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COMMERCIAL



RETAIL PROPERTY FOR SALE

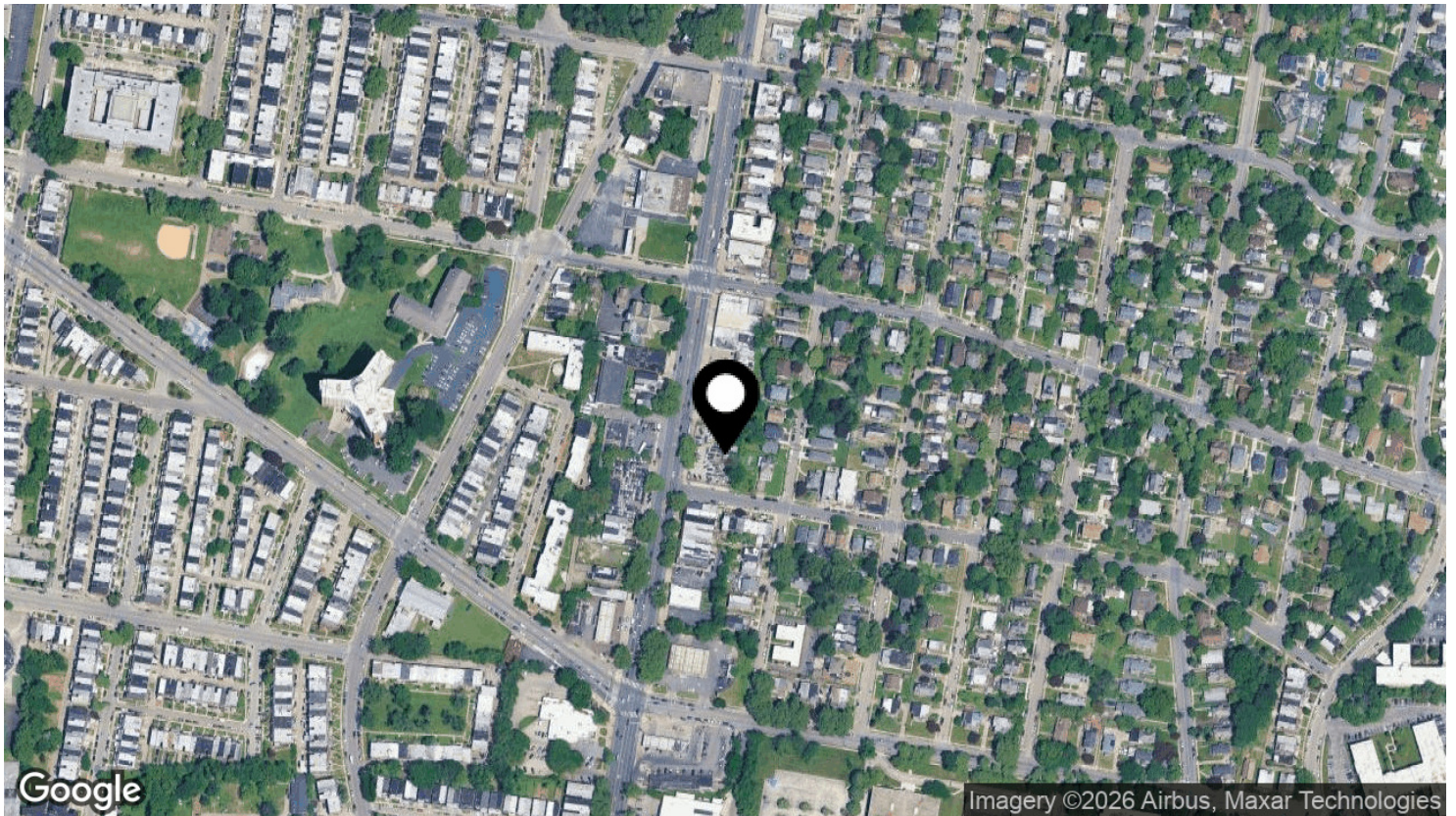
# 6301-11 NORTH BROAD STREET

Philadelphia, PA 19141

# PROPERTY SUMMARY

6301-11 North Broad Street | Philadelphia

RETAIL PROPERTY FOR SALE



## PROPERTY DESCRIPTION

Strategically positioned at the high-visibility corner of North Broad Street and West Godfrey Avenue, this expansive CMX-2.5 zoned property presents a premier redevelopment and investment opportunity in the heart of East Oak Lane. Located just steps from the Olney Transportation Center, the site offers seamless transit access to Center City, as well as the surrounding North Philadelphia and Logan neighborhoods.

The flexible zoning supports a wide range of mixed-use possibilities, making it ideally suited for ground-floor retail with multifamily residential units above to maximize the area's strong density and foot traffic. Residents and tenants will also benefit from close proximity to major institutions such as Einstein Medical Center and La Salle University, along with nearby green space at Fisher Park.

This is a rare opportunity to acquire a prominent footprint in a thriving, transit-oriented corridor with significant long-term growth potential.

## LOCATION DESCRIPTION

Strategically located at the intersection of North Broad Street and West Godfrey Avenue, this CMX-2.5 zoned property offers a strong redevelopment or investment opportunity in East Oak Lane. Just steps from Olney Transportation Center, it provides excellent transit access to Center City and surrounding neighborhoods. The flexible zoning supports mixed-use development, ideal for ground-floor retail with residential units above, in a dense, high-demand area. Nearby amenities include Einstein Medical Center, La Salle University, and Fisher Park, enhancing long-term appeal and growth potential.

## OFFERING SUMMARY

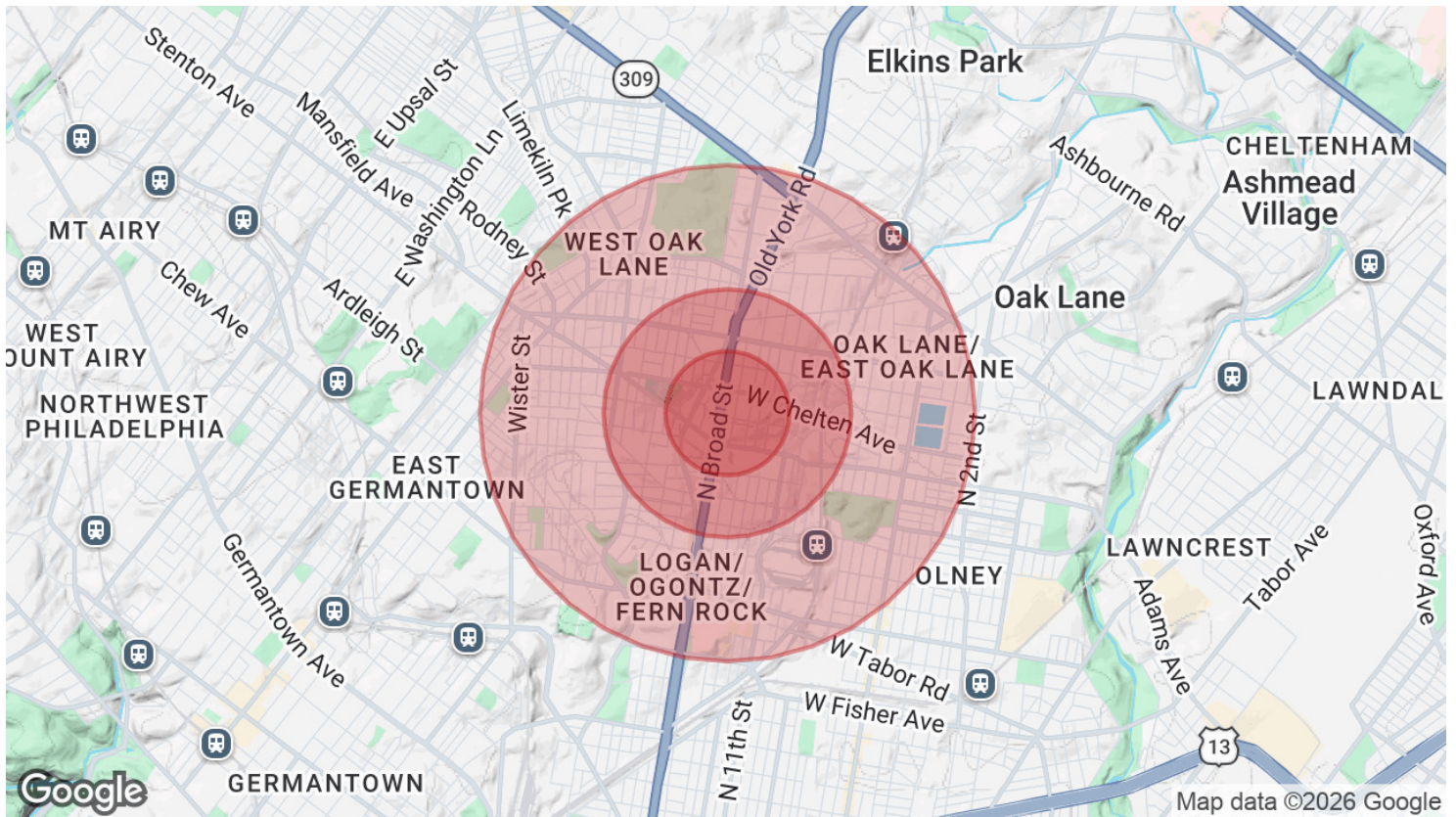
<b>Sale Price:</b>	\$995,000
<b>Building Size:</b>	2,880 SF

<b>DEMOGRAPHICS</b>	<b>0.25 MILES</b>	<b>0.5 MILES</b>	<b>1 MILE</b>
<b>Total Households</b>	1,822	6,345	23,272
<b>Total Population</b>	3,694	14,695	57,195
<b>Average HH Income</b>	\$52,569	\$61,717	\$64,159

# DEMOGRAPHICS MAP & REPORT

6301-11 North Broad Street | Philadelphia

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## POPULATION

	0.25 MILES	0.5 MILES	1 MILE
Total Population	3,694	14,695	57,195
Average Age	46.7	38.1	38.1
Average Age (Male)	31.4	33.5	37.1
Average Age (Female)	47.2	39.5	39.2

## HOUSEHOLDS & INCOME

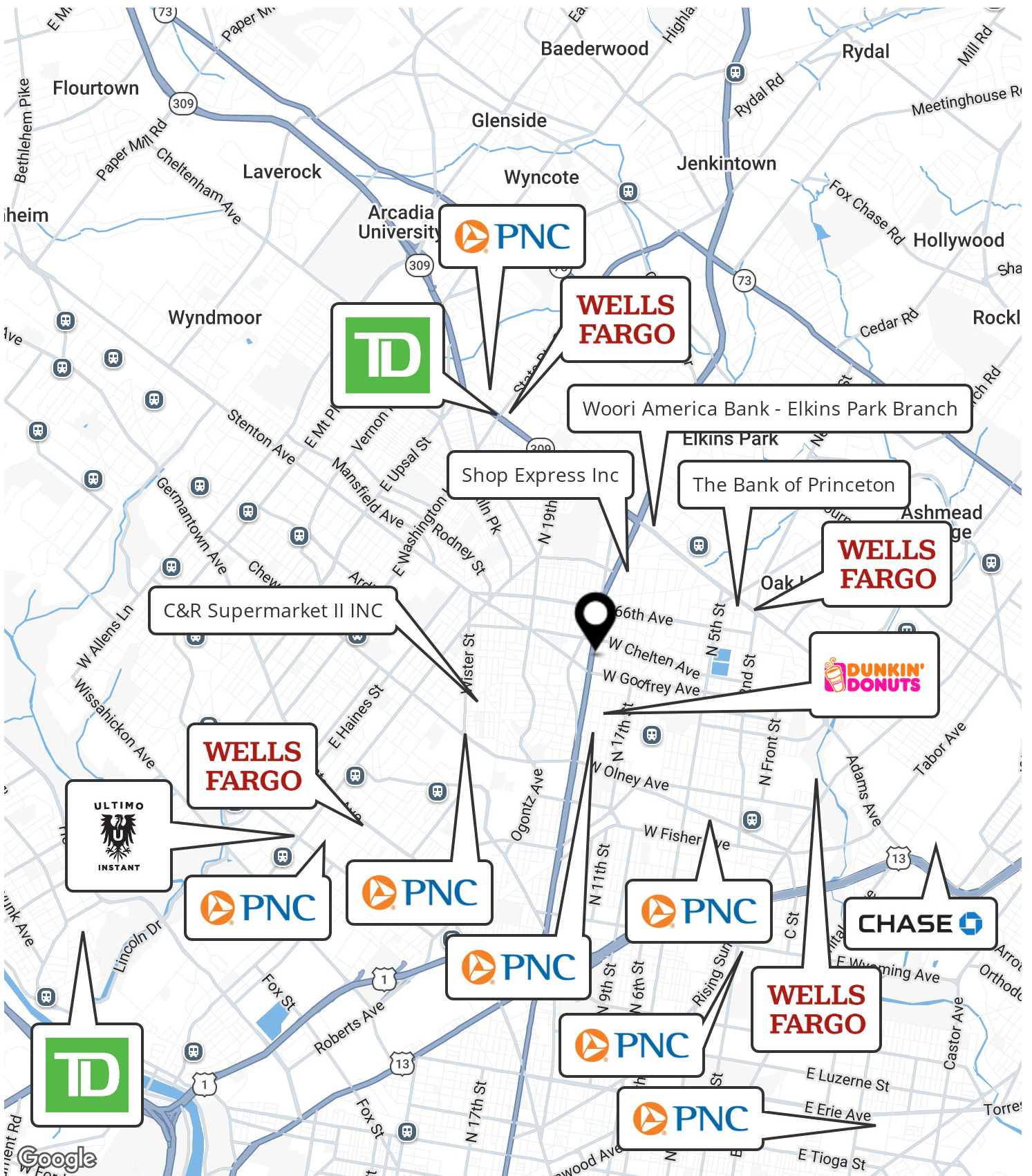
	0.25 MILES	0.5 MILES	1 MILE
Total Households	1,822	6,345	23,272
# of Persons per HH	2.0	2.3	2.5
Average HH Income	\$52,569	\$61,717	\$64,159
Average House Value	\$148,548	\$180,111	\$184,323

2023 American Community Survey (ACS)

# RETAILER MAP

6301-11 North Broad Street | Philadelphia

RETAIL PROPERTY FOR SALE



# DEAL TEAM

6301-11 North Broad Street | Philadelphia

RETAIL PROPERTY FOR SALE



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