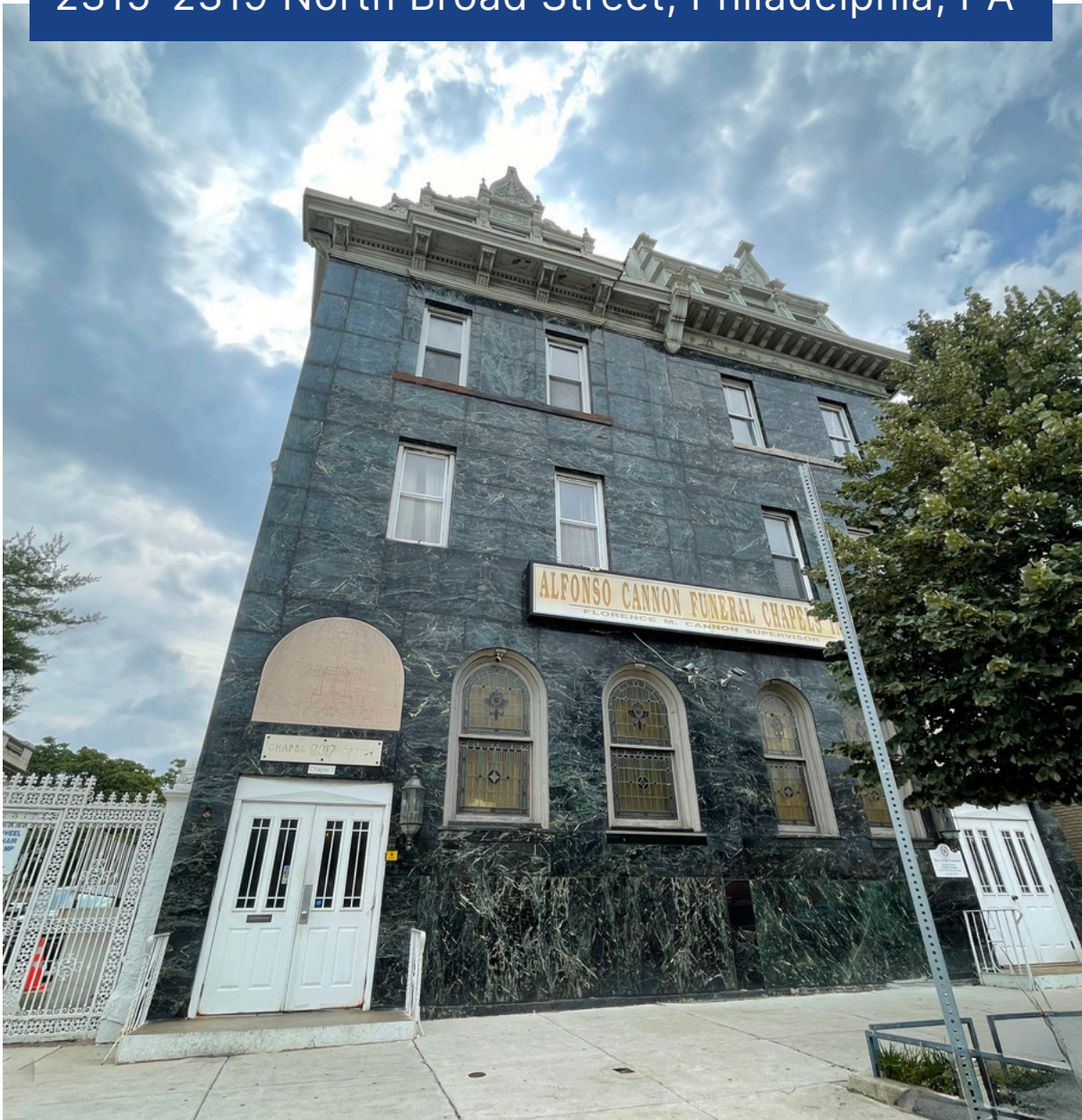


# PREMIER REDEVELOPMENT OPPORTUNITY IN PHILADELPHIA

2315-2319 North Broad Street, Philadelphia, PA



## CONTACT US

**Todd Monahan**  
Executive VP & Managing Director  
610.213.1647  
todd.monahan@wolfcre.com

**Joe Fox**  
Senior Advisor  
484.772.5889  
joseph.fox@wolfcre.com



The foregoing information was furnished to us by sources which we deem to be reliable, but no warranty or representation is made as to the accuracy thereof. Subject to correction of errors, omissions, change of price, prior sale or withdrawal from market without notice.



**Wolf Commercial Real Estate**  
[www.WolfCRE.com](http://www.WolfCRE.com)



## PROPERTY DESCRIPTION

**Location:** 2315-2319 North Broad Street Philadelphia, PA 19132

**Size/SF Available:** 5 Story building

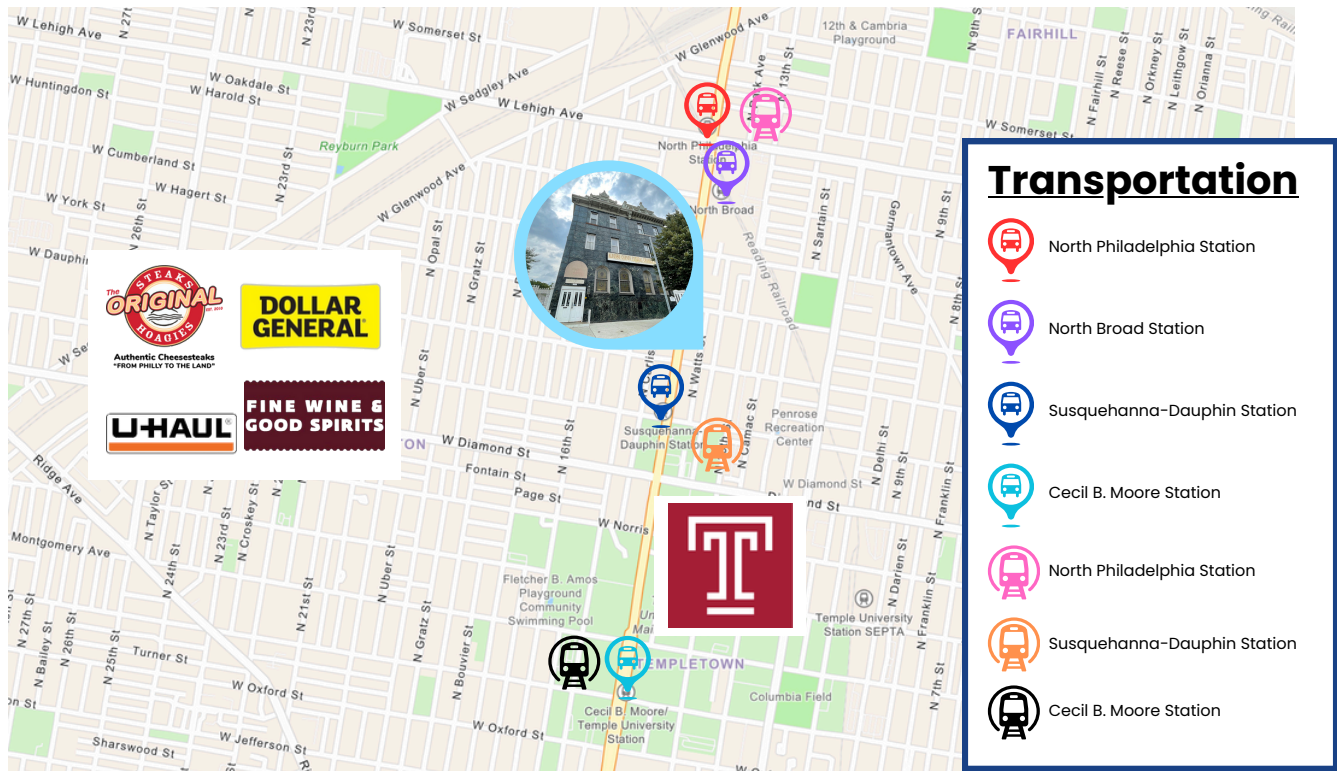
- 12,789 SF on .33 acres

**Sale Price:** Call for information

## PROPERTY AREA/HIGHLIGHTS

- Ideal for residential/multi-family redevelopment
- Potential to develop underground parking garage and new 5-6 story multi-family building on N. Watts with an entrance to Broad Street
- Easy access to bus stations and subway stations on Broad Street
- Close proximity to Temple's Campus

## MAP



## DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
<b>Population</b>	81,918	490,833	1,135,864
<b>Households</b>	27,419	200,498	450,456
<b>AV. HH Income</b>	\$37,229	\$73,343	\$73,608

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PROPERTY AERIAL



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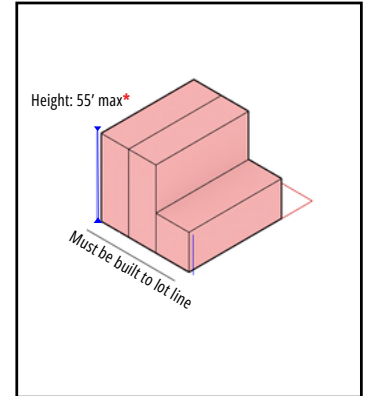
ZONING: CMX-2.5

**CMX-2.5**

**Table 14-701-3: Dimensional Standards for Commercial Districts**



Max. Occupied Area	Intermediate 75%; Corner 80%
Min. Front Yard Depth	[4]
Min. Side Yard Width	5 ft. if used
Min. Rear Yard Depth	The greater of 9 ft. or 10% of lot depth
Max. Height	55 ft.*
Min. Cornice Height	25 ft.



**Table Notes:**

[4] In the CMX-2.5 district, buildings must be built to the lot line of any primary frontage, as designated in § 14-701(1)(d)(.4) (Primary Frontage)

* Zoning Bonus Summary		CMX-2.5	
		Additional Height	Housing Unit Bonus
Mixed Income Housing (§14-702(7))	Moderate Income	7 ft.	25% increase in units permitted
	Low Income	7 ft.	50% increase in units permitted
Green Roof (§14-702(16))		n/a	25% increase in units permitted

For bonus restrictions in select geographic areas, see [page 49](#).

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ZONING: CMX-2.5

Table 14-602-2: Uses Allowed in Commercial Districts

Y = Yes permitted as of right S = Special exception approval required N = Not allowed (expressly prohibited) Uses not listed in this table are prohibited	CMX-2.5	USE SPECIFIC STANDARDS
<b>RESIDENTIAL USE CATEGORY</b>		
Household Living (as noted below)		
Single-family	Y(3)	
Two-family	Y(3)	
Multi-family	Y(3) (8)	
Group Living (except as noted below)		
Personal Care Home	S(3)	14-603 (11)
Single-Room Residence	N	
<b>PARKS AND OPEN SPACES USE CATEGORY</b>		
Passive Recreation	Y	
Active Recreation	S	
<b>PUBLIC, CIVIC, AND INSTITUTIONAL USE CATEGORY</b>		
Adult Care	Y	
Child Care (as noted below)		
Family Child Care	Y	14-603 (5)
Group Child Care	Y	14-603 (5)
Child Care Center	Y	14-603 (5)
Community Center	S	
Educational Facilities	N	
Fraternal Organization	S	
Hospital	Y	
Libraries and Cultural Exhibits	Y	
Religious Assembly	S	
Safety Services	Y	
Transit Station	S	
Utilities and Services, Basic	N	
Wireless Service Facility (as noted below)		
Freestanding Tower	S	14-603 (16)
Building or Tower-Mounted Antenna	Y	14-603 (17)
<b>OFFICE USE CATEGORY</b>		
Business and Professional	Y	
Medical, Dental, Health Practitioner (as noted below)		
Sole Practitioner	Y	
Group Practitioner	S	
Government	Y	
Building Supplies and Equipment	Y	14-603 (3)
<b>RETAIL SALES USE CATEGORY</b>		
Consumer Goods (except as noted below)		
Drug Paraphernalia Sales	N	14-603 (13)
Gun Shop	N	14-603 (13)
Medical Marijuana Dispensary	Y	14-603 (20)
Food, Beverages, and Groceries	Y	14-603 (7)
Pets and Pet Supplies	Y	
Sundries, Pharmaceuticals, and Convenience Sales	Y	
Wearing Apparel and Accessories	Y	

Y = Yes permitted as of right S = Special exception approval required N = Not allowed (expressly prohibited) Uses not listed in this table are prohibited	CMX-2.5	USE SPECIFIC STANDARDS
<b>COMMERCIAL SERVICES USE CATEGORY</b>		
Animal Services (except as noted below)		
Boarding and Other Services	N	14-603 (14)
Assembly and Entertainment (except as noted below)		
Casino	N	
Nightclubs and Private Clubs	N	14-603 (18)
Building Services	N	
Business Support	Y	
Eating and Drinking Establishments (as noted below)		
Prepared Food Shop	Y	
Take-Out Restaurant	S	14-603 (6)
Sit Down Restaurant	Y	
Smoking Lounge	S	14-603 (19)
Financial Services (except as noted below)		
Personal Credit Establishment	N	14-603 (13)
Funeral and Mortuary Services	N	
Maintenance & Repair of Consumer Goods	Y	
Marina	N	
Parking, Non-Accessory (as noted below)		
Surface Parking	N	14-603 (10)
Structured Parking	S	14-603 (10)
Personal Services (except as noted below)		
Body Art Service	Y	14-603 (2) (13)
Fortune Telling Service	N	
Radio, Television, and Recording Services	Y	
Visitor Accommodations	N	
Commissaries and Catering Services	Y	
<b>VEHICLE AND VEHICULAR EQUIPMENT SALES AND SERVICES</b>		
Commercial Vehicle Sales and Rental		
Personal Vehicle Repair and Maintenance	N	
Personal Vehicle Sales and Rental	N	
Vehicle Fueling Station	N	14-603 (8)
Vehicle Equipment and Supplies Sales and Rental	N	
<b>WHOLESALE, DISTRIBUTION, STORAGE USE CATEGORY</b>		
Moving and Storage Facilities	N	
Wholesale Sales and Distribution	N	14-603 (1)
<b>INDUSTRIAL USE CATEGORY</b>		
Artist Studios and Artisan Industrial	Y	
Research and Development	Y	
<b>URBAN AGRICULTURE USE CATEGORY</b>		
Community Garden	Y	14-603 (15)
Market or Community-Supported Farm	Y	14-603 (15)

See page 48 for information pertaining to bracketed numbers (e.g., "[2]") in use table cells.

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ADDITIONAL PHOTOS



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