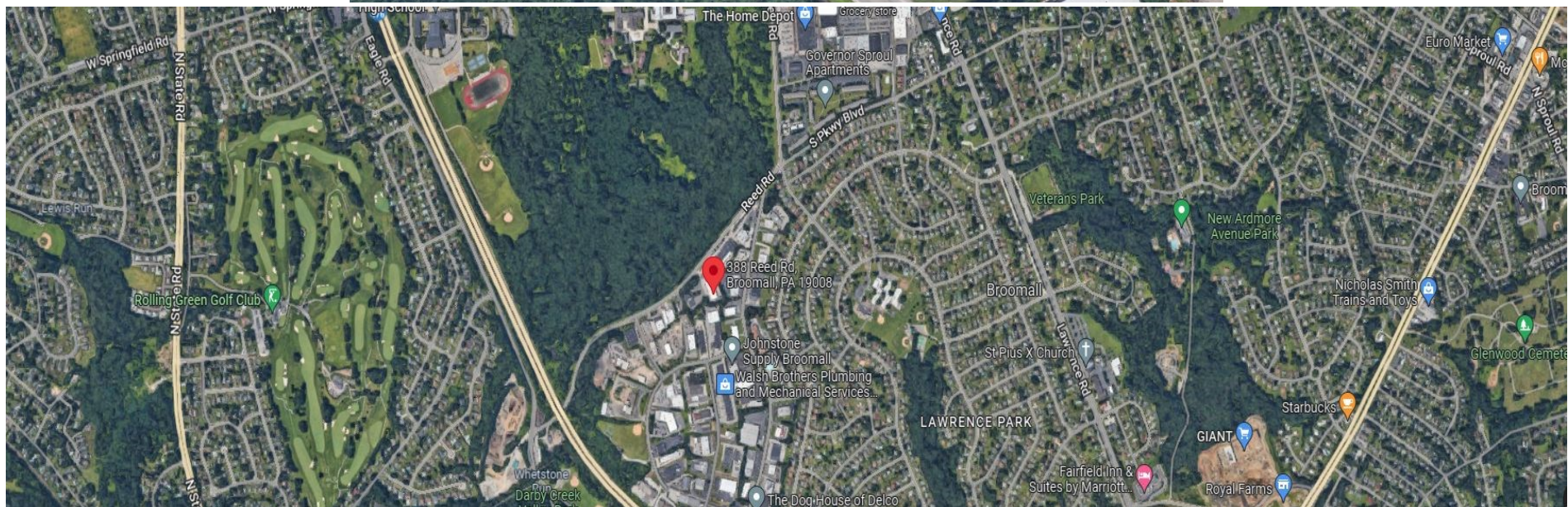
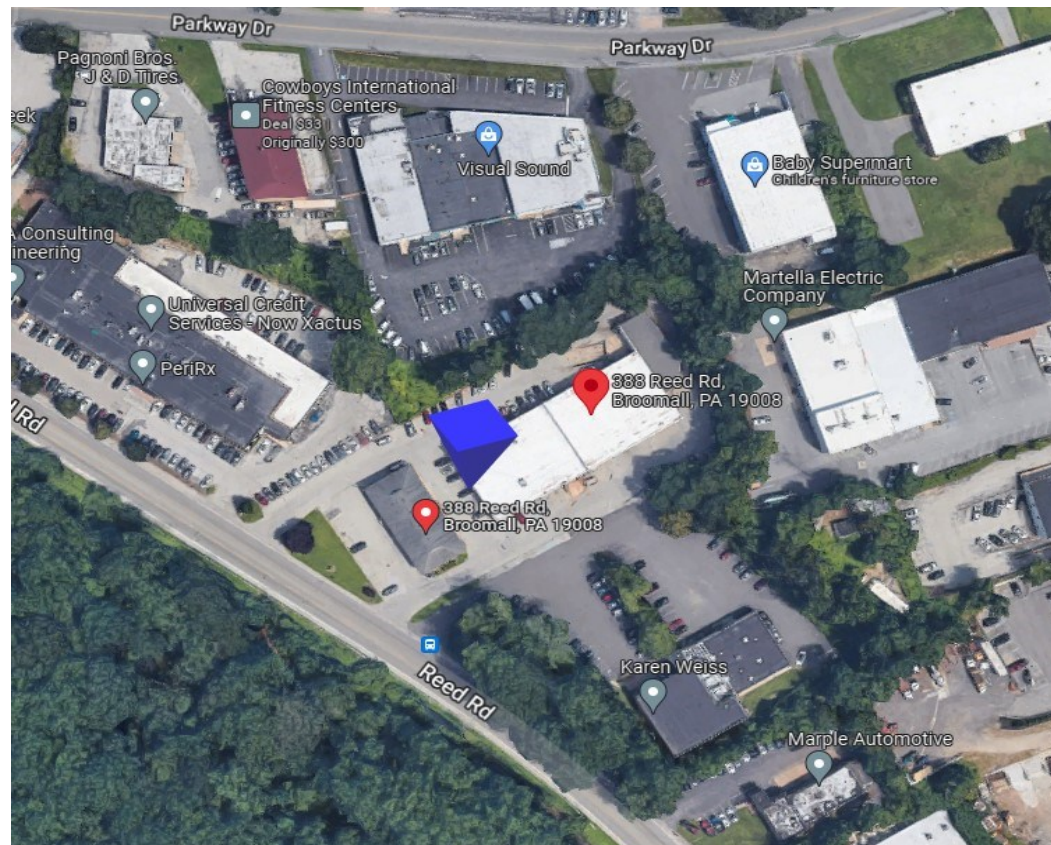
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The information above has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty, or representation about it. It is Buyer/Lessee responsibility to independently confirm its accuracy and completeness. This is not intended to solicit another Broker's listing. Some properties may be in cooperation with another broker.



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Demographic Detail Report

388 Reed Rd, Broomall, PA 19008

Building Type:
Class:
RBA:
Typical Floor:

Total Available:
% Leased:
Rent/SF/Yr:

Radius	1 Mile		3 Mile		5 Mile	
Population						
2027 Projection	9,459		120,375		354,961	
2022 Estimate	9,333		118,999		350,678	
2010 Census	9,111		117,379		345,085	
Growth 2022 - 2027	1.35%		1.16%		1.22%	
Growth 2010 - 2022	2.44%		1.38%		1.62%	
2022 Population by Age	9,333		118,999		350,678	
Age 0 - 4	491	5.26%	6,407	5.38%	20,498	5.85%
Age 5 - 9	501	5.37%	6,799	5.71%	21,193	6.04%
Age 10 - 14	517	5.54%	7,079	5.95%	21,386	6.10%
Age 15 - 19	573	6.14%	7,570	6.36%	22,481	6.41%
Age 20 - 24	575	6.16%	7,275	6.11%	22,080	6.30%
Age 25 - 29	553	5.93%	6,855	5.76%	21,838	6.23%
Age 30 - 34	552	5.91%	7,017	5.90%	22,736	6.48%
Age 35 - 39	547	5.86%	7,280	6.12%	23,016	6.56%
Age 40 - 44	532	5.70%	7,197	6.05%	21,883	6.24%
Age 45 - 49	530	5.68%	6,978	5.86%	20,541	5.86%
Age 50 - 54	580	6.21%	7,382	6.20%	21,196	6.04%
Age 55 - 59	661	7.08%	8,186	6.88%	22,985	6.55%
Age 60 - 64	696	7.46%	8,534	7.17%	23,555	6.72%
Age 65 - 69	617	6.61%	7,616	6.40%	20,888	5.96%
Age 70 - 74	490	5.25%	5,970	5.02%	16,312	4.65%
Age 75 - 79	361	3.87%	4,243	3.57%	11,416	3.26%
Age 80 - 84	253	2.71%	2,846	2.39%	7,470	2.13%
Age 85+	305	3.27%	3,765	3.16%	9,203	2.62%
Age 65+	2,026	21.71%	24,440	20.54%	65,289	18.62%
Median Age	43.40		42.20		40.00	
Average Age	42.50		41.70		40.30	

Demographic Detail Report

388 Reed Rd, Broomall, PA 19008						
Radius	1 Mile		3 Mile		5 Mile	
2022 Population By Race	9,333		118,999		350,678	
White	7,911	84.76%	101,961	85.68%	243,350	69.39%
Black	387	4.15%	6,392	5.37%	68,848	19.63%
Am. Indian & Alaskan	7	0.08%	169	0.14%	718	0.20%
Asian	894	9.58%	8,595	7.22%	29,024	8.28%
Hawaiian & Pacific Island	0	0.00%	14	0.01%	192	0.05%
Other	134	1.44%	1,867	1.57%	8,545	2.44%
Population by Hispanic Origin	9,333		118,999		350,678	
Non-Hispanic Origin	9,149	98.03%	116,106	97.57%	336,581	95.98%
Hispanic Origin	184	1.97%	2,893	2.43%	14,097	4.02%
2022 Median Age, Male	41.90		40.50		38.40	
2022 Average Age, Male	41.30		40.30		38.90	
2022 Median Age, Female	44.80		43.90		41.50	
2022 Average Age, Female	43.60		43.00		41.50	
2022 Population by Occupation Classification	7,708		97,194		283,106	
Civilian Employed	4,726	61.31%	62,656	64.46%	178,436	63.03%
Civilian Unemployed	271	3.52%	3,422	3.52%	11,715	4.14%
Civilian Non-Labor Force	2,711	35.17%	31,111	32.01%	92,930	32.83%
Armed Forces	0	0.00%	5	0.01%	25	0.01%
Households by Marital Status						
Married	2,046		25,579		65,675	
Married No Children	1,192		14,417		36,767	
Married w/Children	854		11,162		28,908	
2022 Population by Education	7,137		88,581		256,980	
Some High School, No Diploma	364	5.10%	3,736	4.22%	14,202	5.53%
High School Grad (Incl Equivalency)	1,787	25.04%	20,961	23.66%	61,353	23.87%
Some College, No Degree	1,777	24.90%	19,629	22.16%	55,930	21.76%
Associate Degree	459	6.43%	4,713	5.32%	13,940	5.42%
Bachelor Degree	1,646	23.06%	23,013	25.98%	60,950	23.72%
Advanced Degree	1,104	15.47%	16,529	18.66%	50,605	19.69%

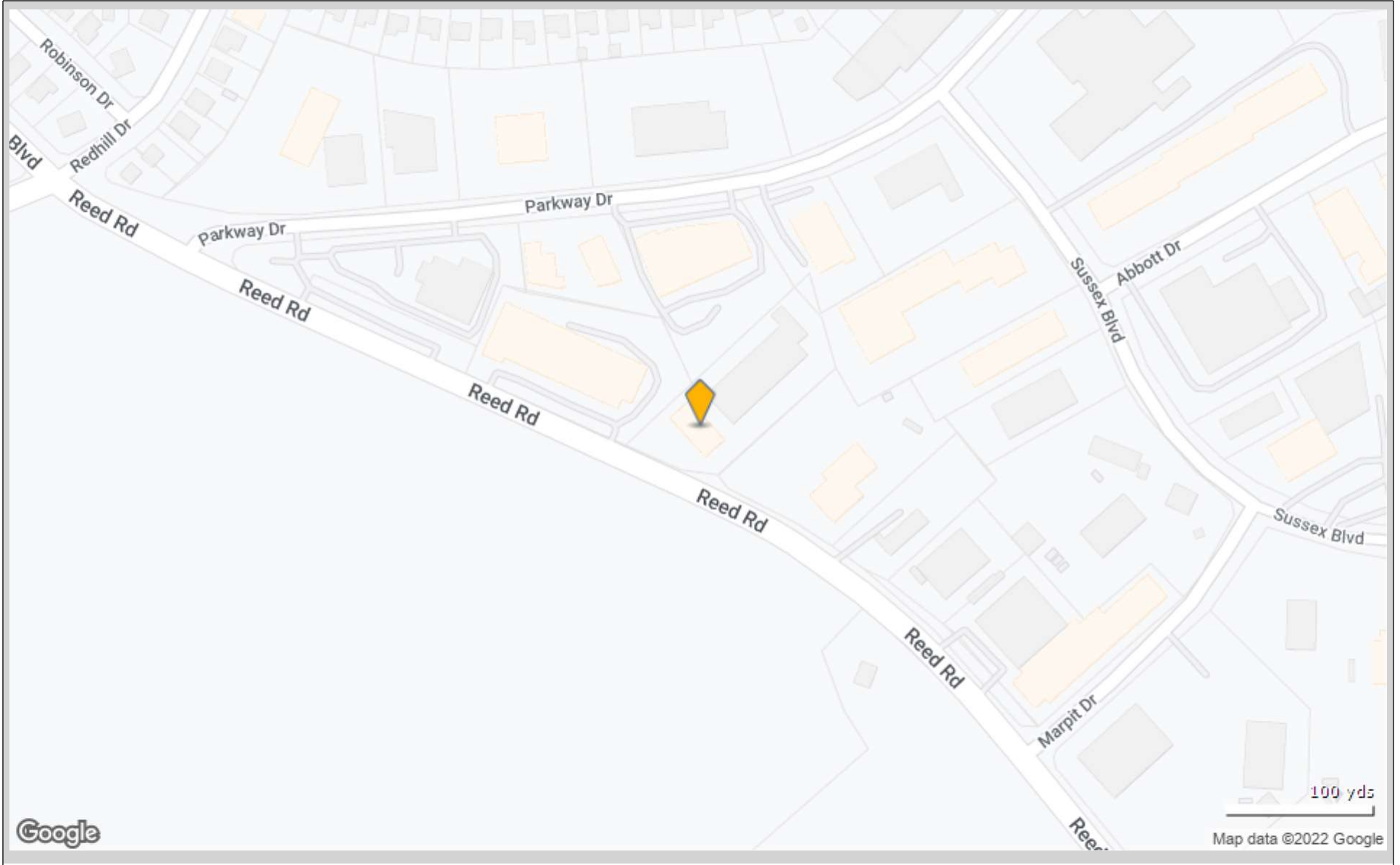
Demographic Detail Report

388 Reed Rd, Broomall, PA 19008						
Radius	1 Mile		3 Mile		5 Mile	
2022 Population by Occupation	9,075		121,846		356,641	
Real Estate & Finance	353	3.89%	5,600	4.60%	14,827	4.16%
Professional & Management	2,620	28.87%	40,110	32.92%	109,575	30.72%
Public Administration	197	2.17%	1,986	1.63%	6,620	1.86%
Education & Health	1,403	15.46%	19,313	15.85%	56,455	15.83%
Services	896	9.87%	8,986	7.37%	29,028	8.14%
Information	152	1.67%	1,397	1.15%	3,668	1.03%
Sales	1,128	12.43%	13,840	11.36%	37,859	10.62%
Transportation	306	3.37%	4,698	3.86%	22,074	6.19%
Retail	443	4.88%	5,570	4.57%	17,063	4.78%
Wholesale	102	1.12%	1,574	1.29%	3,782	1.06%
Manufacturing	335	3.69%	4,306	3.53%	11,766	3.30%
Production	271	2.99%	4,227	3.47%	15,122	4.24%
Construction	394	4.34%	4,098	3.36%	10,269	2.88%
Utilities	145	1.60%	2,881	2.36%	9,390	2.63%
Agriculture & Mining	10	0.11%	100	0.08%	362	0.10%
Farming, Fishing, Forestry	8	0.09%	52	0.04%	211	0.06%
Other Services	312	3.44%	3,108	2.55%	8,570	2.40%
2022 Worker Travel Time to Job	4,583		59,355		168,633	
<30 Minutes	2,252	49.14%	27,937	47.07%	78,115	46.32%
30-60 Minutes	1,945	42.44%	25,952	43.72%	74,255	44.03%
60+ Minutes	386	8.42%	5,466	9.21%	16,263	9.64%
2010 Households by HH Size	3,368		44,756		131,728	
1-Person Households	760	22.57%	11,370	25.40%	36,471	27.69%
2-Person Households	1,112	33.02%	14,077	31.45%	40,534	30.77%
3-Person Households	603	17.90%	7,725	17.26%	22,210	16.86%
4-Person Households	530	15.74%	6,879	15.37%	18,879	14.33%
5-Person Households	245	7.27%	3,162	7.06%	8,747	6.64%
6-Person Households	86	2.55%	1,122	2.51%	3,206	2.43%
7 or more Person Households	32	0.95%	421	0.94%	1,681	1.28%
2022 Average Household Size	2.60		2.60		2.50	
Households						
2027 Projection	3,510		46,077		135,806	
2022 Estimate	3,461		45,522		134,115	
2010 Census	3,368		44,756		131,727	
Growth 2022 - 2027	1.42%		1.22%		1.26%	
Growth 2010 - 2022	2.76%		1.71%		1.81%	

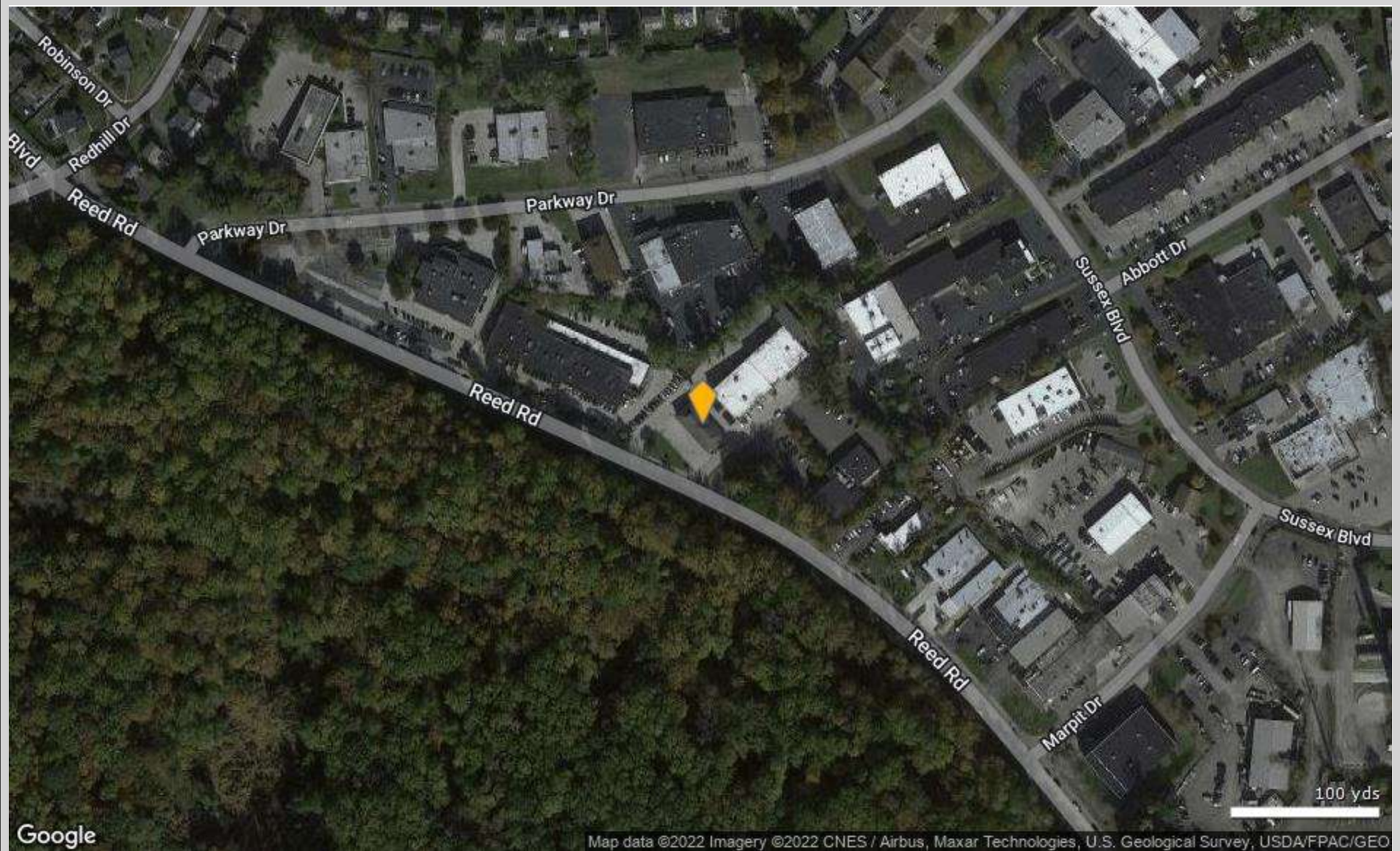
Demographic Detail Report

388 Reed Rd, Broomall, PA 19008					
Radius	1 Mile		3 Mile		5 Mile
2022 Households by HH Income	3,462		45,521		134,114
<\$25,000	300	8.67%	4,114	9.04%	17,841 13.30%
\$25,000 - \$50,000	545	15.74%	7,122	15.65%	24,004 17.90%
\$50,000 - \$75,000	439	12.68%	5,846	12.84%	18,787 14.01%
\$75,000 - \$100,000	493	14.24%	5,976	13.13%	16,166 12.05%
\$100,000 - \$125,000	385	11.12%	5,211	11.45%	14,988 11.18%
\$125,000 - \$150,000	356	10.28%	4,123	9.06%	9,491 7.08%
\$150,000 - \$200,000	413	11.93%	5,845	12.84%	13,381 9.98%
\$200,000+	531	15.34%	7,284	16.00%	19,456 14.51%
2022 Avg Household Income	\$122,597		\$124,154		\$112,470
2022 Med Household Income	\$97,666		\$98,754		\$84,936
2022 Occupied Housing	3,461		45,522		134,114
Owner Occupied	2,815	81.33%	36,041	79.17%	95,905 71.51%
Renter Occupied	646	18.67%	9,481	20.83%	38,209 28.49%
2010 Housing Units	3,502		47,195		141,011
1 Unit	2,721	77.70%	38,720	82.04%	106,064 75.22%
2 - 4 Units	221	6.31%	3,062	6.49%	14,049 9.96%
5 - 19 Units	113	3.23%	1,960	4.15%	7,487 5.31%
20+ Units	447	12.76%	3,453	7.32%	13,411 9.51%
2022 Housing Value	2,815		36,040		95,906
<\$100,000	104	3.69%	851	2.36%	8,439 8.80%
\$100,000 - \$200,000	146	5.19%	6,255	17.36%	24,551 25.60%
\$200,000 - \$300,000	665	23.62%	9,704	26.93%	19,943 20.79%
\$300,000 - \$400,000	1,319	46.86%	11,188	31.04%	18,160 18.94%
\$400,000 - \$500,000	450	15.99%	4,553	12.63%	9,536 9.94%
\$500,000 - \$1,000,000	131	4.65%	3,057	8.48%	12,553 13.09%
\$1,000,000+	0	0.00%	432	1.20%	2,724 2.84%
2022 Median Home Value	\$337,339		\$310,815		\$275,028
2022 Housing Units by Yr Built	3,509		47,213		141,115
Built 2010+	132	3.76%	1,452	3.08%	4,045 2.87%
Built 2000 - 2010	6	0.17%	756	1.60%	3,052 2.16%
Built 1990 - 1999	66	1.88%	1,365	2.89%	3,464 2.45%
Built 1980 - 1989	100	2.85%	1,766	3.74%	5,718 4.05%
Built 1970 - 1979	221	6.30%	2,577	5.46%	9,919 7.03%
Built 1960 - 1969	809	23.06%	5,593	11.85%	16,382 11.61%
Built 1950 - 1959	1,425	40.61%	14,992	31.75%	36,638 25.96%
Built <1949	750	21.37%	18,712	39.63%	61,897 43.86%
2022 Median Year Built	1956		1952		1951

388 Reed Rd - Broomall, PA 19008



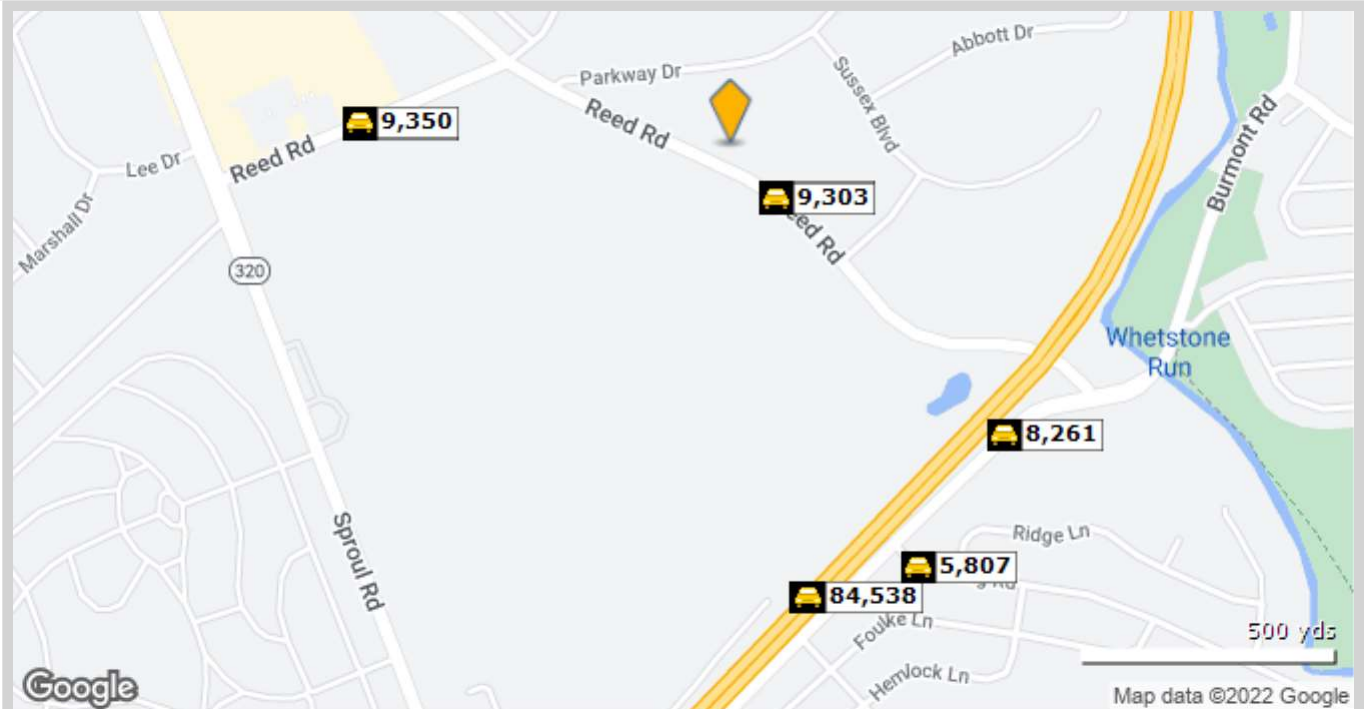
388 Reed Rd - Broomall, PA 19008



Traffic Count Report

388 Reed Rd, Broomall, PA 19008

Building Type:
Class:
RBA:
Typical Floor:
Total Available:
% Leased:
Rent/SF/Yr:



	Street	Cross Street	Cross Str Dist	Count Year	Avg Daily Volume	Volume Type	Miles from Subject Prop
1	Reed Rd	Marpit Dr	0.10 SE	2022	9,219	MPSI	.08
2	Reed Rd	Marpit Dr	0.10 SE	2021	9,274	MPSI	.08
3	Reed Rd	Marpit Dr	0.10 SE	2020	9,303	MPSI	.08
4	Reed Rd	Sproul Rd	0.17 SW	2020	9,447	MPSI	.42
5	Reed Rd	Sproul Rd	0.17 SW	2022	9,350	MPSI	.42
6	Eagle Rd	W Rolling Rd	0.18 SW	2022	8,347	MPSI	.45
7	Eagle Road	W Rolling Rd	0.18 SW	2020	8,261	MPSI	.45
8	I- 476	Reed Rd	0.39 NE	2022	83,883	MPSI	.52
9	I- 476	Reed Rd	0.39 NE	2020	84,538	MPSI	.52
10	W Rolling Rd	Eagle Rd	0.04 NW	2022	5,807	MPSI	.52