FOR SALE: DEVELOPMENT OPPORTUNITY

905 & 907-09 North Broad Street

Philadelphia, Pennsylvania

PROPERTY FEATURES

- Two, 2-story buildings on busy major arterial Broad Street
- Significant site on desired /prime block in upcoming West Poplar neighborhood
- Excellent access to transit and abundant amenities
- A chance to invest in this ascending Philadelphia market
- Flourishing and ongoing North Broad Street development – shadowing the Philadelphia Metropolitan Opera House and Divine Lorraine Hotel
- Income producing via existing tenant leases
- Frontage on two streets (Broad & Watts)
- Unlimited development potential
- Superb central location for quick access to I-76, I-676 and I-95

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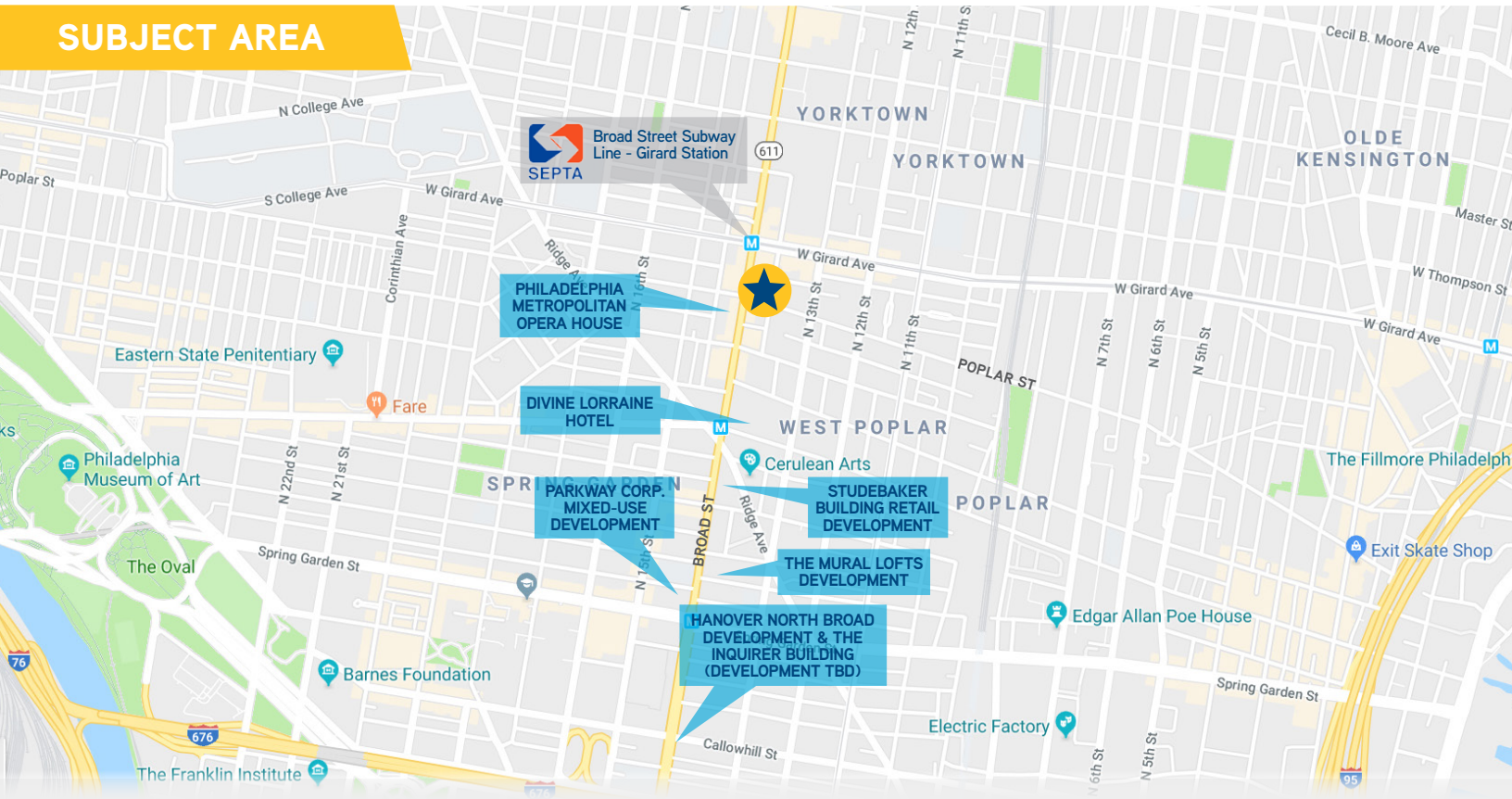
SUBJECT AREA



WALK SCORE:

90
Walker's Paradise

TRANSIT SCORE:

82
Excellent Transit

BIKE SCORE:

81
Very Bikeable

DEMOGRAPHICS

WITHIN 1/2 MILE

15,814 people
6,478 households
$48,310 average HHI
5,975 employees

WITHIN 1 MILE

64,974 people
25,746 households
$68,767 average HHI
37,457 employees

WITHIN 3 MILES

477,468 people
197,198 households
$65,397 average HHI
419,980 employees

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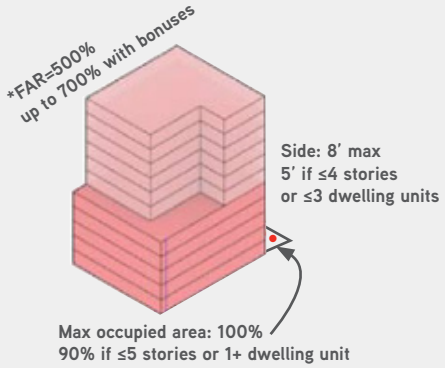
905 & 907-09 North Broad Street, Philadelphia, PA

PARCEL DETAILS

	905 N. BROAD ST	907-09 N. BROAD ST
OPA Account	882250121	883525500
Land	4,000 sf	6,400 sf
Building	4,000 sf	5,400 sf
Zoning	CMX-4	CMX-4
Taxes	$3,703 (2018)	$10,870 (2018)

CMX-4 ZONING



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