

FOR SALE OR LEASE

1711 S Broad Street



"AN IDEAL OWNER-USER OPPORTUNITY WITH BUILT-IN RENTAL INCOME"

PROPERTY HIGHLIGHTS:

- 7,700 SF with up to 5,850 Available
- Food Point Deli Occupies 1,848 SF Under A Long-Term Lease
- Prominent Broad Street Location
- Excellent Branding Opportunity
- Short Walk to Passyunk Square-Restaurants & Shopping
- Free Library and CHOP Care Center Across the Street
- Direct Elevator Access
- Zoning: CMX-3



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NEIGHBORHOOD



RESTAURANTS

Ristorante Pesto	0.2 mi
Pizzeria Pesto	0.2 mi
Bucatini Caffe	0.2 mi
Broad Street Diner	0.6 mi

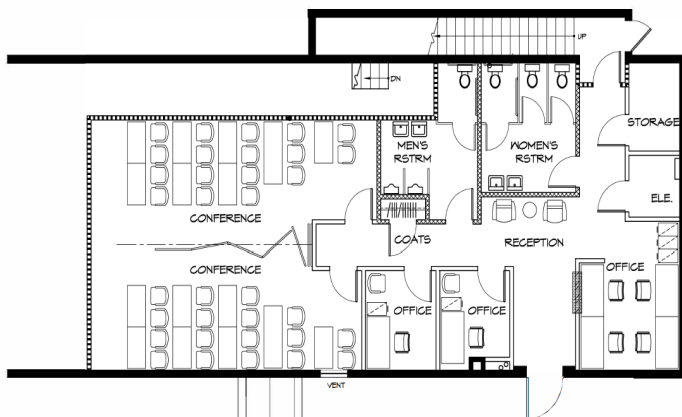
PARKING

Parking Garage	0.2 mi
Street Parking	0.0 mi

COFFEE SHOPS

Food Point Deli	0.0 mi
Ultimo Coffee	0.2 mi
Hive	0.3 mi

1st FLOOR / 2,002 SF



2nd FLOOR / 3,850 SF

