

# 616-28 S. BROAD STREET

S. BROAD STREET & BAINBRIDGE STREET (NWC)  
PHILADELPHIA, PA



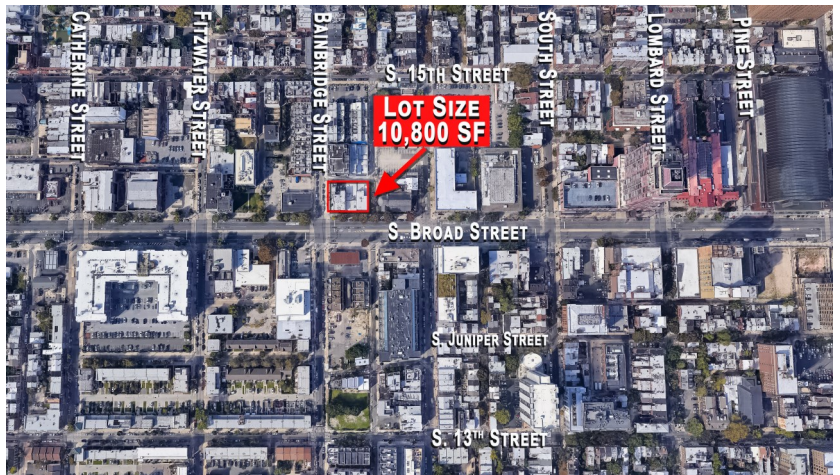
## MIXED-USE DEVELOPMENT SITE

### LOCATION

616-28 S. Broad Street  
S. Broad Street & Bainbridge Street (NWC)  
10,800 SF Lot Size +/-

### PROPERTY HIGHLIGHTS

- Redevelopment Opportunity
- Zoned CMX-4
- Income Producing Property
- Two 3 Story Buildings - 19,500 SF +/-
- Existing Building at High Profile Location
- Retail Units, Office & Residential Units
- Public Transportation to the Doorstep
- Excellent Pedestrian & Vehicular Traffic
- Close to Major Highways I676 & I76, Center City Business District, Easily Accessible by many SEPTA Bus Routes



### PLEASE CONTACT:

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**EUSREALTY**  
ASSOCIATES, INC.  
A Full Service Real Estate Company

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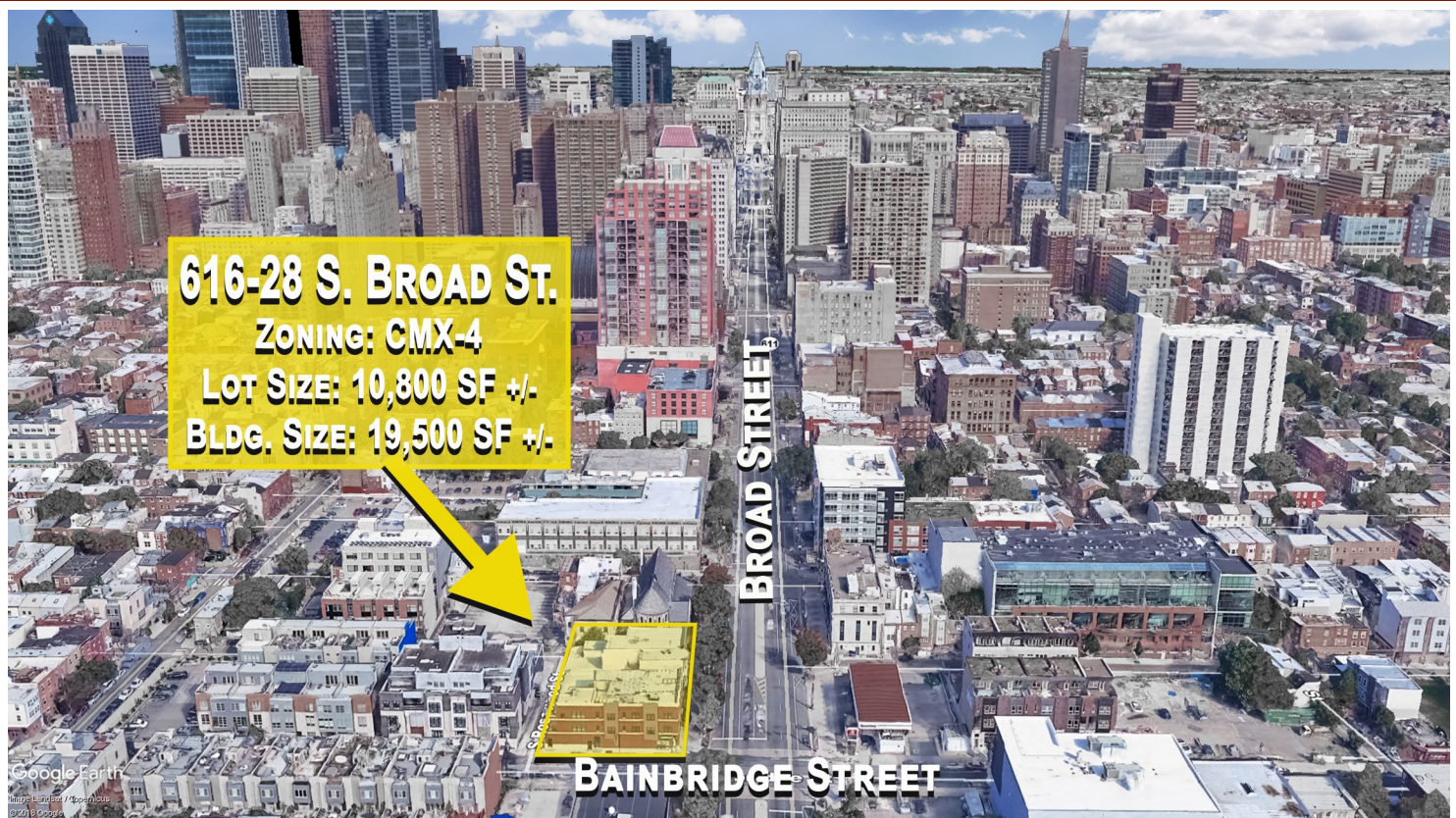
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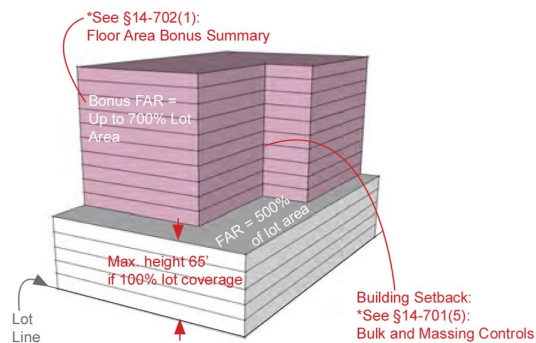
## ZONING CMX-4

Description: Center City commercial mixed use

**Uses permitted as of right:** Household Living; Group Living; Recreation; Day Care; Educational Facilities; Fraternal Organization; Hospital; Libraries and Cultural Exhibits; Religious Assembly; Safety Services; Transit Station; Utilities and Services; Basic; Wireless Service Facility; Office; Building Supplies and Equipment; Consumer Goods (except Drug Paraphernalia and Guns); Food, Beverages, and Groceries; Pets and Pet Supplies; Sundries, Pharmaceuticals, and Convenient Sales; Wearing Apparel and Accessories; Animal Services; Assembly and Entertainment (except Amusement Arcade, Casino, and Pool or Billiards Room); Building Services; Business Support; Prepared Food Shop; Take-Out Restaurant; Sit Down Restaurant; Financial Services (except Personal Credit Establishments); Funeral and Mortuary Services; Maintenance and Repair of Consumer Goods; Non-Accessory Underground Parking; Personal Services (except Body Art Services); Radio, Television, and Recording Services; Visitor Accommodations; Personal Vehicle Repair and Maintenance; Personal Vehicle Repair Sales and Rental; Gasoline Station; Vehicle Equipment and Supplies Sales and Rental; Moving and Storage Facilities; Artist Studios and Artisan Industrial; Research and Development; Community Garden

**Uses requiring special exception approval:** Non-Accessory Above-ground Structured Parking

## TYPICAL PLAN/BUILDING FORM



## DIMENSIONAL STANDARDS

Max. Occupied Area	Buildings ≤ 5 stories with 1 or more dwelling units: 90%; Others: 100%
Min. Front Yard Depth	NA
Min. Side Yard Width	If used buildings ≤ 4 stories with 3 or fewer dwelling units: 5'; Others: 8'
Max. FAR	500%; up to 700% with bonuses

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