

# NEWLY RENOVATED OFFICE/RETAIL SPACE AVAILABLE FOR LEASE

## 2304 N BROAD STREET Temple University, Philadelphia 19132

### \$4,000/month Gross

- » 1,360 SF of office/retail space available, in addition to fully finished lower level
- » Turn-key medical office space
- » Features large open space with private office and kitchenette area, expansive floor-to-ceiling storefront windows
- » Ideal for medical offices, retailers, fitness users, non-profit organizations, community centers, daycares, and more!
- » Conveniently located walking distance from Temple University's main campus
- » Located at the Susquehanna-Dauphin SEPTA Broad Street Line transit stop with easy access to Center City
- » Zoning: CMX-2



**Walk Score**  
**90** Walker's Paradise  
Daily errands do not require a car.

**Transit Score**  
**85** Excellent Transit  
Transit is convenient for most trips.

#### DEMOGRAPHICS

Residents within 1 mile	90,338
Traffic Volume (cars daily)	48,842
Est. daytime population (workers within 1 mile)	13,060



#### NEIGHBORS INCLUDE

Temple University, Dunkin' Donuts, Brunch Brothers, J&T Nail Salon, Sunny's Diner, Cure Discount Pharmacy, 7-Eleven, McDonalds, Tree House Books, Fine Wine & Good Spirits

**NADIA BILYNSKY** 267.546.1718 ■ [nbilynsky@mpnrealty.com](mailto:nbilynsky@mpnrealty.com)

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Property Photos: Upper Level

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Property Photos: Lower Level

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## Retail Map



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