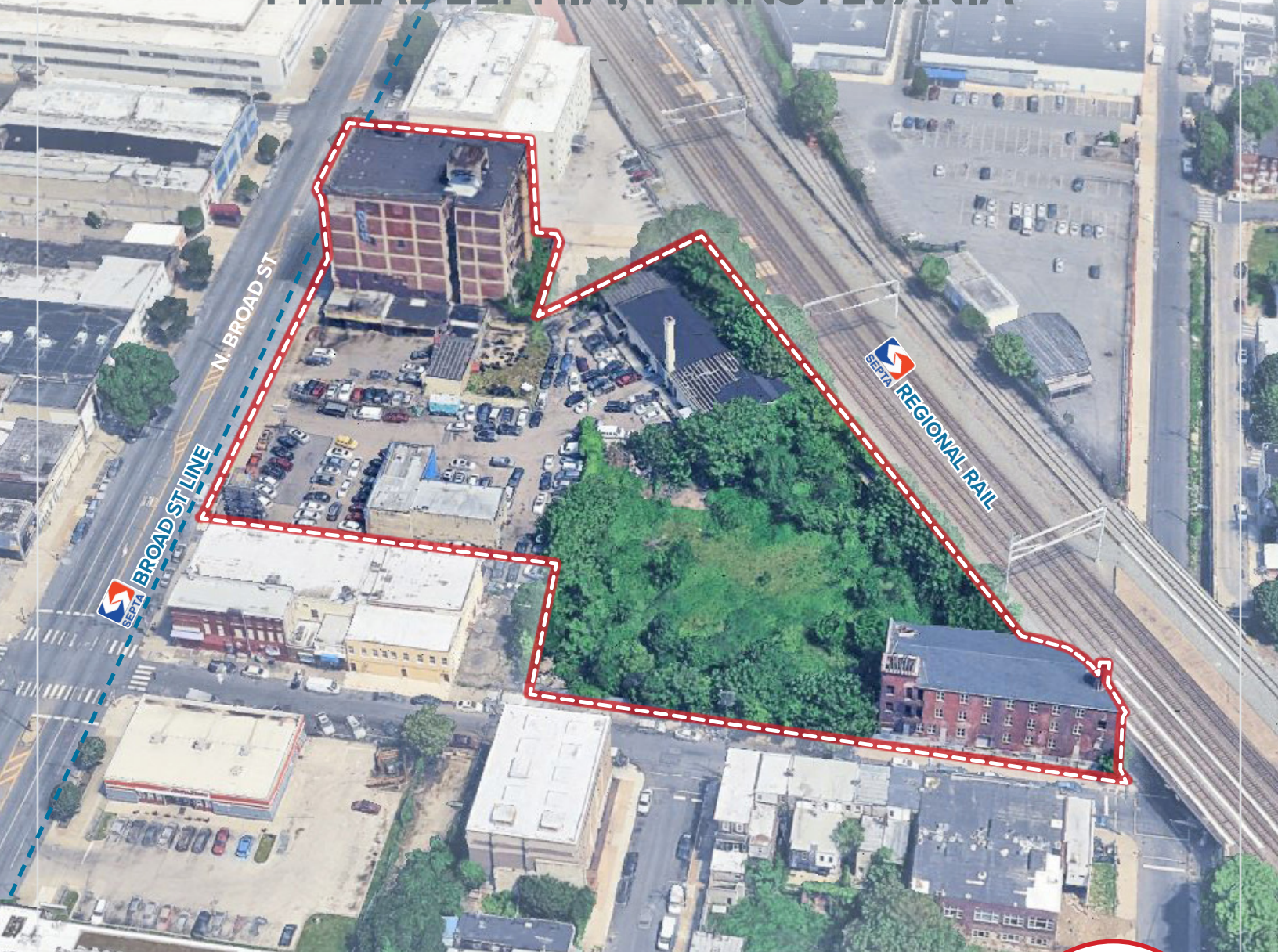


# EXCEPTIONAL REDEVELOPMENT OPPORTUNITY NEAR TEMPLE UNIVERSITY

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



**3.18± ACRES - CMX-3 / I-2 ZONING**

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

**QOZ**

**QUALIFIED  
OPPORTUNITY  
ZONE**

### CONTACT

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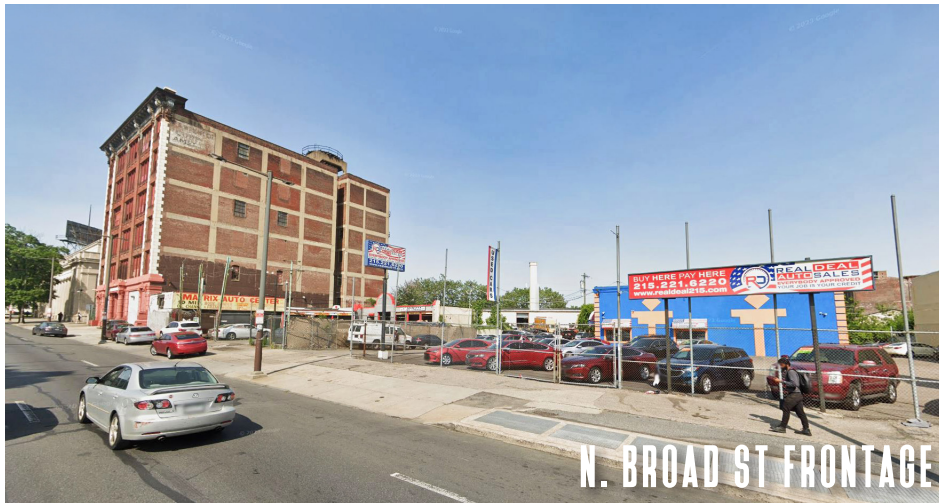


# AVAILABLE FOR SALE

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**



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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**AVAILABLE FOR SALE**

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

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



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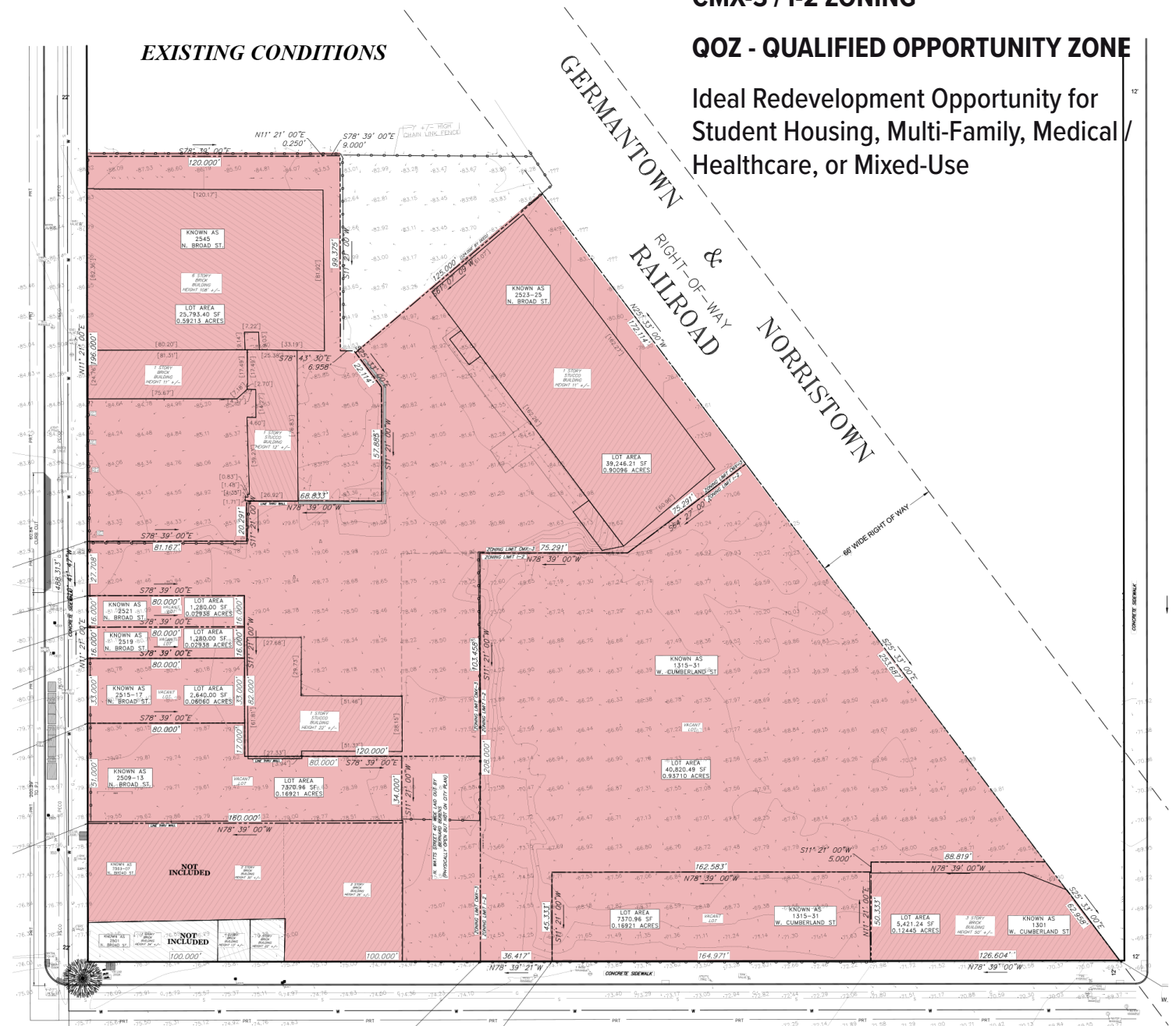
SITE PLAN

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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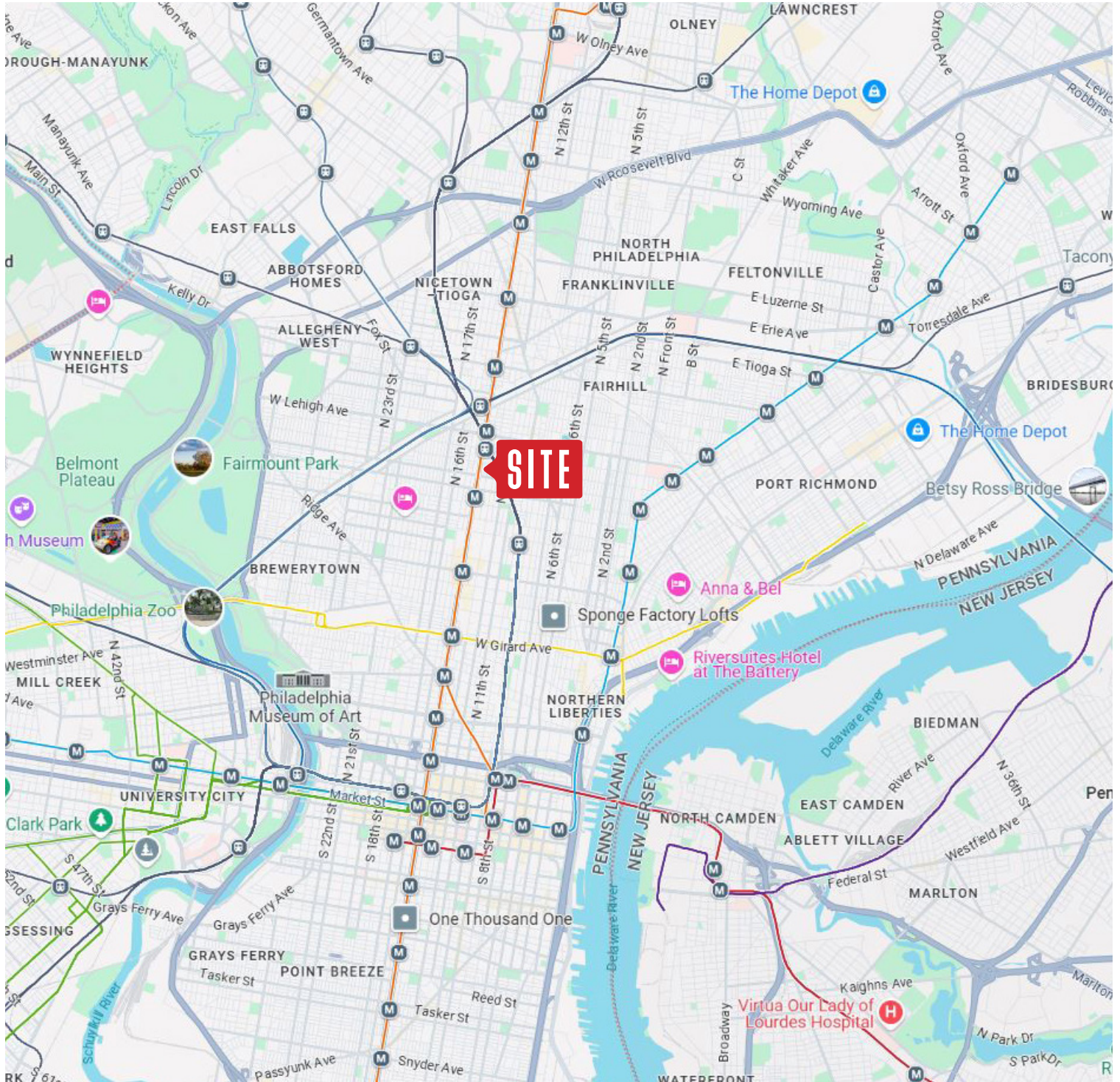


**AVAILABLE FOR SALE**

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

## LOCATION INFORMATION



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

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