

SUPERIOR LOCATION



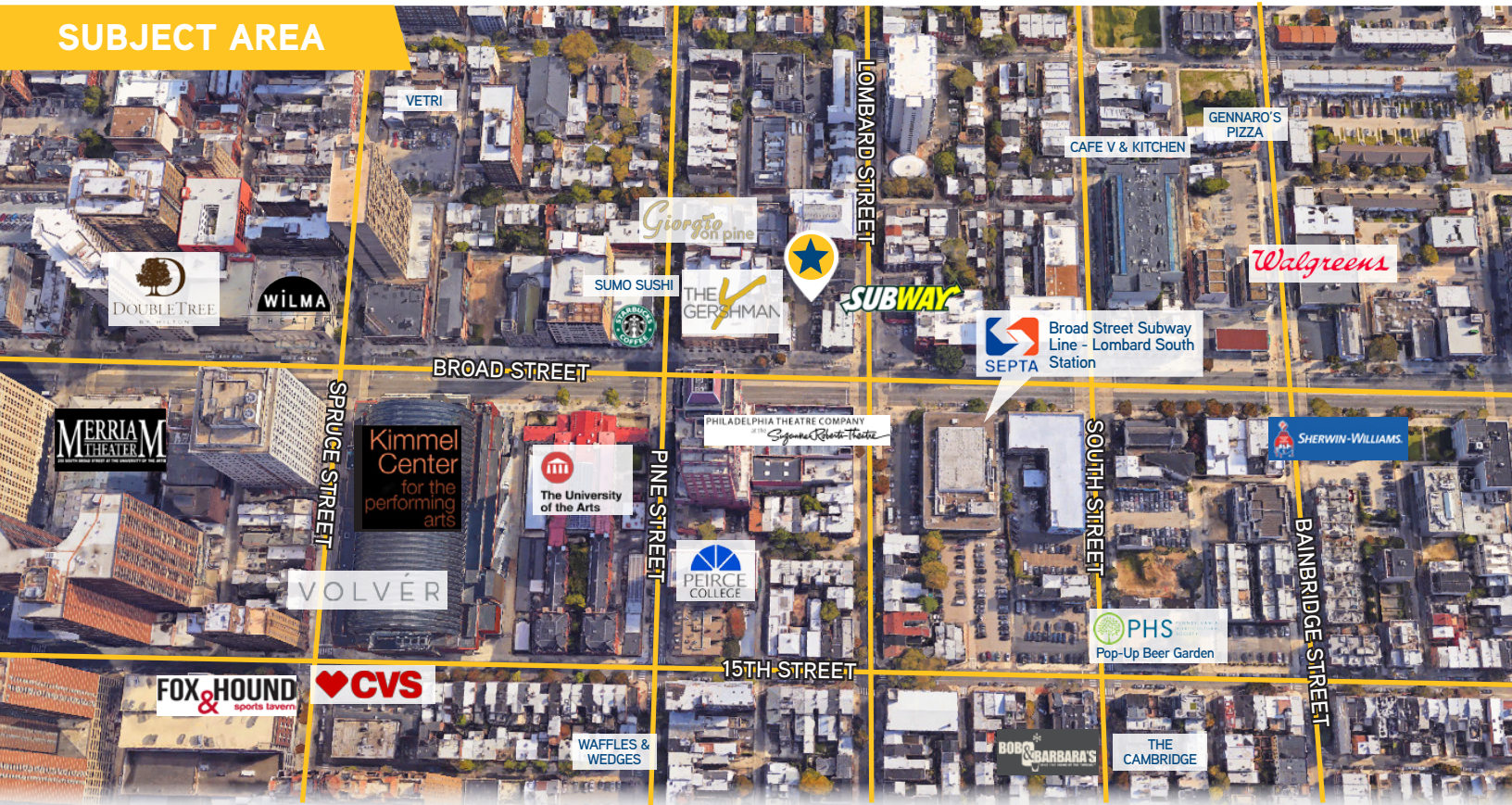
LAND FOR SALE: DEVELOPMENT OPPORTUNITY 417-19 & 421 S. Broad St. & 404-14 S. Watts St.

Philadelphia, Pennsylvania

PROPERTY FEATURES

- › Superior location and opportunity to enter outstanding market
- › Enjoy excellent access to transit and abundant amenities in Center City Philadelphia
- › Significant site on Avenue of the Arts surrounded by renowned performance venues and flourishing business, residential, and retail sectors
- › A chance to invest in ascending Philadelphia CBD market
- › Income producing via short term parking lease
- › Frontage on two streets (Broad and Watts)
- › Unlimited development potential
- › CMX4 zoning
- › Land Use: Commercial Parking Lot

SUBJECT AREA



WALK SCORE:

99

Walker's Paradise

TRANSIT SCORE:

100

Rider's Paradise

BIKE SCORE:

96

Biker's Paradise

DEMOGRAPHICS

WITHIN 1/2 MILE



30,482
people



17,518
households



\$98,587
average HHI



51,022
employees

WITHIN 1 MILE



97,907
people



52,806
households



\$98,154
average HHI



222,526
employees

WITHIN 3 MILES



441,004
people



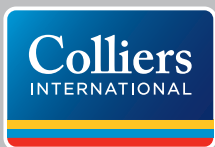
188,742
households



\$71,258
average HHI



420,321
employees

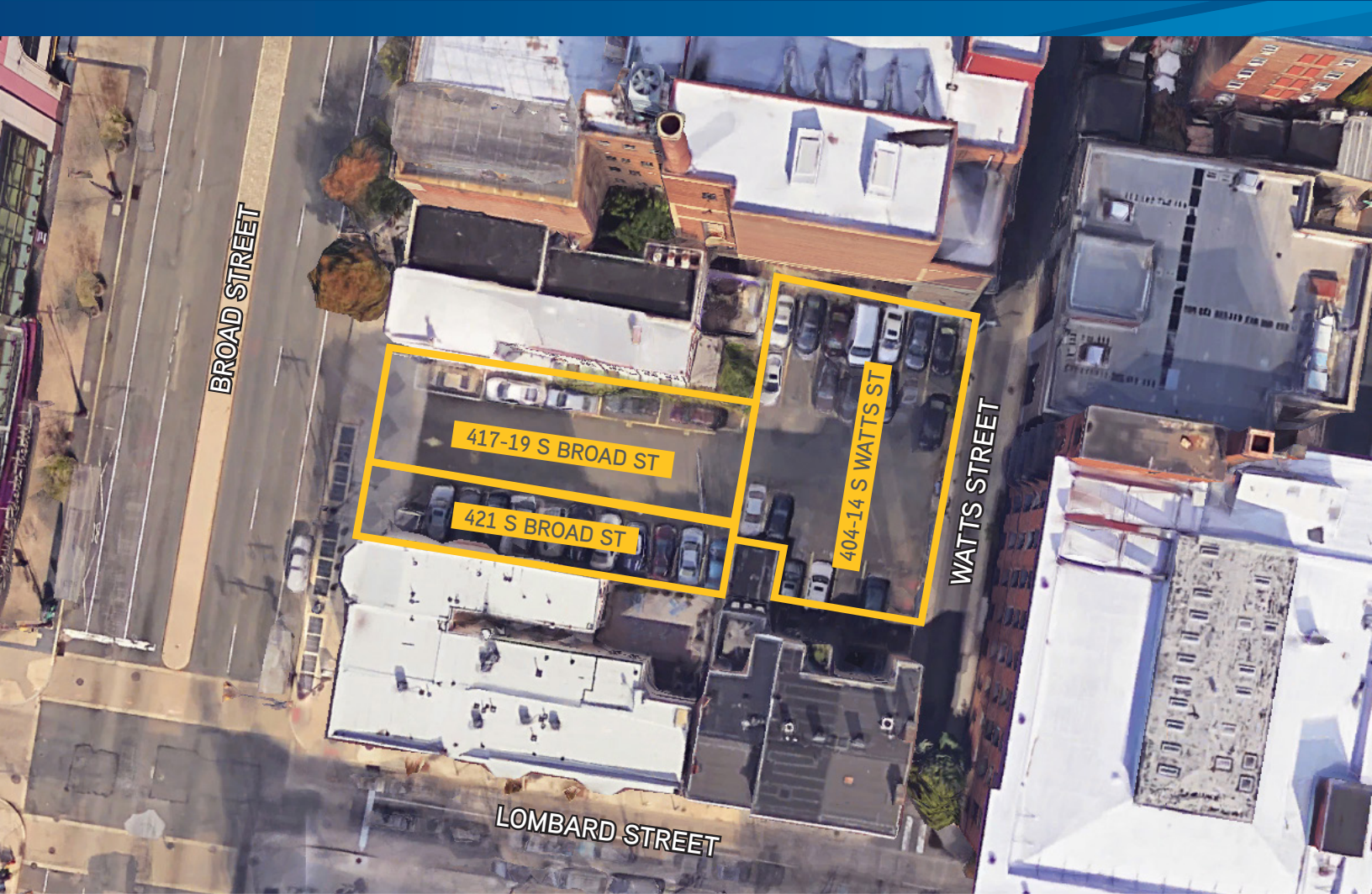


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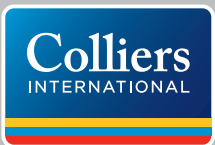
LAND FOR SALE: DEVELOPMENT OPPORTUNITY

417-19 & 421 S. Broad St. & 404-14 S. Watts St., Philadelphia, PA



PARCEL DETAILS

	<u>417-19 S BROAD ST</u>	<u>421 S BROAD ST</u>	<u>404-14 S WATTS ST</u>
OPA Account	885792480	885794140	885792360
Land	3,348 sf	1,592 sf	4,248 sf
Zoning	CMX-4	CMX-4	CMX-4
Taxes	\$13,564	\$5,119	\$17,210



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