

# 1118 - 20 S. BROAD STREET

PHILADELPHIA, PA 19146



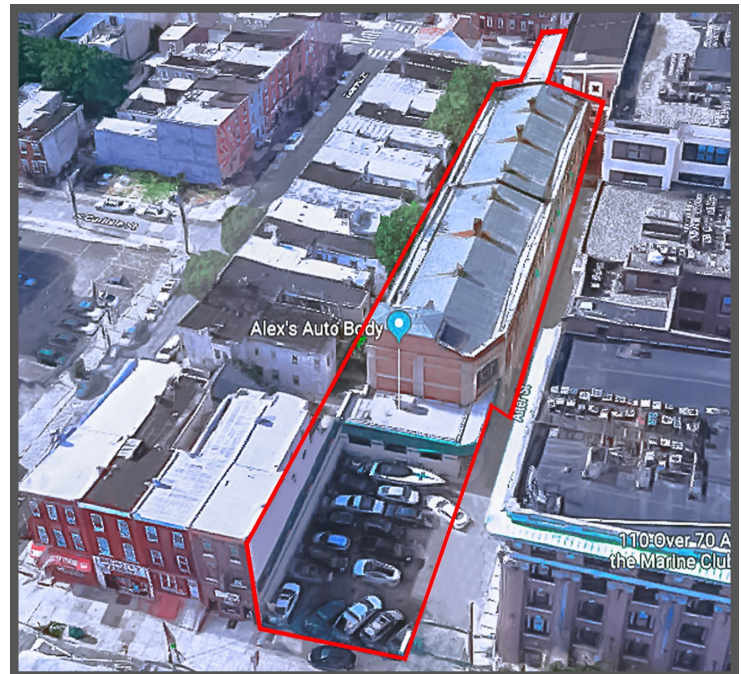
## AVAILABLE

### LOCATION

1118 - 20 S. Broad Street  
Philadelphia, PA

### PROPERTY HIGHLIGHTS

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



### PLEASE CONTACT:

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**Brandon Blue**  
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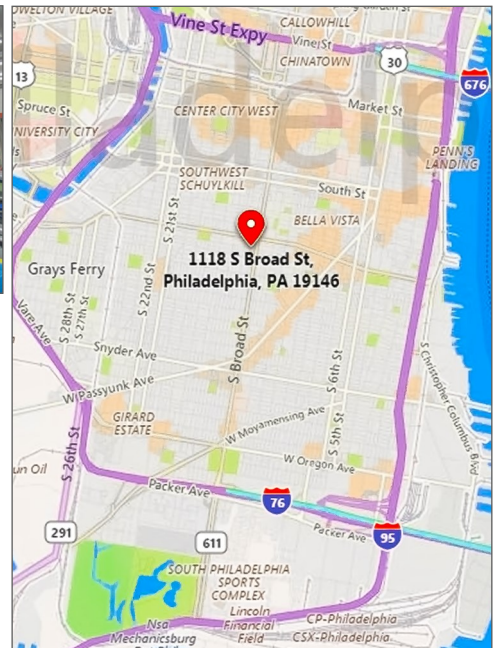
**USREALTY**  
ASSOCIATES, INC.  
A Full Service Real Estate Company

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

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

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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

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