



RETAIL PROPERTY FOR SALE

4,000 SF on 0.09 Acres

905 North Broad Street

Philadelphia, PA 19123

PROPERTY DETAILS

PROPERTY HIGHLIGHTS

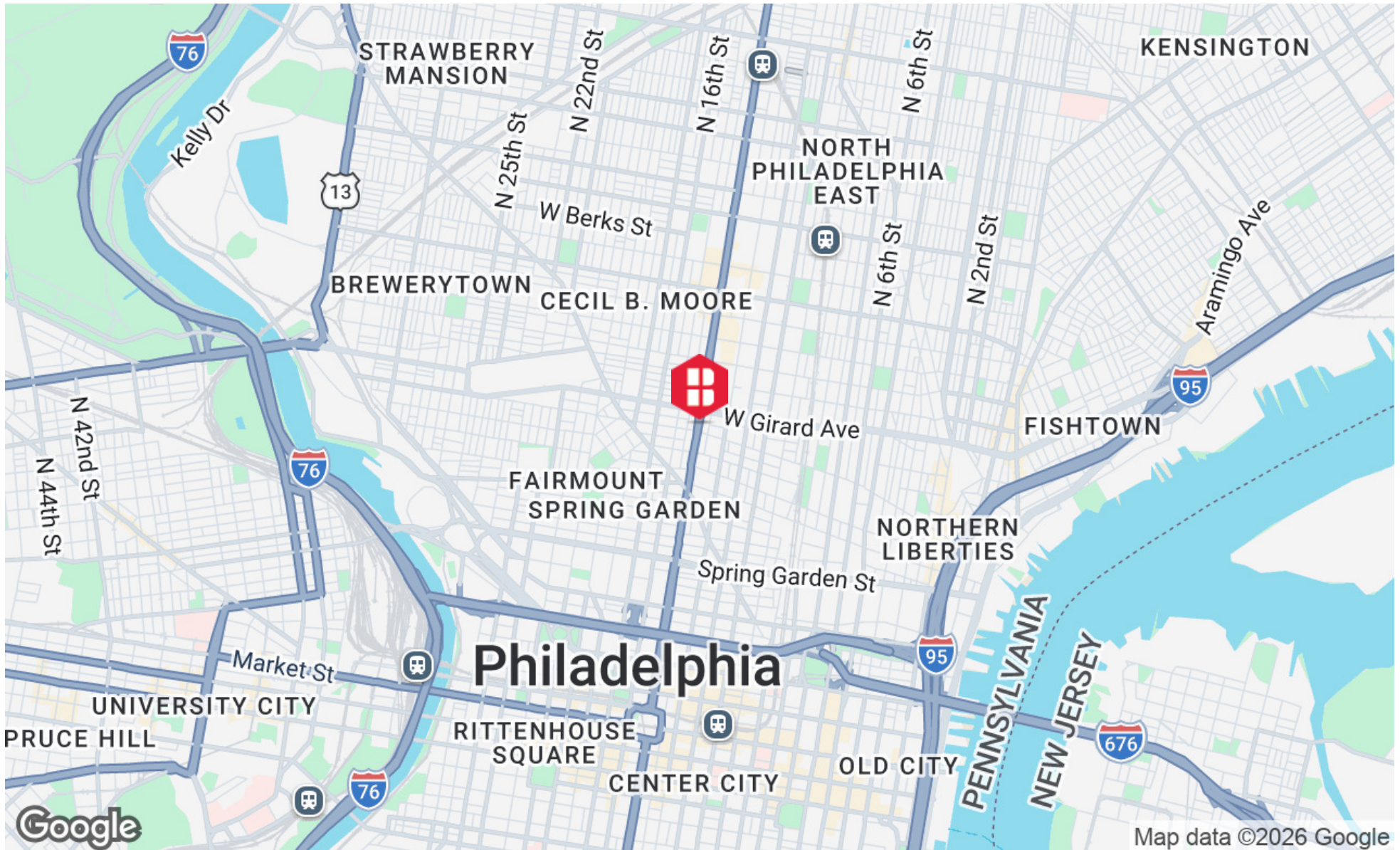
- **Size:**
4,000 SF Retail Building
0.09 AC (4,000 SF) Lot Size
- **Former Use:**
Post Office
- **Estimated Construction Year:**
1920
- **Zoning:**
CMX4 – Center City Commercial Mixed-Use (City of Philadelphia)
- **Frontage:**
25 FT to North Broad Street
25 FT to North Watts Street
- **Estimated 2026 Taxes:**
\$5,739
- **Parcel ID:** 882250121
- **Uses:**
905 N Broad Street offers a 4,000 SF mixed-use commercial asset along the rapidly improving North Broad Street corridor. With CMX-4 zoning and strong frontage, the property is well-suited for NNN tenancy, allowing an investor to minimize expense exposure while capturing upside through lease-up or repositioning.
- **Location:**
With prime frontage on North Broad Street, this street-to-street retail opportunity is positioned near The Met, Divine Lorraine, and the Temple University corridor. This site offers excellent visibility, traffic counts, public transit access, and ongoing surrounding mixed-use development.



ADDITIONAL PHOTOS



LOCATION MAP

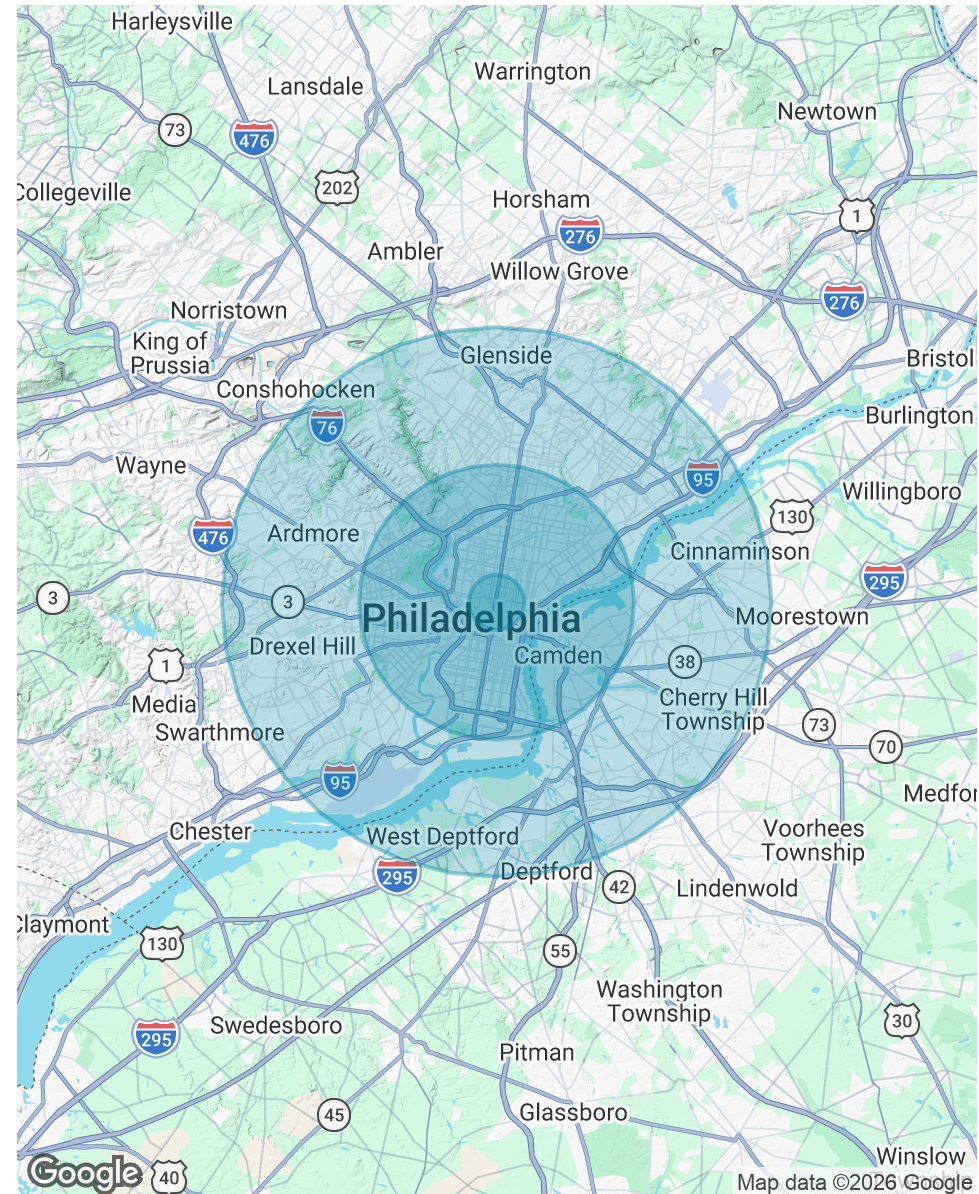


DEMOGRAPHICS MAP & REPORT

POPULATION	1 MILE	5 MILES	10 MILES
Total Population	69,545	1,016,301	2,249,908
Average Age	33.2	35.2	37.4
Average Age (Male)	32.2	33.8	36.1
Average Age (Female)	34.4	36.8	38.9

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	32,743	436,813	925,280
# of Persons per HH	2.1	2.3	2.4
Average HH Income	\$110,037	\$89,597	\$99,813
Average House Value	\$473,712	\$282,023	\$303,321

2023 American Community Survey (ACS)



PRIMARY CONTACTS



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