



**1713-1721 S Broad St.**

Philadelphia, PA 19148

KELLER WILLIAMS MAIN LINE  
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6 COULTER AVE  
2ND FLOOR  
ARDMORE, PA 19003

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# Property Overview

Investment Overview

Property Details

Location Map

Aerial Map

Retail Map

# 1

## Investment Overview

Investment opportunity located right on South Broad Street in Philadelphia. The site consists of two retail spaces zoned RSA-5. 1713 S Broad St is +/- 4,828 SF and is currently leased by United States Postal Service. The adjacent space at 1717 S Broad St is +/- 1,580 SF and is currently vacant.



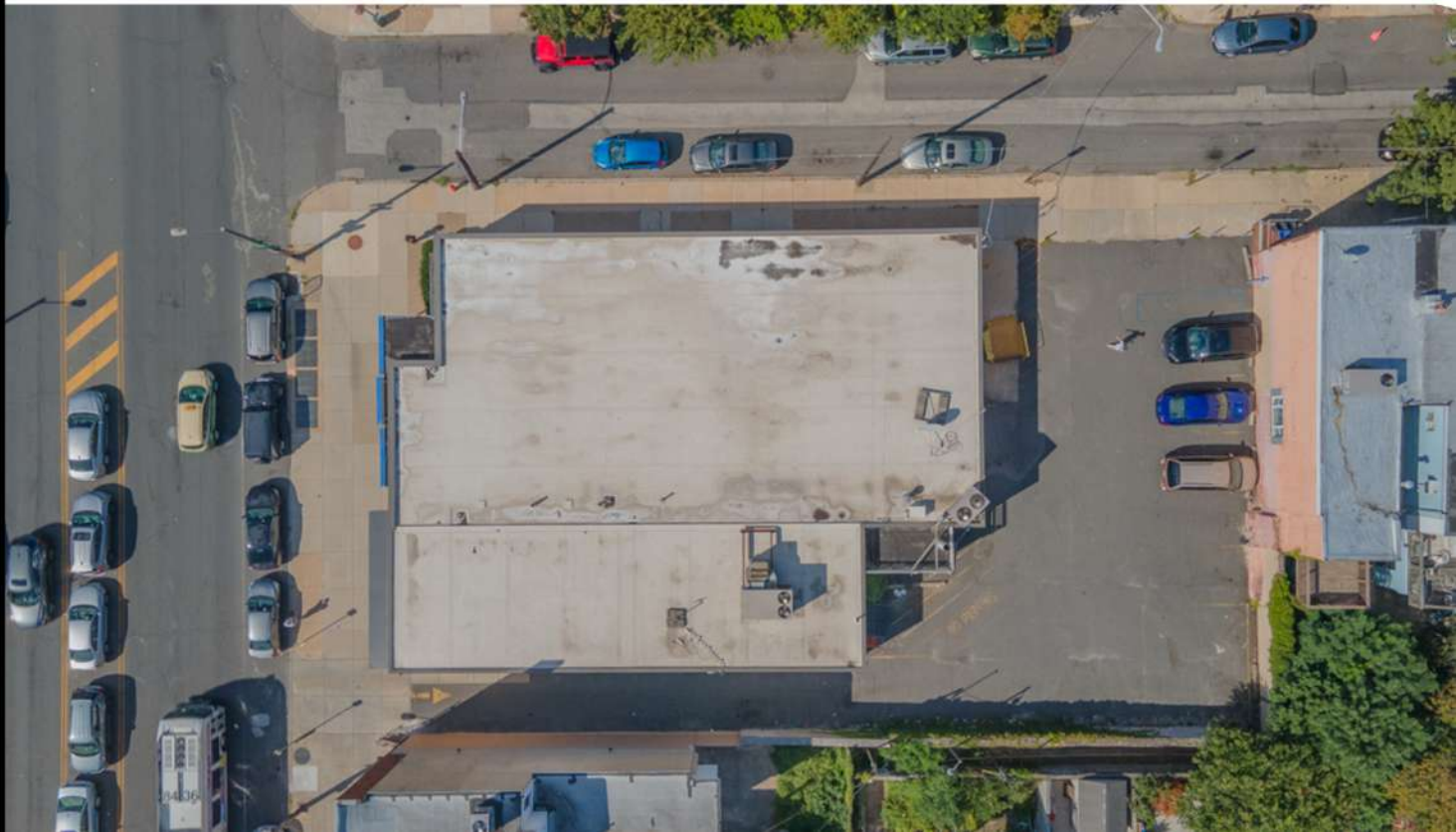
# Property Details

## Location Information

Street Address	1713-1721 S Broad St.
City, State, Zip	Philadelphia, PA 19148
County	Philadelphia County

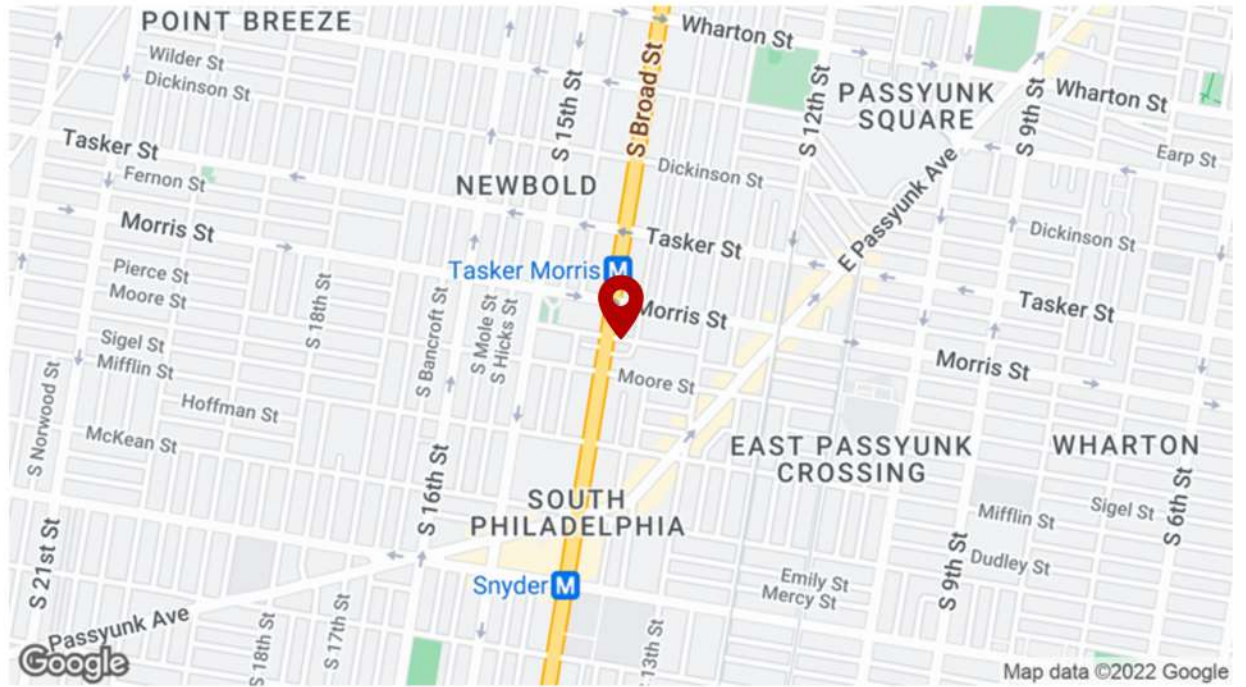
## Property Information

Building Size	6,408 SF
Lot Size	.3 Acres
Zoning	RSA-5
Property Type	Retail
Number of Units	2
Sale Price	\$2,500,000

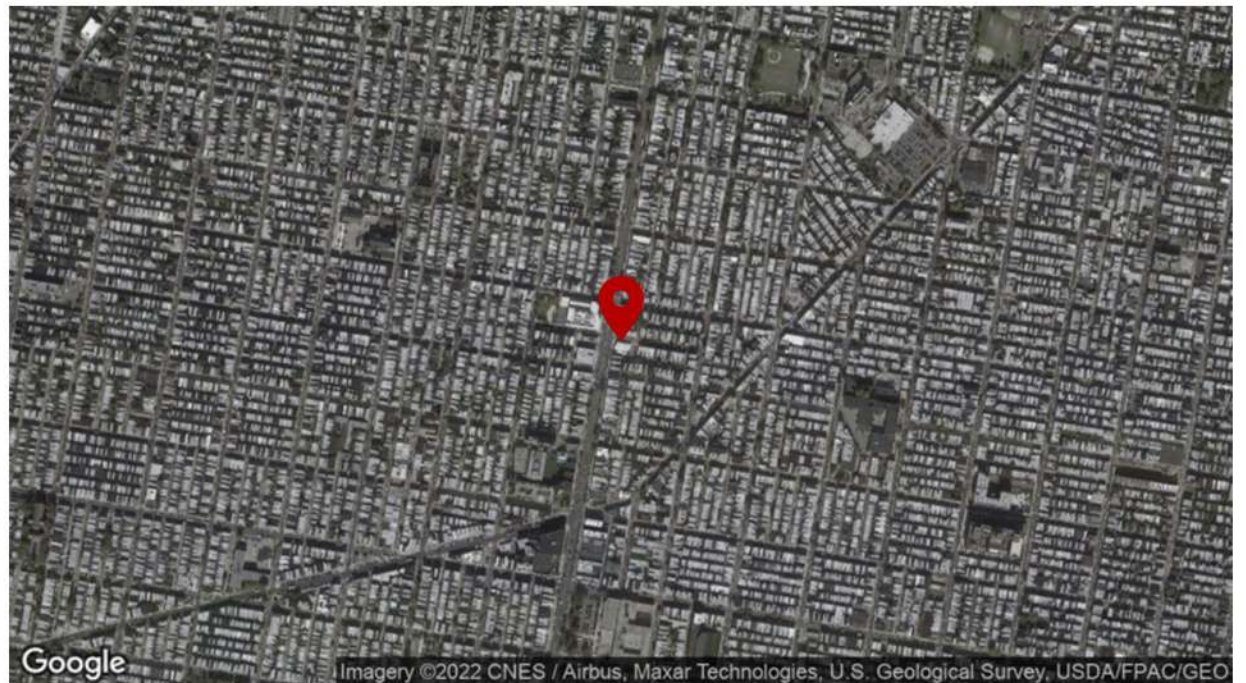


## Property Maps

### Location Map



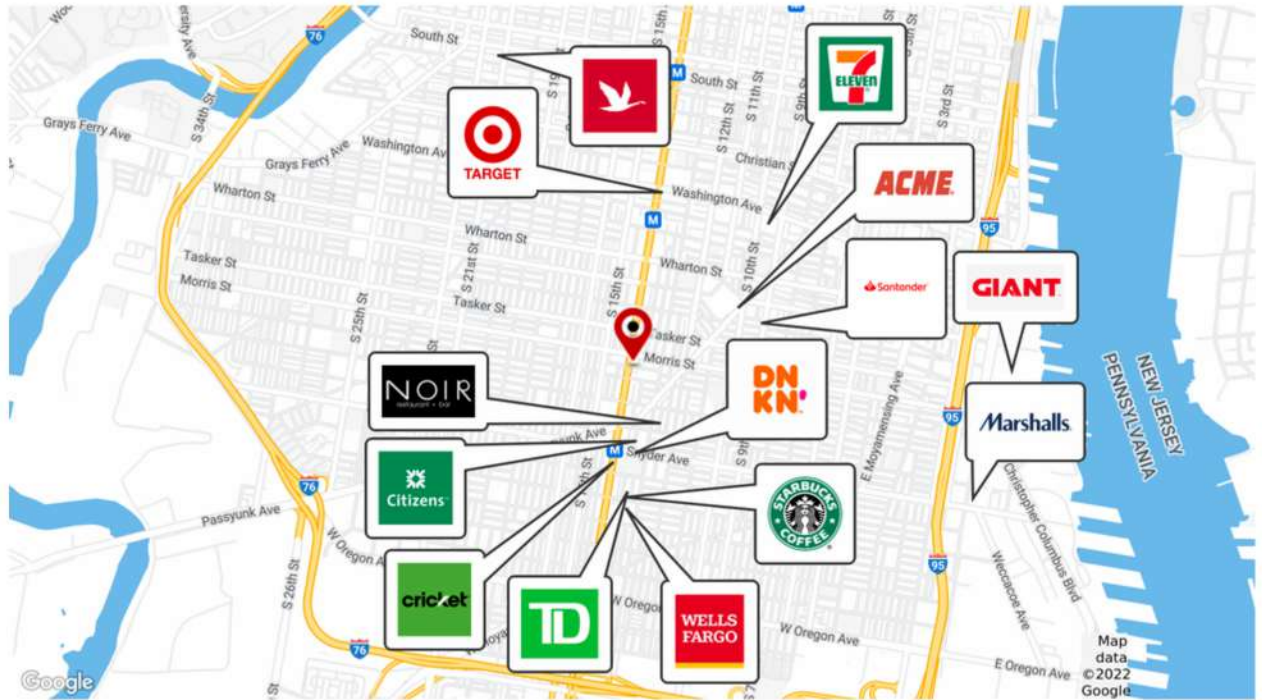
### Aerial Map



# 1

## Retail Maps

### Main Retail Locations



### Other Surrounding Retail Locations

#### Restaurants (all within 5 minute drive)

Miles Table  
Don Chucho Restaurant y Taqueria  
Fuel Healthy Kitchen  
Nick's Charcoal Pit  
Ristorante Pesto  
Flannel  
Bomb Bomb Bar B Que Grill  
Izzy's 33  
Cantina Los Caballitos  
Nineteen Eleven BYOB  
LaScala's Birra  
Big Catch Poke  
Popeyes Louisiana Kitchen

#### Hotels (all within 15 minute drive)

DoubleTree by Hilton Hotel  
Element Philadelphia  
Radisson Hotel Philadelphia, PA  
Live! Casino & Hotel Philadelphia  
Holiday Inn Express  
Courtyard by Marriott  
Hilton Philadelphia

#### Attractions (all within 20 minute drive)

Independence National Historical Park  
Philadelphia's Magic Gardens  
Declaration House  
Benjamin Franklin Museum  
Wonderspaces Philadelphia  
Please Touch Museum  
The Franklin Institute  
Liberty Bell  
Race Street Pier  
Philadelphia Sports Complex

#### Pharmacies (all within 10 minute drive)

Rite Aid Pharmacy  
Broad and Snyder Pharmacy  
Walgreens Pharmacy  
CVS Pharmacy  
Bertolino's Pharmacies

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## Market Overview

Transportation  
Education  
Medical Centers  
Events  
Demographics



# Market Overview

## Transportation

### Transit/Subway

Tasker-Morris Transit Stop (Broad Street Line)	3 min walk - .1 mi
Snyder Transit Stop (Broad Street Line)	6 min walk - .3 mi
Snyder Transit Stop (Broad Street Line)	11 min walk - .5mi
Oregon Transit Stop (Broad Street Line)	17 min walk - .8 mi

### Commuter Rail

Philadelphia 30th Street Commuter Rail (Atlantic City Line)	7 min drive - 2.8 mi
Cherry Hill Commuter Rail (Atlantic City Line)	18 min drive - 9.3 mi

### Airport

Philadelphia International Airport	16 min drive - 8.1 mi
New Castle County Airport	49 min drive - 33.7 mi

### Freight Port

South Jersey Port	13 min drive - 5.8 mi
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## Education

**District:** The School District of Philadelphia

**For full list of schools:**

<https://www.philasd.org/school-directory/>

## Major Philadelphia Medical Centers

Hospitals of the University of Pennsylvania-Penn Presbyterian  
 Jefferson Health-Thomas Jefferson University Hospital  
 Main Line Health Lankenau Medical Center  
 ChristianaCare Hospitals  
 Pennsylvania Hospital

## Events

### Greater Philadelphia Events

Kensington Derby and Arts Fest  
 Center City District Restaurant Week  
 Philadelphia Auto Show  
 Cherry Blossom Festival  
 Wawa Welcome America's Juneteenth and Fourth of July celebrations  
 Blue Cross RiverRink Summerfest  
 The PHS Philadelphia Flower Show at FDR Park  
 Manayunk Arts Festival  
 Made In America on the Benjamin Franklin Parkway  
 XPoNential Music Festival in Camden  
 Halloween Nights at Eastern State Penitentiary

# Demographics



## 2022 Total Population

1 mile	3 miles	5 miles
111,097	361,366	836,344

## 2022 Total Households

1 mile	3 miles	5 miles
44,895	163,266	338,600

## Average Age

1 mile	3 miles	5 miles
39	37	37

## Median Household Income

1 mile	3 miles	5 miles
\$57,147	\$63,122	\$47,539

## Average Household Size

1 mile	3 miles	5 miles
2.40	2.10	2.40



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# Additional Photos

Interior  
Exterior

# 3

## Interior Photos

1713 S Broad St.



1717 S Broad St.



# Exterior Photos





McCann **kw**  
COMMERCIAL