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· MAIN LINE ·

Each Office Is Independently Owned and Operated

McCann
COMMERCIAL

RETAIL PROPERTY FOR LEASE

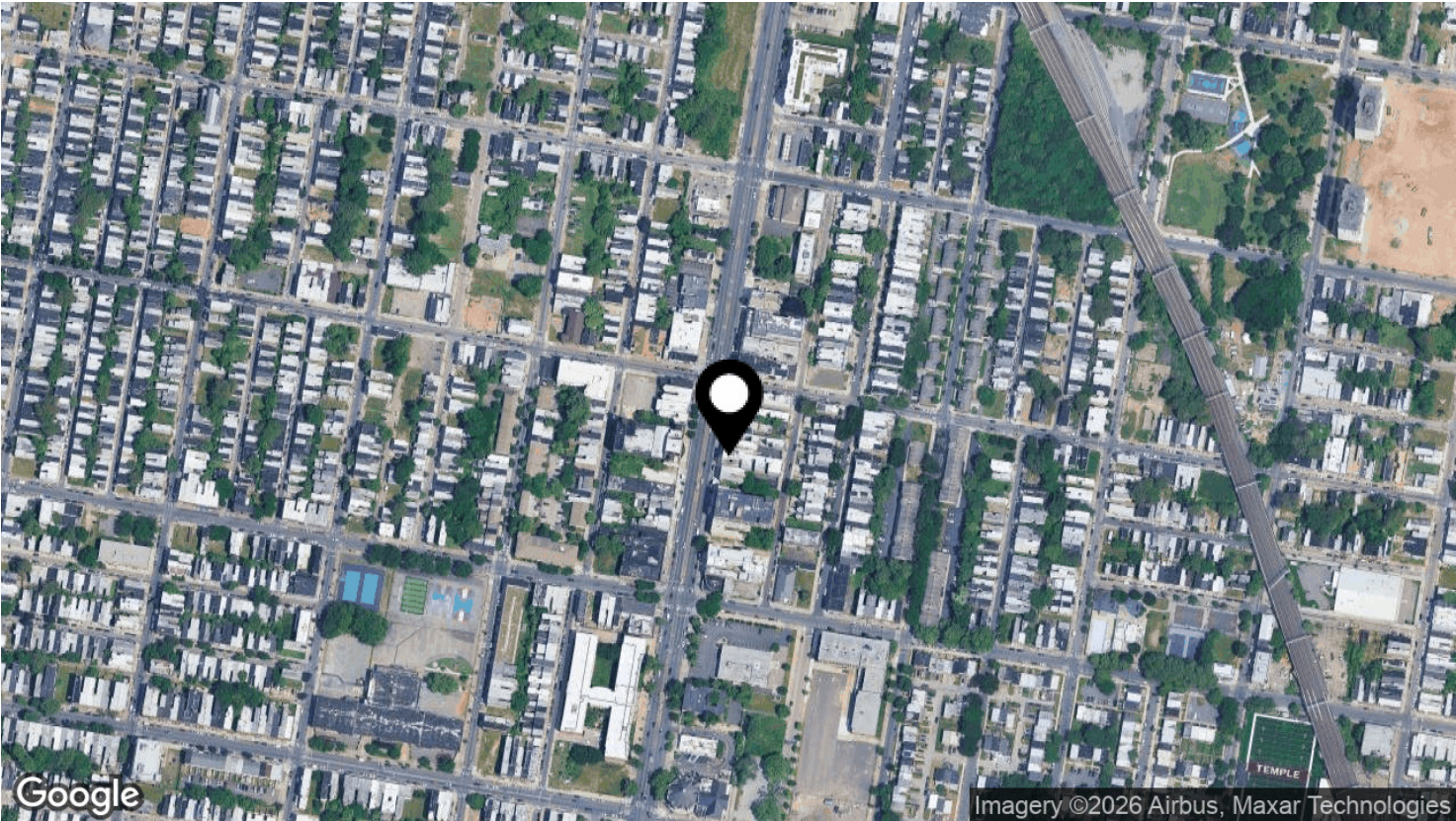
2235 N BROAD ST

Philadelphia, PA 19132

PROPERTY SUMMARY

2235 N Broad St | Philadelphia

RETAIL PROPERTY FOR LEASE



PROPERTY DESCRIPTION

Introducing an exceptional leasing opportunity at 2235 N Broad St, Philadelphia. This prime office location offers a versatile space with expansive windows that flood the interior with natural light, creating a welcoming and vibrant atmosphere. With a spacious layout and modern amenities, this property provides a blank canvas for your business vision. Boasting high visibility and easy access, it's perfectly positioned to attract foot traffic and drive business growth. Don't miss out on the chance to make this coveted address the home of your next office venture.

LOCATION DESCRIPTION

Discover the dynamic energy of North Broad Street in Philadelphia, a bustling thoroughfare renowned for its diverse retail and dining scene. The area is home to iconic landmarks such as the Temple University campus, the iconic Met Philadelphia concert venue, and the vibrant culture of the Avenue of the Arts. With a rich tapestry of shops, restaurants, and entertainment options, this neighborhood offers an exciting opportunity for retail and street retail tenants to join a thriving commercial community. Positioned within close proximity to major transportation hubs and surrounded by a growing residential population, the location presents an ideal environment for businesses seeking high visibility and foot traffic.

OFFERING SUMMARY

Lease Rate:	\$3,500 /mn + (NNN)
Available SF:	1,966 SF
Lot Size:	5,436 SF
Building Size:	23,200 SF

DEMOGRAPHICS	0.25 MILES	0.5 MILES	1 MILE
Total Households	1,235	5,727	23,846
Total Population	3,780	16,546	64,317
Average HH Income	\$67,381	\$52,009	\$49,059

PHOTOS

2235 N Broad St | Philadelphia

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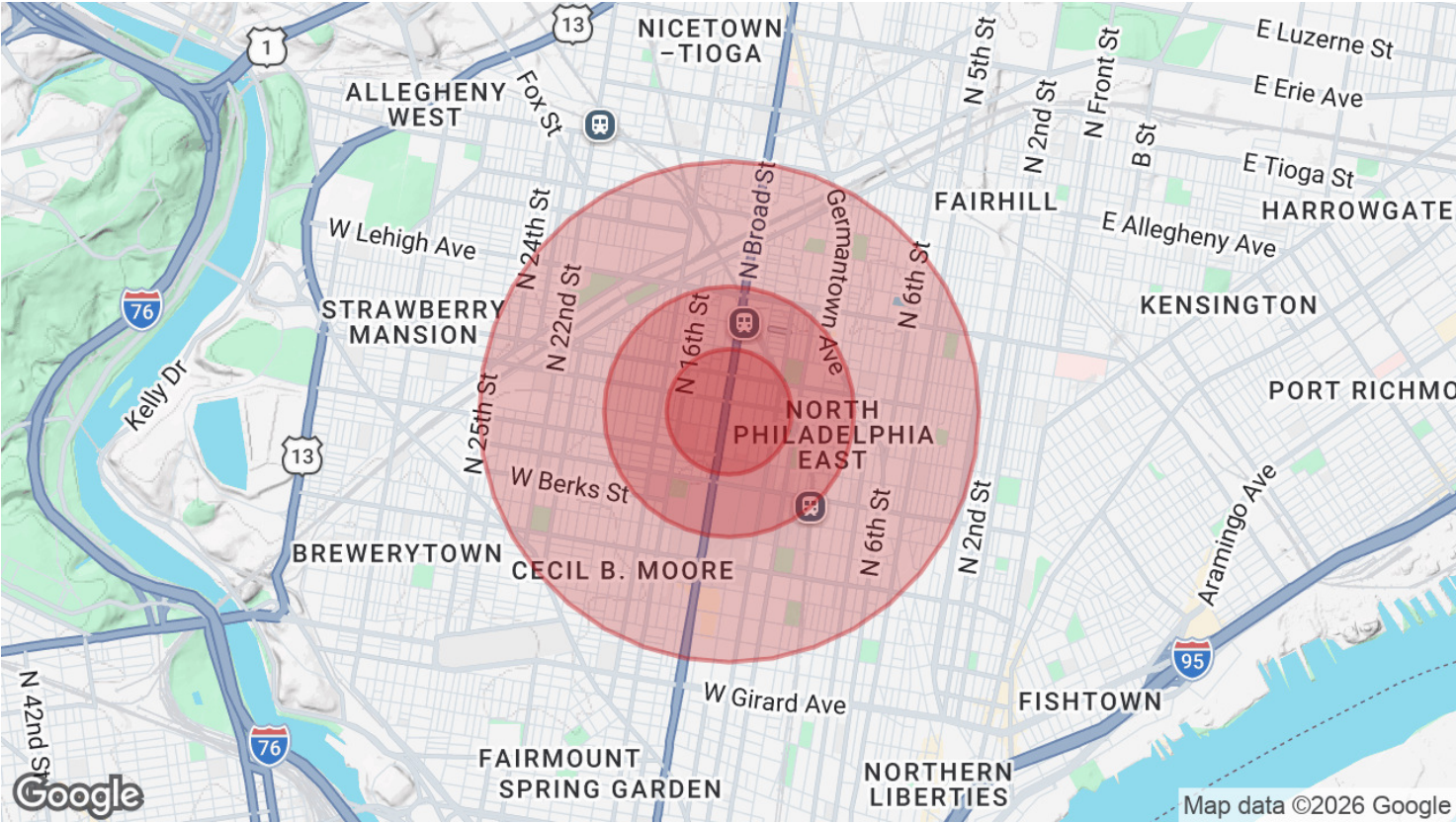
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DEMOGRAPHICS MAP & REPORT

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POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	3,780	16,546	64,317
Average Age	28.8	30.1	30.6
Average Age (Male)	31.3	29.4	29.4
Average Age (Female)	27.6	31.1	32.8

HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	1,235	5,727	23,846
# of Persons per HH	3.1	2.9	2.7
Average HH Income	\$67,381	\$52,009	\$49,059
Average House Value	\$25,111	\$65,644	\$133,902

2023 American Community Survey (ACS)

2235 N Broad St | Philadelphia

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TEAM DEAL

2235 N Broad St | Philadelphia

RETAIL PROPERTY FOR LEASE



Jennifer Houghton

**Vice President of Retail Leasing and
Pro Coach, McCann Commercial**

M: 215.287.8493 | O: 610.520.0100
6 Coulter Ave 2nd Fl, Ardmore PA 19003
E: Jennifer@McCannTeamCommercial.com

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