



FIVE-LEVEL PARKING GARAGE FOR SALE

513 North 15th Street
Philadelphia, PA 19130

PROPERTY DETAILS

PROPERTY HIGHLIGHTS

- 0.39 AC Lot Size (16,909 SF)
- 4,800 +/- SF Parking Improvement
- Five (5) Parking Levels
- 140 Parking Spaces
135 Automotive
5 Motorcycle
- 141' Frontage to North 15th Street, 120' to Buttonwood Street
- Zoned CMX5 – Center City Core Commercial Mixed-Use (City of Philadelphia)
- \$74,068 Estimated 2026 Taxes
- Positioned just off Spring Garden Street in Center City, this parking lot grants users quick access to surrounding retail, tourist attractions, and various housing developments. Visitors can reach the site either through the Broad & Spring Garden SEPTA Station or I-676.
- **Key Distances:**
 - Spring Garden & 15th Street SEPTA Bus Stop – 0.1 miles
 - Broad & Spring Garden SEPTA Broad Street Line Station – 0.1 miles
 - Pennsylvania Convention Center Barnes Foundation Museum – 0.6 mi
 - I-676 – 0.7 miles
 - City Hall – 0.7 miles
 - Rodin Museum – 0.8 miles
 - Franklin Institute – 0.8 miles
 - Eastern State Penitentiary – 0.9 miles
 - Philadelphia Museum of Art – 1.1 miles
 - I-76 – 1.8 miles
 - I-95 – 1.9 miles
 - Philadelphia International Airport – 9.9 miles



PARKING GARAGE LICENSE

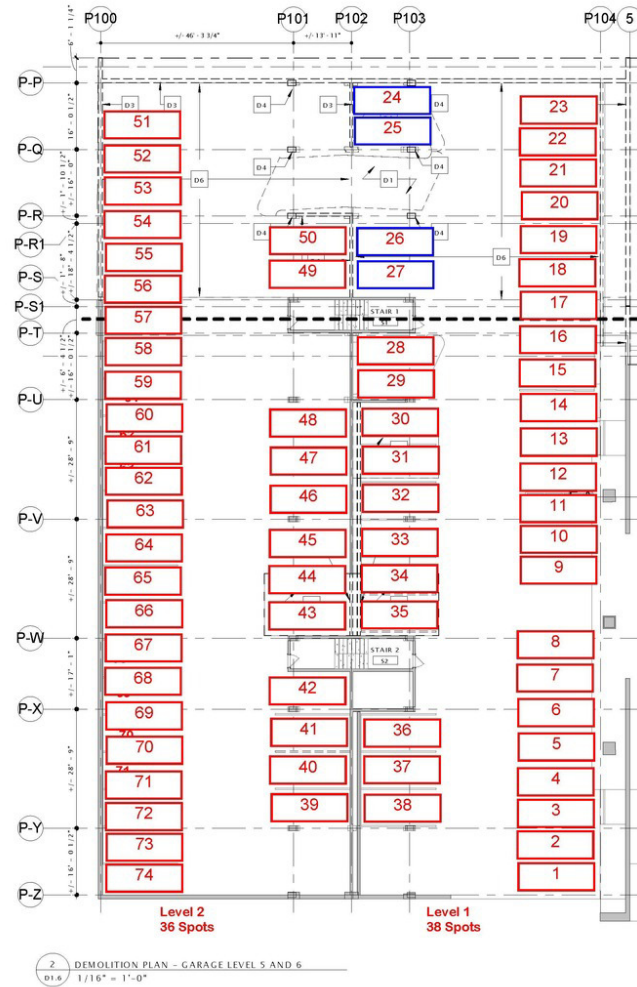
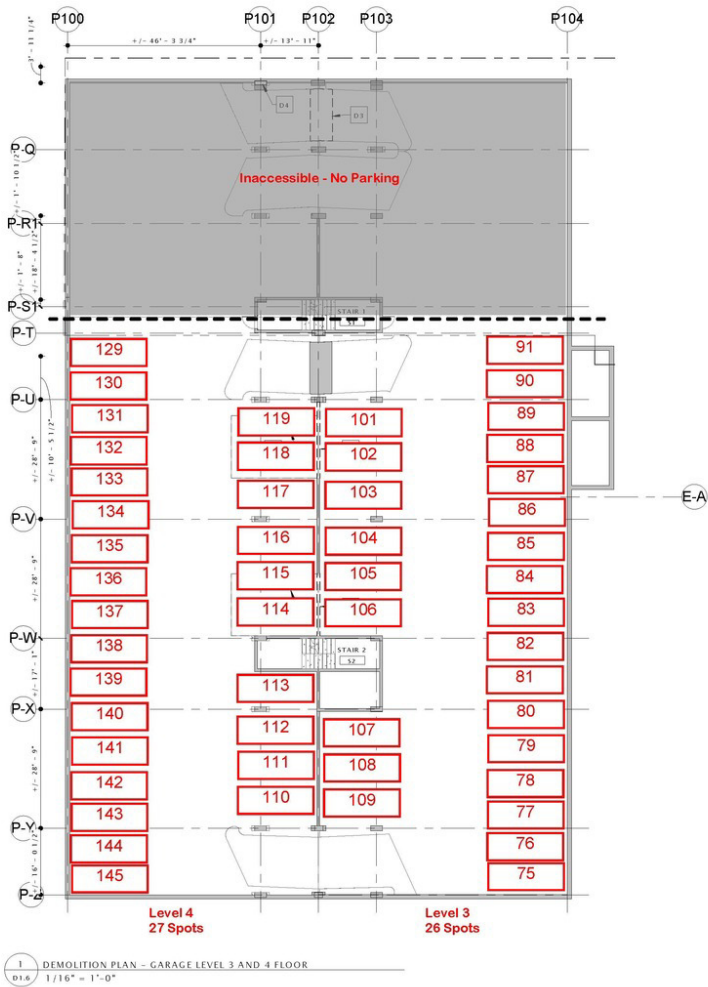
LICENSE DETAILS

- **Commencement Month:**
June 2022
- **Expiration Month:**
May 2027
- **Term:**
Five (5) Years
- **Current Net Operating Income:**
\$396,000.00
- **Parking Users:**
Non-Public

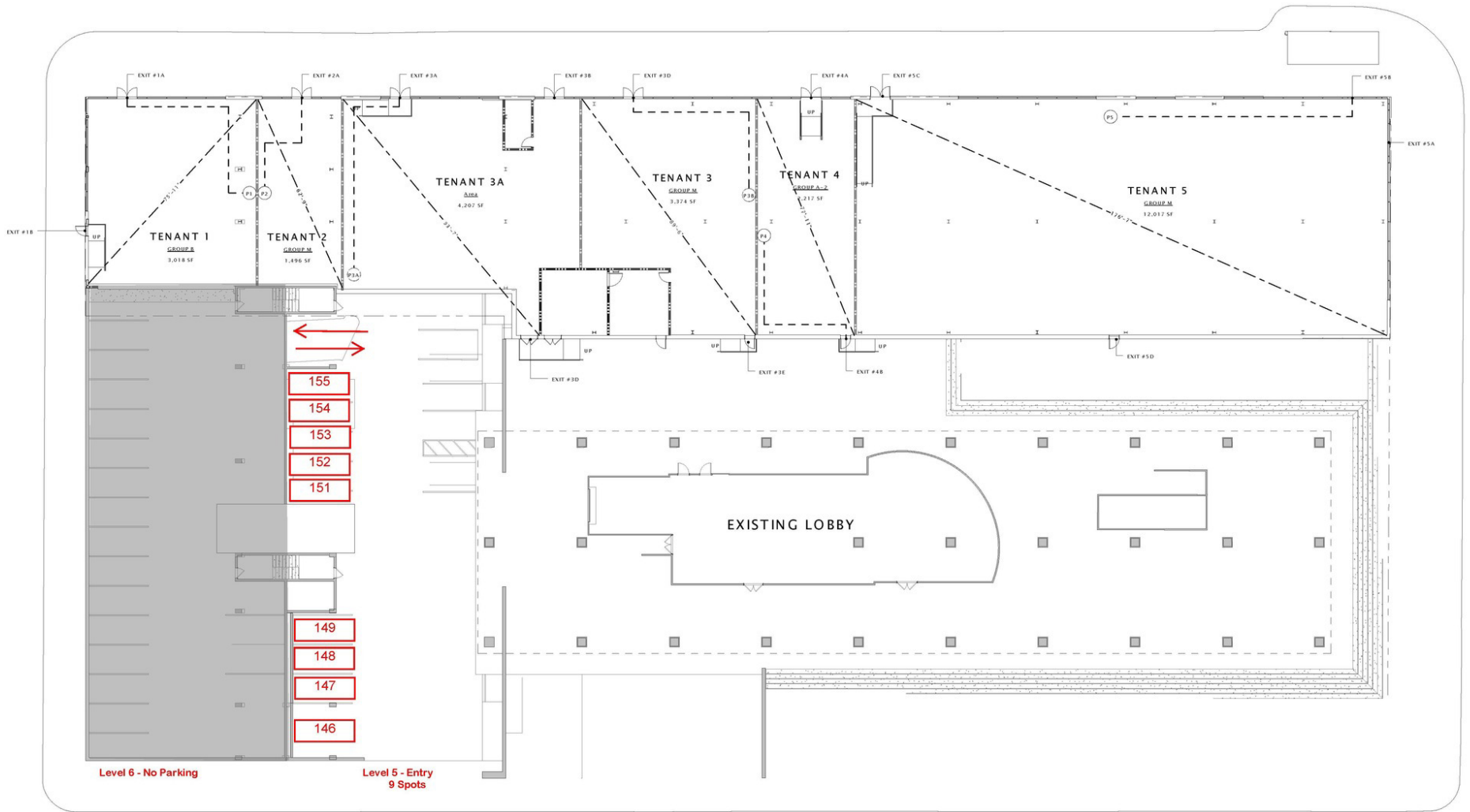
LICENSE FEE

YEAR	DATES	ANNUAL FEE	MONTHLY FEE
Year 1	June 2022 - May 2023	\$252,000.00	\$21,000.00
Year 2	June 2023 - May 2024	\$300,000.00	\$25,000.00
Year 3	June 2024 - May 2025	\$348,000.00	\$29,000.00
Year 4	June 2025 - May 2026	\$396,000.00	\$33,000.00
Year 5	June 2026 - May 2027	\$444,000.00	\$37,000.00

GARAGE MAP

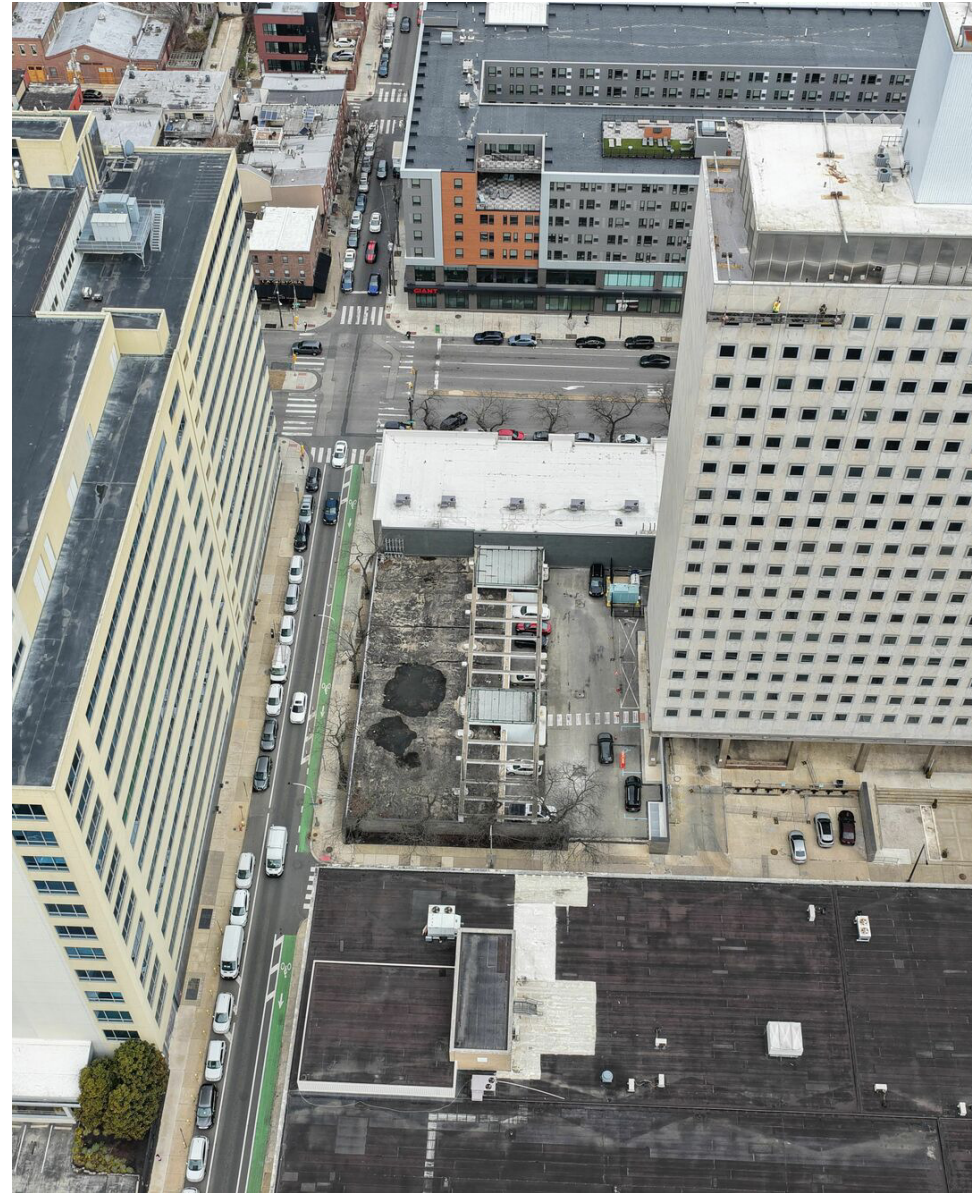


GARAGE MAP

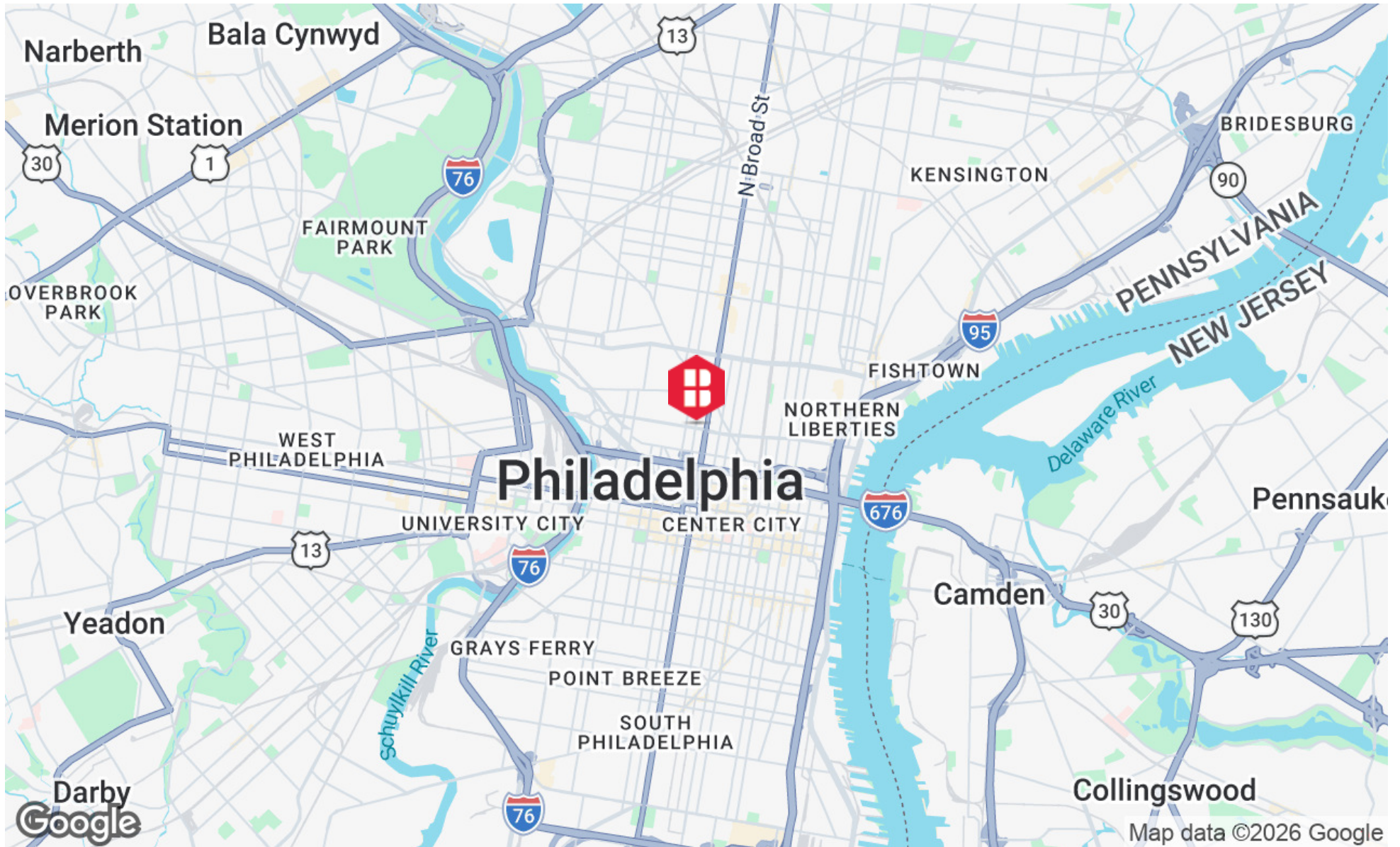


1 GROUND FLOOR LIFE SAFETY PLAN
1/31/07 1/31/07 = 1"=0"

PARKING GARAGE



LOCATION MAP

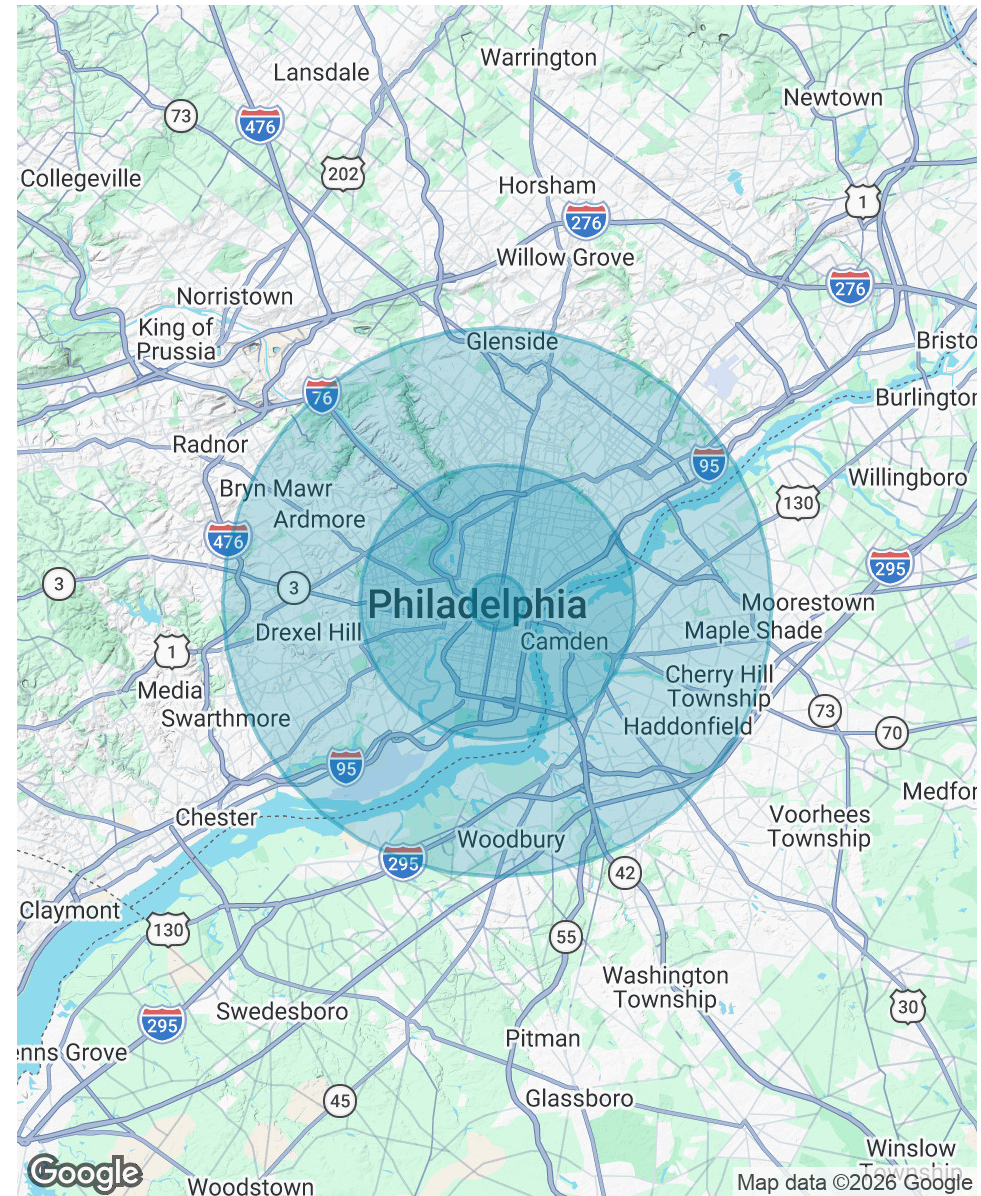


DEMOGRAPHICS MAP & REPORT

POPULATION	1 MILE	5 MILES	10 MILES
Total Population	68,833	986,509	2,234,908
Average Age	37.5	35.2	37.4
Average Age (Male)	36.1	33.9	36.0
Average Age (Female)	37.9	36.7	38.9

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	38,548	425,714	918,947
# of Persons per HH	1.8	2.3	2.4
Average HH Income	\$130,600	\$89,929	\$99,459
Average House Value	\$542,481	\$284,164	\$300,502

2023 American Community Survey (ACS)





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