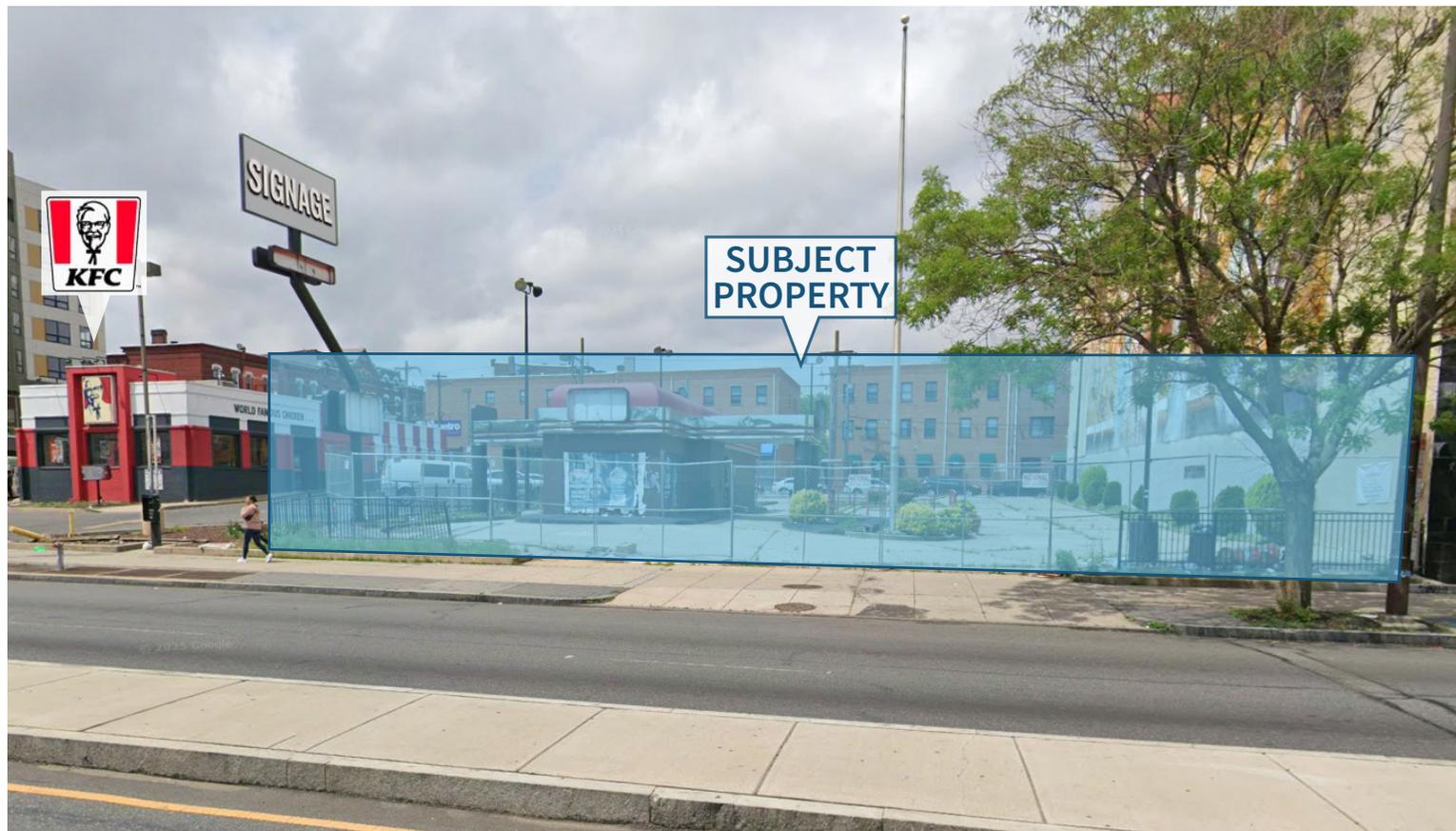


# FOR LEASE: FREESTANDING BUILDING & PAD SITE

±14,880 SF OF LAND

1208 N Broad St | Philadelphia, PA



## PROPERTY HIGHLIGHTS

- Freestanding building with existing drive-thru infrastructure
- Building: ±750
- Land: ±14,880 SF
- Excellent visibility along N Broad St & frontage on Carlisle St
- Located on a large corner parcel allowing for efficient drive-thru stacking, circulation & on site parking
- Existing drive-thru layout suitable for quick service restaurant, coffee, fast casual or other concepts
- Less than a 5 minute walk from Temple University
- Surrounded by 30,000 + students, faculty and staff driving consistent daily foot and vehicular traffic

## LOCATION DETAILS

- Steps from the intersection of N Broad St & Girard Ave
- Surrounded by dense & expanding residential developments
- Easy access to Fairmount, Center City, Temple University, Broad Street Subway & multiple bus routes
- 31,576 vehicles per day
- Strong daytime & evening population supported by Temple University & surrounding institutions

## CONTACT

**STEVE JEFFRIES**

[sjeffries@equitycre.com](mailto:sjeffries@equitycre.com)

DIRECT 484.531.2250

**WILL CICCARELLI**

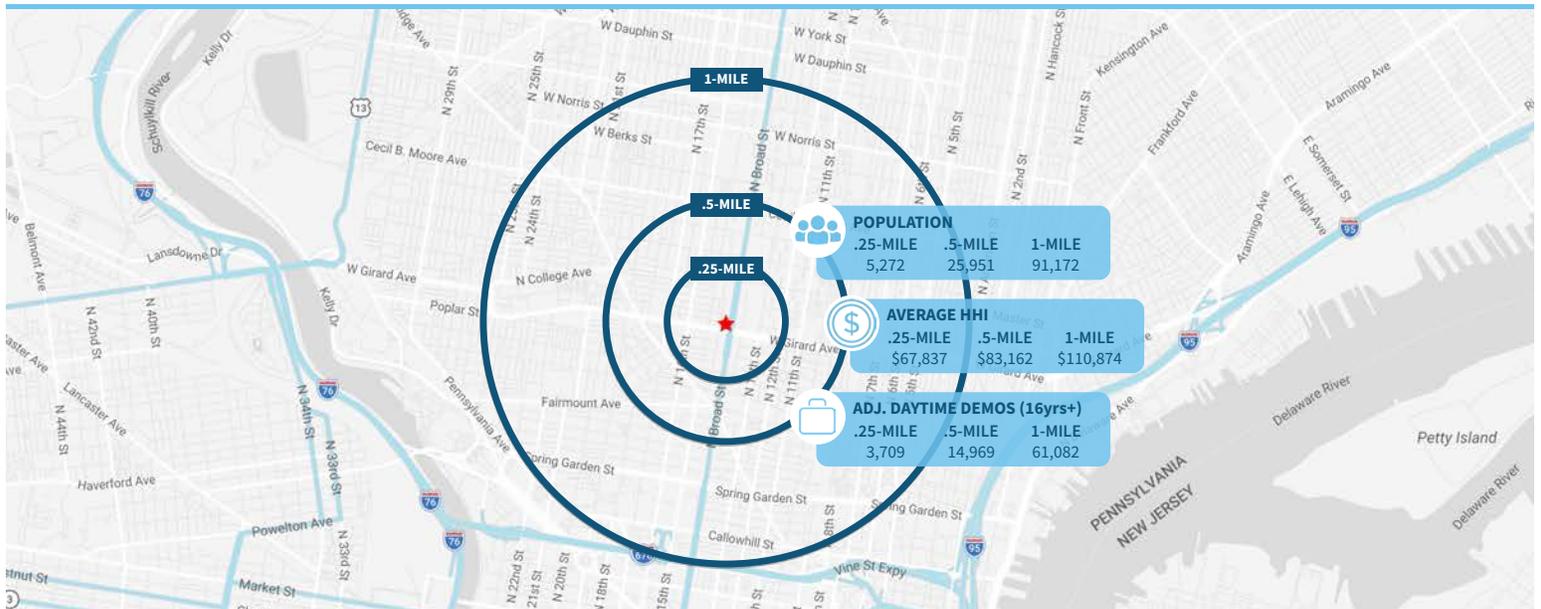
[wcicarelli@equitycre.com](mailto:wcicarelli@equitycre.com)

DIRECT 484.531.2209

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**±14,880 SF OF LAND**  
 1208 N Broad St | Philadelphia, PA



Demographic Overview (0.25, 0.5, 1-mile radius)



**The right space. The right move.**



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