

2628-32 NORTH BROAD STREET

PHILADELPHIA, PA

±937 - 1,937 SF AVAILABLE AVAILABLE FOR LEASE



property highlights.

- Walking distance from North Broad Street Station
- High visibility on Broad Street with 35,186 VPD
- Pylon signage available
- Over 63,000 people within 1 mile radius
- Within close proximity to Temple University
- Available onsite parking

stats.

| 2019 DEMOGRAPHICS* | 0.25 MILE | 0.5 MILE | 1 MILE |
|---------------------|-----------|----------|----------|
| EST. POPULATION | 3,785 | 15,045 | 63,317 |
| EST. HOUSEHOLDS | 1,402 | 5,439 | 21,757 |
| EST. AVG. HH INCOME | \$33,949 | \$28,622 | \$28,290 |

NORTH BROAD STREET TRAFFIC COUNT: 35,168 VPD *ESRI 2019



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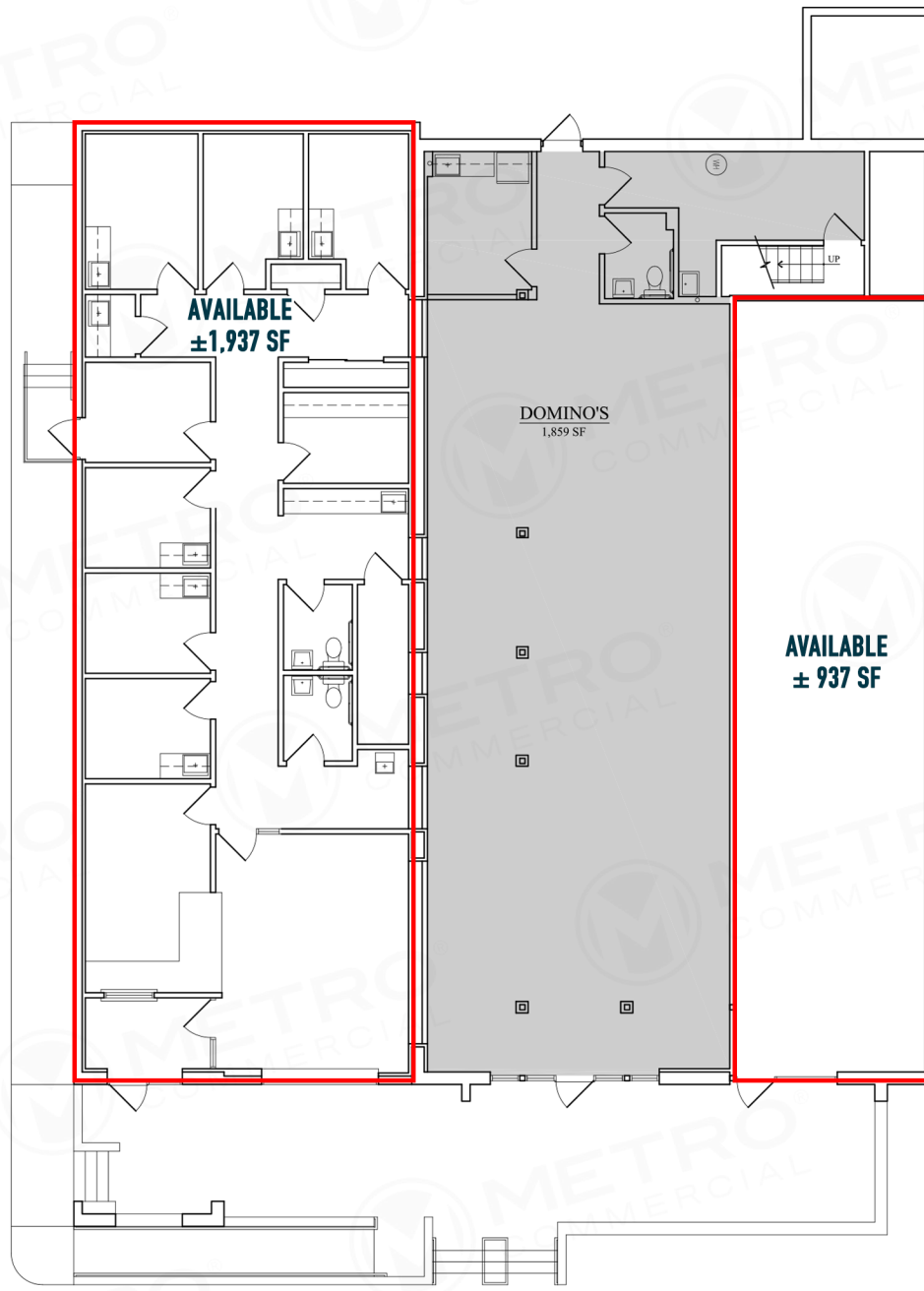
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1 FLOOR PLAN
SCALE: 3/16" = 1'-0"

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2628-32 N. BROAD STREET
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