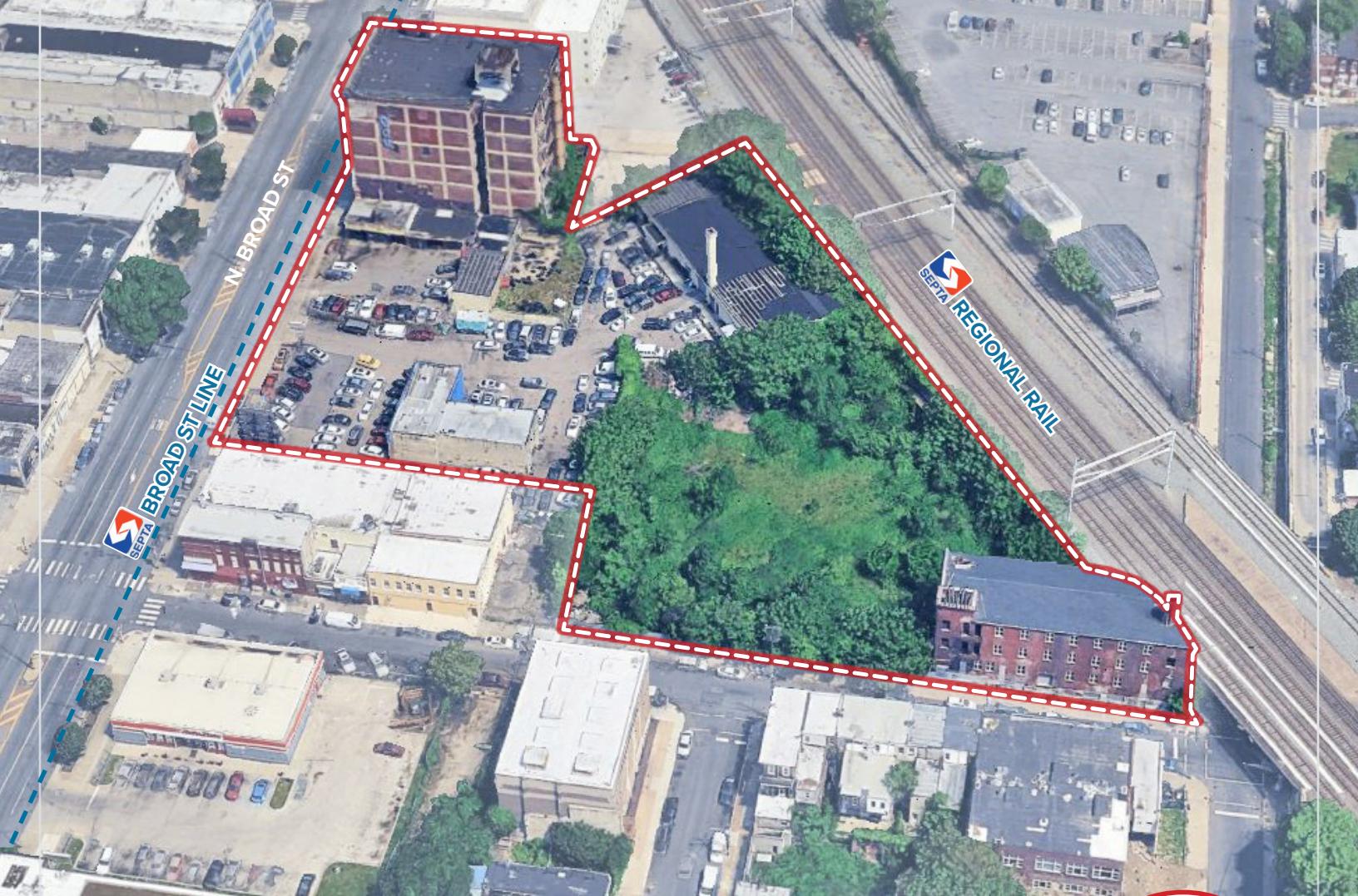


# EXCEPTIONAL REDEVELOPMENT OPPORTUNITY NEAR TEMPLE UNIVERSITY

## 2509-2537 N. BROAD STREET PHILADELPHIA, PENNSYLVANIA



**3.18± ACRES - CMX-3 / I-2 ZONING**

IDEAL FOR STUDENT HOUSING, MULTI-FAMILY, MEDICAL, MIXED USE

### CONTACT

JEFF LICHT, SIOR  
+1 215 396 2900 ext 101  
jeff.licht@naimertz.com

JARED LICHT  
+1 215 396 2900 ext 105  
jared.licht@naimertz.com



**N**AIMertz

# AVAILABLE FOR SALE

2509-2537 N. BROAD STREET PHILADELPHIA, PA

## PROPERTY DETAILS

- 3.18± acres for redevelopment
- Available in entirety or owner will consider subdividing
- Parcel has five (5) existing buildings (97,905± SF)
- Located in a Qualified Opportunity Zone
- Zoning: CMX-3 / I-2 – Commercial Mixed Use / Industrial
- Current approvals in place for 118 residential units

- 430 ft of frontage on N. Broad Street
- 325 ft of frontage on Cumberland Street
- Traffic count on N. Broad Street: 27,981 VPD
- Immediate access to SEPTA N. Broad St station
- Historically preserved tax credits potentially available for portion of site
- Environmental reports/survey available to qualified prospects



**MAJOR TAX  
INCENTIVES  
AVAILABLE**

**QOZ**

**QUALIFIED  
OPPORTUNITY  
ZONE**

2509-2537 N. Broad Street is located within a designated QOZ offering major federal tax incentives for investors.

QOZ sites are eligible for capital gains deferral, reduction, and full tax exclusion on long-term Qualified Opportunity Fund (QOF) investments.

This N. Broad Street property is ideal for Opportunity Fund deployment as it is positioned within a high-potential urban corridor. Factoring in its CMX-3 / I-2 zoning, which permits a wide range of uses, and its proximity to SEPTA and Temple University, 2509-2537 N. Broad Street has tremendous potential for any developer.

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**NAI Mertz**

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**2509-2537 N. BROAD STREET PHILADELPHIA, PA**

**PRIME LOCATION ALONG EMERGING N. BROAD STREET CORRIDOR**



**TEMPLE UNIVERSITY HOSPITAL**  
10,000+ Faculty and Staff  
550,000± Patients Seen Annually



**SEPTA - N. BROAD ST STATION**  
Provides Access to SEPTA's Broad Street Line, and Manayunk/Norristown & Lansdale/Doylestown Regional Rail Lines



**TEMPLE UNIVERSITY**  
30,000+ Total Enrollment  
- 21,747 Undergraduate / 8,258 Graduate / Professional  
7,364 Total Faculty and Staff

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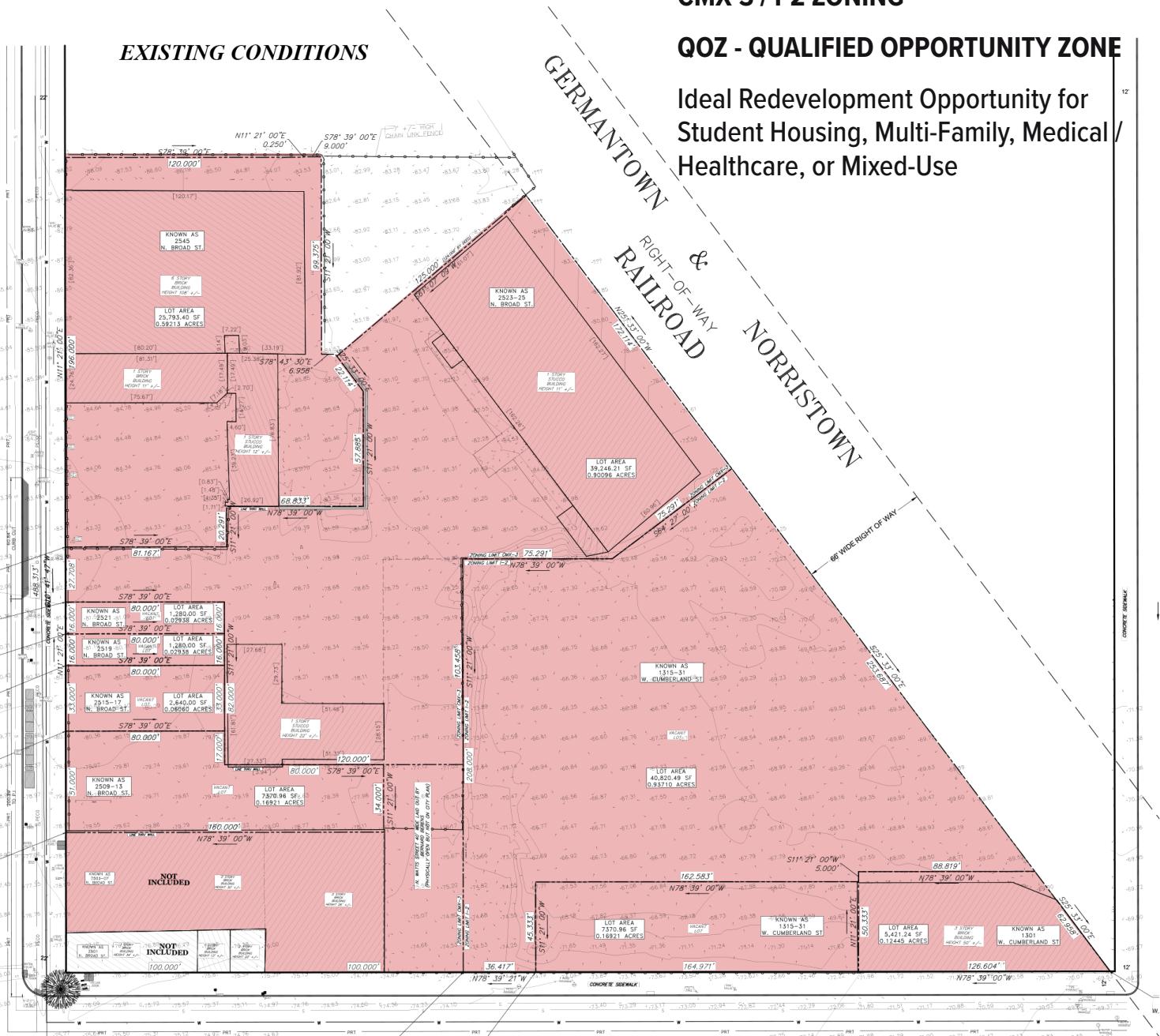
## SITE PLAN

# 3.18± ACRES

## **CMX-3 / I-2 ZONING**

## QOZ - QUALIFIED OPPORTUNITY ZONE

# Ideal Redevelopment Opportunity for Student Housing, Multi-Family, Medical / Healthcare, or Mixed-Use



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JARED LIGHT

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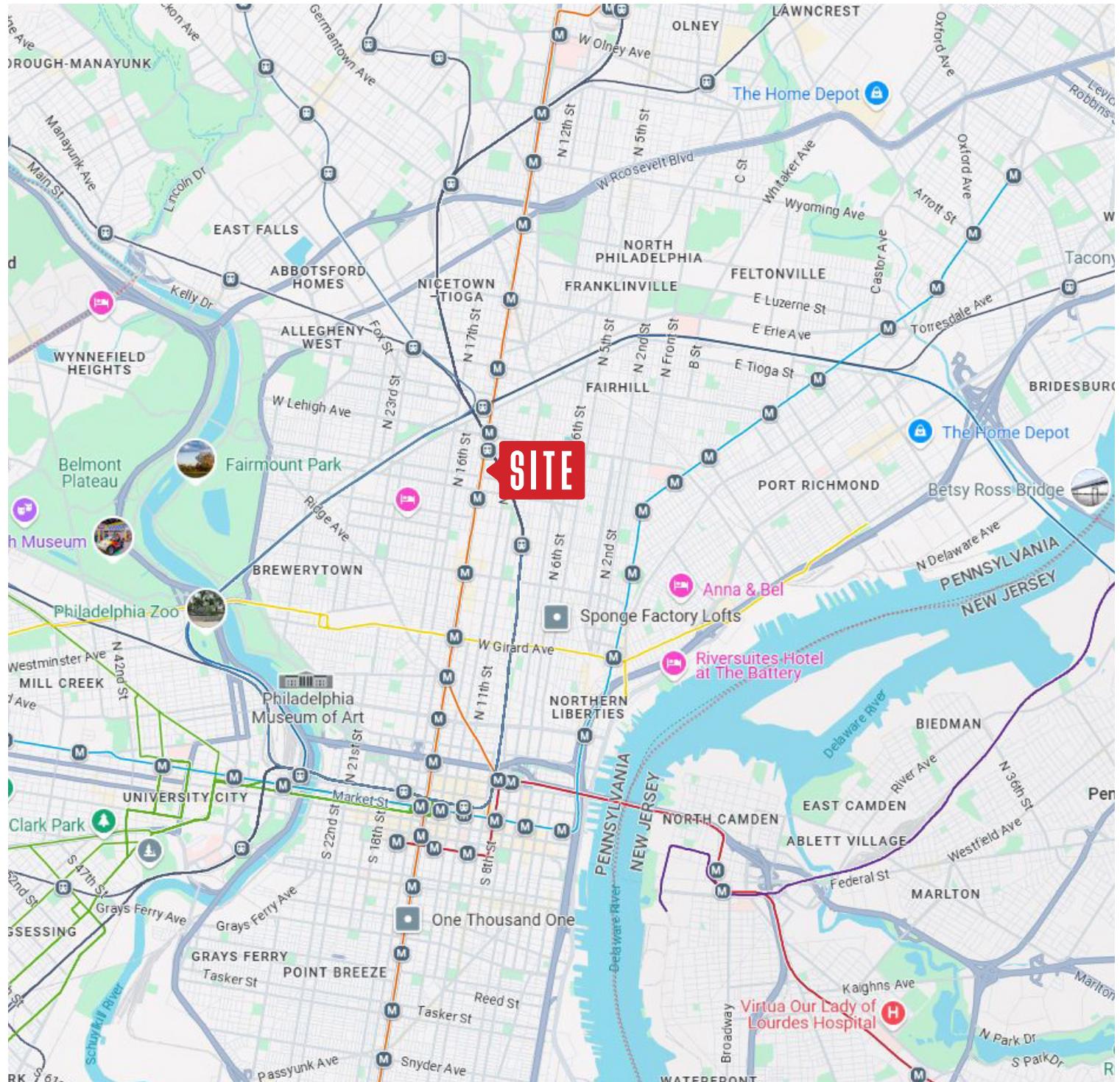
**2509-2537 N. BROAD STREET PHILADELPHIA, PA**

**IDEAL CITY & REGIONAL TRANSIT CONNECTIVITY**

**SITE IS ADJACENT TO SEPTA N. BROAD STREET STATION**

**OFFERING ACCESS TO THE BROAD STREET LINE AND**

**MANAYUNK/NORRISTOWN & LANSDALE/DOYLESTOWN REGIONAL RAIL LINES**



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2509-2537 N. BROAD STREET PHILADELPHIA, PA

## DEMOGRAPHICS

	1 mi	3 mi	5 mi
Total Population	56,271	412,619	1,062,470
Total Households	25,760	191,861	478,547
Persons per Household	2.2	2.2	2.2
Average Household Income	\$28,786	\$59,378	\$64,043
Median Household Income	\$23,966	\$47,586	\$51,563
Average Age	34.2	34.2	34.7
Total Businesses	3,166	29,982	64,884
Total Employees	27,883	297,499	559,506

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**AVAILABLE FOR SALE**

**2509-2537 N. BROAD STREET PHILADELPHIA, PA**

**LOCATION INFORMATION**



Located in the heart of the rapidly developing North Broad St corridor section of Philadelphia. Immediate access to Broad Street. Nearby access to Temple University & Roosevelt Blvd.

**3± MILES TO CENTER CITY PHILA | 13± MILES TO PHILADELPHIA INT'L AIRPORT**

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