

6233 N BROAD STREET

PHILADELPHIA, PA

±4,200 SF AVAILABLE FOR LEASE



property highlights.

- Former daycare with gated outdoor space included
- High visibility on Broad Street with 29,906 VPD
- Over 20,000 households within 1 mile
- Within close proximity to Fern Rock Transportation Center
- Access to ± 30 parking spots



stats.

2019 DEMOGRAPHICS*	0.25 MILES	0.5 MILES	1 MILE
EST. POPULATION	2,990	13,962	54,859
EST. HOUSEHOLDS	1,404	5,957	20,817
EST. AVG. HH INCOME	\$43,652	\$49,141	\$49,909

TRAFFIC COUNT: BROAD STREET 29,906 VPD *ESRI 2019



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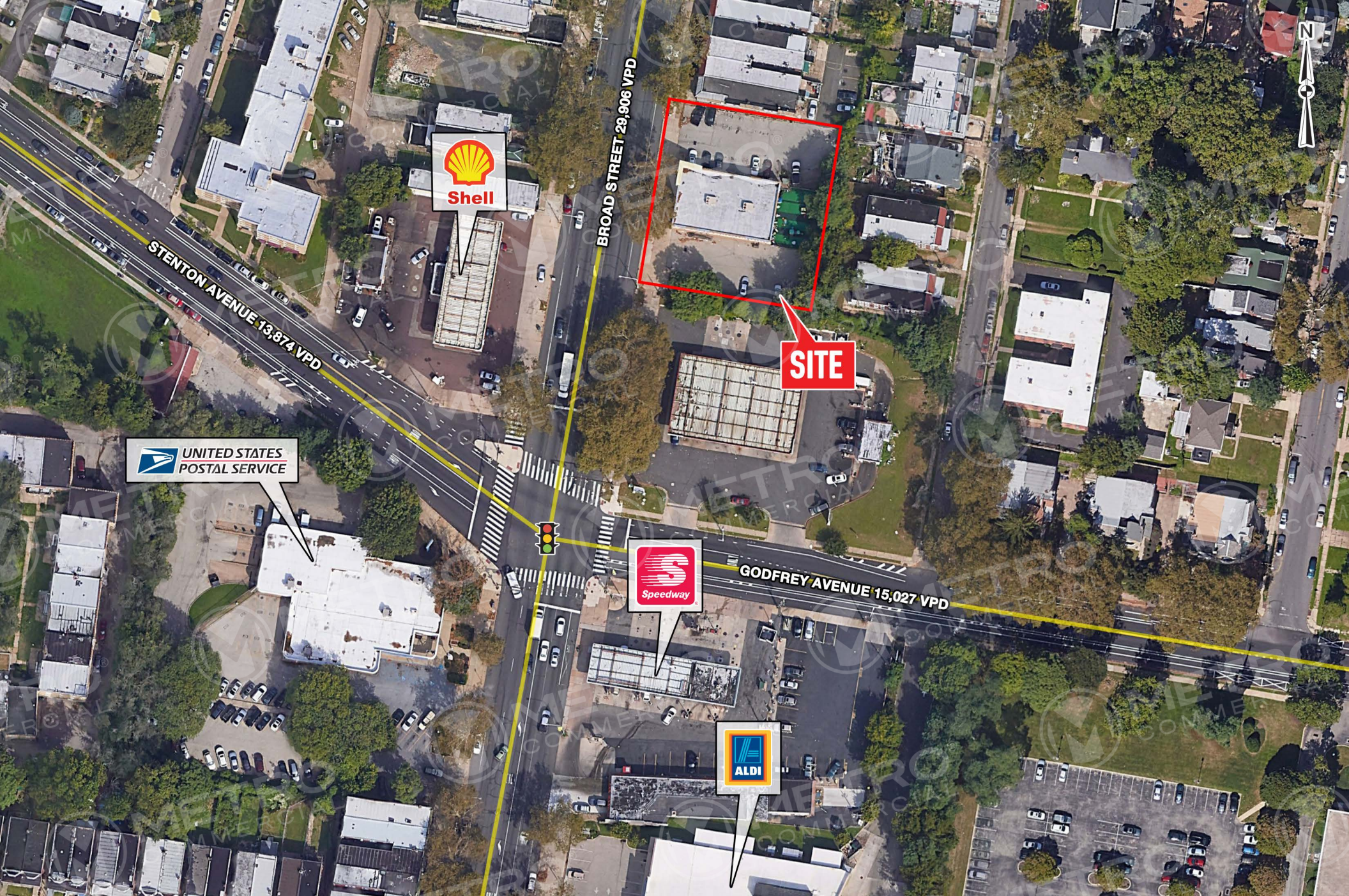
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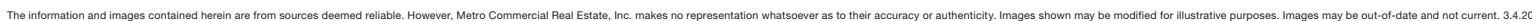
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