



RETAIL PROPERTY FOR SALE

1312 SOUTH ST

Philadelphia, PA 19147

DEAL TEAM

1312 South St | Philadelphia, PA 19147

RETAIL PROPERTY FOR SALE

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COMMERCIAL

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PROPERTY OVERVIEW

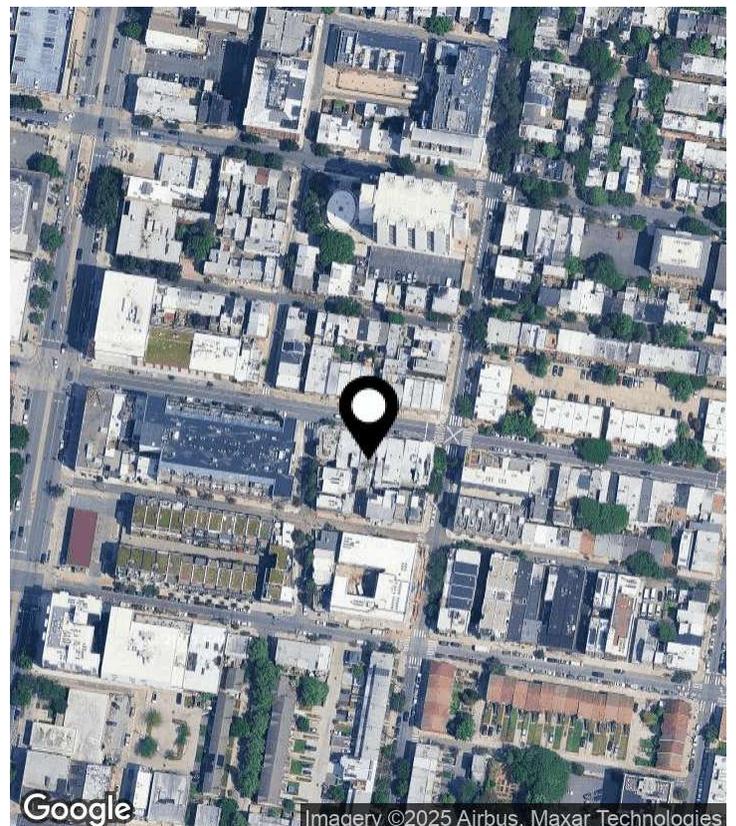
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PROPERTY DESCRIPTION

1312 South St is a 3-story commercial property with nearly 3,900 sqft of finished space, sat on a street-to-street lot just off busy Broad St. Most recently used as a restaurant and lounge, this building has a dining area with a bar, a full commercial kitchen, and a single bathroom on the first level. A spiraling center staircase leads to the second level with a large private event space, an additional room, and a 4-stall bathroom. The third level has another event space and a lounge with a bar. Completing the property is a basement with tons of storage and an expansive rear patio with access to Kater St. This prime location, at the intersection of Philly's popular Hawthorne, Washington Sq W, Rittenhouse, and Graduate Hospital neighborhoods, earns a Walk Score of 98! Apartment buildings, residential homes, restaurants, shops, markets, and entertainment line the surrounding blocks, plus there's easy access to public transit. Schedule your showing today!



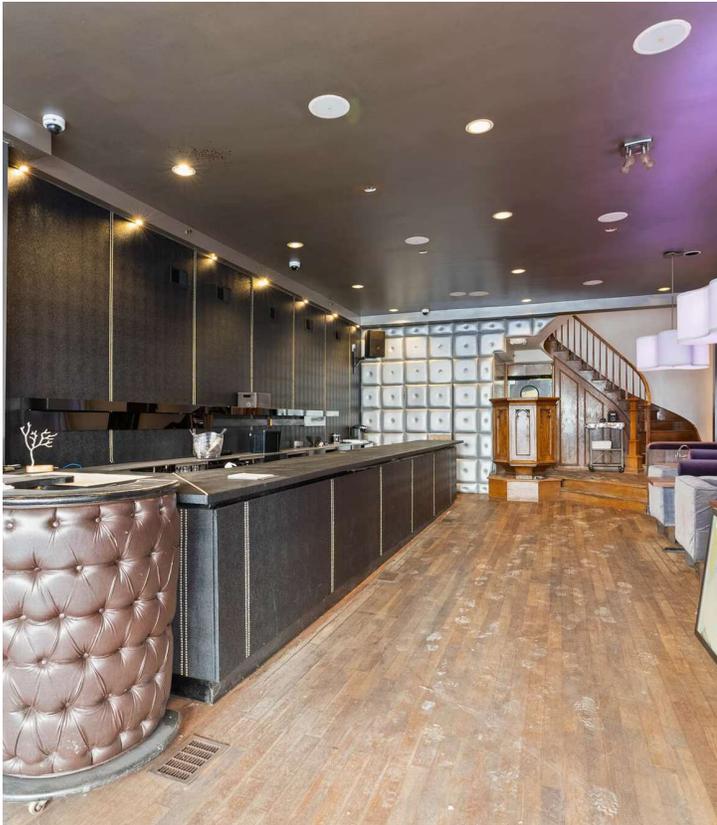
OFFERING SUMMARY

| | |
|-----------------------|-------------|
| Sale Price: | \$1,200,000 |
| Building Size: | 3,900 SF |
| Zoning | CMX2 |

PHOTOS

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DEMOGRAPHICS MAP & REPORT

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POPULATION

| | 0.3 MILES | 0.5 MILES | 1 MILE |
|----------------------|-----------|-----------|---------|
| Total Population | 12,515 | 31,727 | 115,989 |
| Average Age | 39 | 38 | 40 |
| Average Age (Male) | 40 | 39 | 40 |
| Average Age (Female) | 38 | 38 | 40 |

HOUSEHOLDS & INCOME

| | 0.3 MILES | 0.5 MILES | 1 MILE |
|---------------------|-----------|-----------|-----------|
| Total Households | 6,697 | 17,675 | 62,913 |
| # of Persons per HH | 1.9 | 1.8 | 1.8 |
| Average HH Income | \$131,067 | \$141,869 | \$141,880 |
| Average House Value | \$681,983 | \$755,438 | \$679,687 |

Demographics data derived from AlphaMap

FINANCING AVAILABLE

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FINANCING METRICS

| | |
|---------------------|-------------|
| Down Payment | 20% |
| Loan-to-Value | 80% |
| Loan Term | 5 Years |
| Amortization | 25 Years |
| Origination Fee | .5 - 1% |
| Est. Interest Rate | 6.75% Fixed |
| Pre-payment Penalty | 3%, 2%, 1% |

TO DISCUSS FINANCING OPTIONS

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Note: Estimated Closing Costs/Fees will include but are not limited to Environmental, Appraisal, Title Insurance, and Other Standard Costs. Financing may be available for these items.

**This is a sample rate used for illustration purposes. Individualized, formal rate quotes are dependent on many credit/underwriting factors. Terms and conditions apply. Loans are subject to SBA or USDA terms and bank approval. This flyer does not represent a commitment to lend.*