

1701 N 8TH ST

PHILADELPHIA, PA 19122



FOR SALE

± 90,000 SF REDEVELOPMENT
OPPORTUNITY

INVESTMENT HIGHLIGHTS

CENTRAL LOCATION

Located just a few blocks away from the main campus of Temple University and the robust food, music and nightlife offerings of Fishtown, 1701 N 8th presents a unique opportunity to leverage this unique location for a student housing offering or market rate apartments, both of which would benefit from the transit oriented location.

TRANSIT ORIENTED

With multiple bus lines within 1 block of the Property, regional rail lines within 3 blocks, and both the Broad Street and Market Frankford Lines falling within .5 to .75 miles from the Property, all of Philadelphia's airports, stadiums, shopping and job centers are easily accessible by transit.

INVESTMENT OPTIONALITY

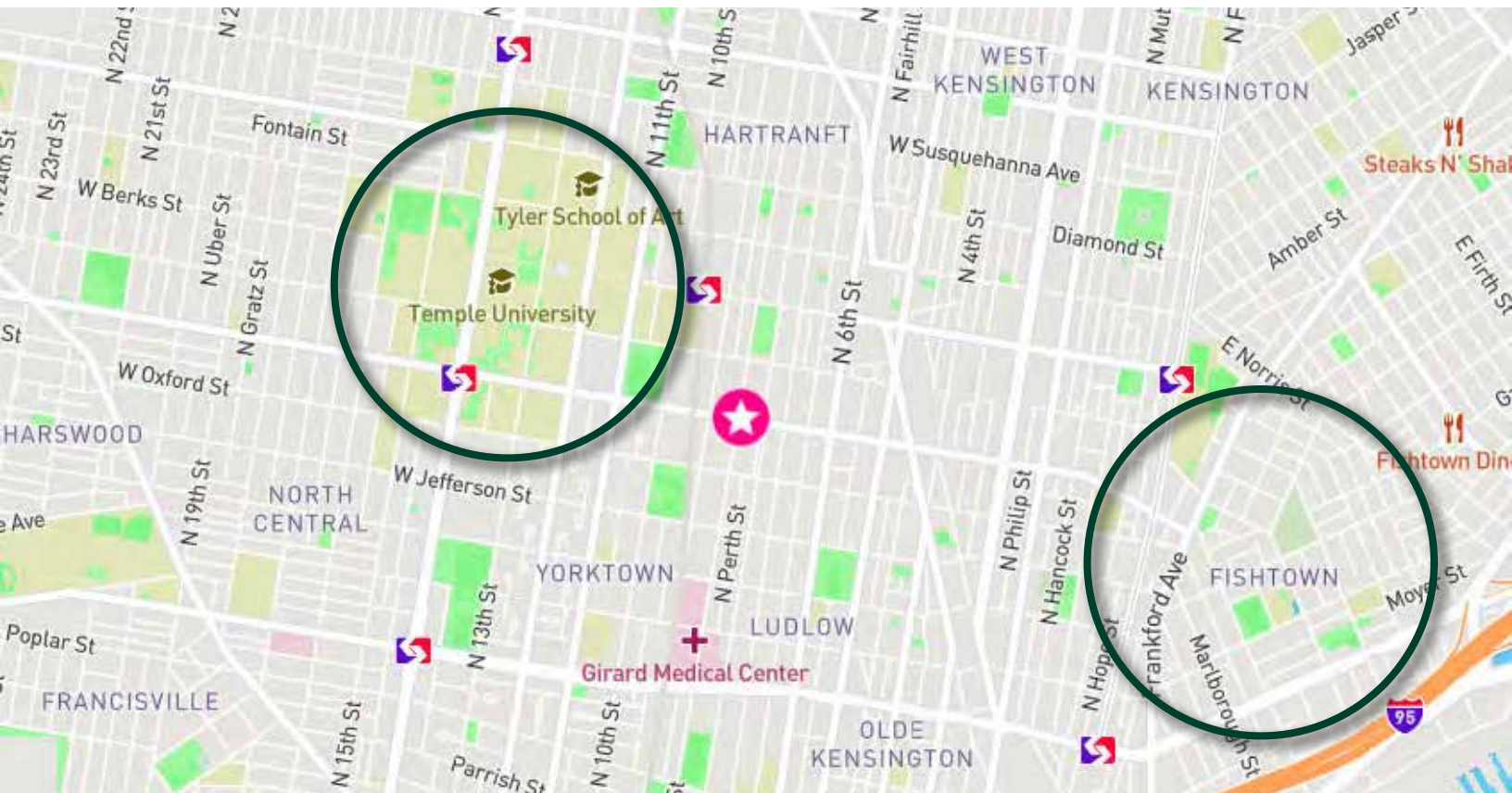
Highest and best use is most likely multifamily development, however the Property can operate in its current condition as a school, community center or similar until that time. Additionally, the 2.02 acre site sits on a full city block allowing for significant density and logistical flexibility during the development process.

STRENGTH IN STUDENT HOUSING

After a 2 year decline Temple University has seen enrollment numbers increase by 30%, a significant improvement and greater than enrollment pre-covid. The university does not require freshmen students to live on campus, presenting opportunities for well-amenitized and well-located assets to attract a larger portion of the student population.

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Primary Land	Area 2.02 AC 87,888 SF
Zoning	CMX-3
Number of Buildings	1
Number of Stories	1
Gross Building Area	37,700 SF
Net Rentable Area	37,700 SF
Year Built / Renovated	1985 / 2014

LES HAGGETT
Senior Vice President
+1 215 561 8361
les.haggett@cbre.com

ADRIAN SAM
Associate
+1 610 386 6017
adrian.sam@cbre.com

SPENCER YABLON
Senior Vice President
+1 610 251 5152
spenceryablon@cbre.com

BRAD MEGAY
Senior Associate
+1 610 251 6007
brad.megay@cbre.com

PETER DILULLO
Senior Vice President
+1 484 888 3660
peter.dilullo@cbre.com

JOHN MCFADDEN
Executive Vice President
+1 610 251 5118
john.mcfadden@cbre.com

ROBERT MILLER
Executive Vice President
+1 610 251 5115
robert.f.miller@cbre.com

NICK MURRAY
Senior Associate
+1 301 586 7010
nick.murray@cbre.com

MAC SHEA
Associate
+1 270 780 4715
mac.shea@cbre.com