

1118-20 S. BROAD STREET PHILADELPHIA, PA

SPECIAL INTRODUCTORY RATE*

SINGLE TENANT LEASE OPPORTUNITY

- SIX MONTHS FREE BASE RENT
- YEAR 1: \$10 PSF, TRIPLE NET

** (New Tenant Promotion is Subject to Set Terms and Conditions)*

LOCATION

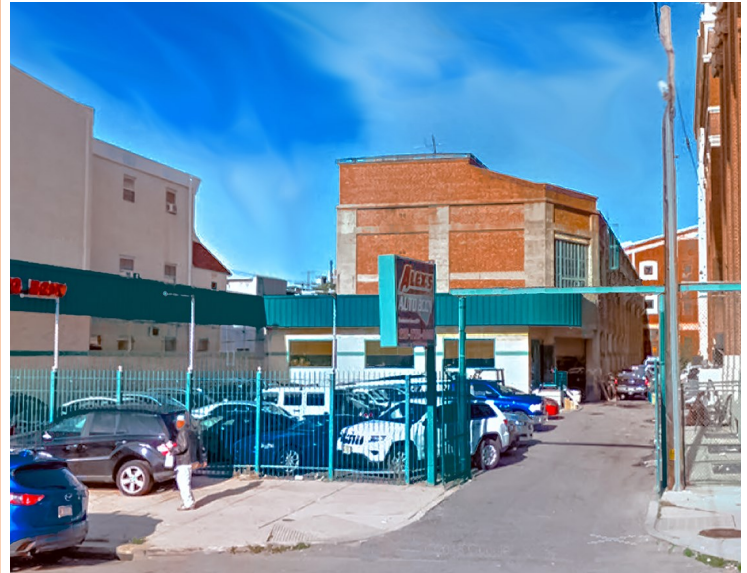
1118-20 S. Broad Street
Philadelphia, PA

PROPERTY HIGHLIGHTS

- Located within the Opportunity Zone
- Lot Size: 16,273 +/- SF, Fronts both Broad Street & 15th Street
- Two Story Building 24,332 +/- SF
- Fenced-In Parking Lot
- Excellent Vehicular Traffic
- Broad Street 19,888 VPD
- Freight Elevator
- Close to Major Highways, Accessible by many SEPTA Bus Routes & Subway
- Zoned: I-2
- Taxes: 2023 \$32,131.00

Brandon Blue
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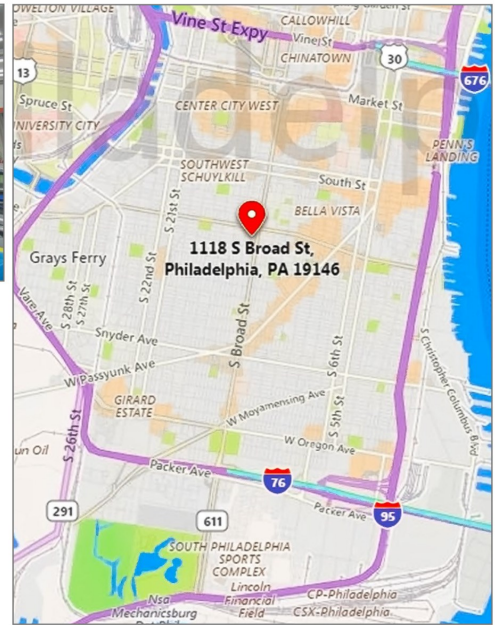


120-124 E. Lancaster Avenue - Suite 101 - Ardmore - PA - 19003

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POPULATION	1 MILE	2 MILE	3 MILE
2018 TOTAL POPULATION:	112,869	256,560	403,885
2023 POPULATION:	114,667	261,554	411,969
HOUSEHOLDS			
2018 TOTAL HOUSEHOLDS:	54,486	119,780	177,237
HH GROWTH 2018-2023:	1.61%	2.14%	2.12%
MEDIAN HOUSEHOLD INC:	\$62,286	\$60,321	\$52,839

PLEASE CONTACT:

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