



**1216-18 N. Broad Street,  
Philadelphia, PA 19121**

**FOR LEASE | DEVELOPMENT OPPORTUNITY  
RETAIL | MEDICAL | MIXED-USE**



**LEASE RATE: \$25.00 PSF NNN**

**PROPERTY OVERVIEW**

Positioned in one of Philadelphia’s fastest-growing corridors near Temple University, this property offers a rare opportunity for investors, developers, and users alike. With CMX-4 zoning allowing for high-density mixed-use development and strong existing income in place, this site is ideal for redevelopment, land lease, or continued retail/medical use.

**PROPERTY FEATURES**

- Prime development opportunity in a rapidly growing area
- Located near Temple University
- CMX-4 Zoning – allows for high-density mixed-use development
- Potential for land lease with significant height allowance
- ±5,313 SF total retail space
- Three (3) storefronts:
- Two (2) occupied with strong tenants

**Don't miss this opportunity! Contact us today to schedule a viewing or for more information.**



**GET IN TOUCH |**

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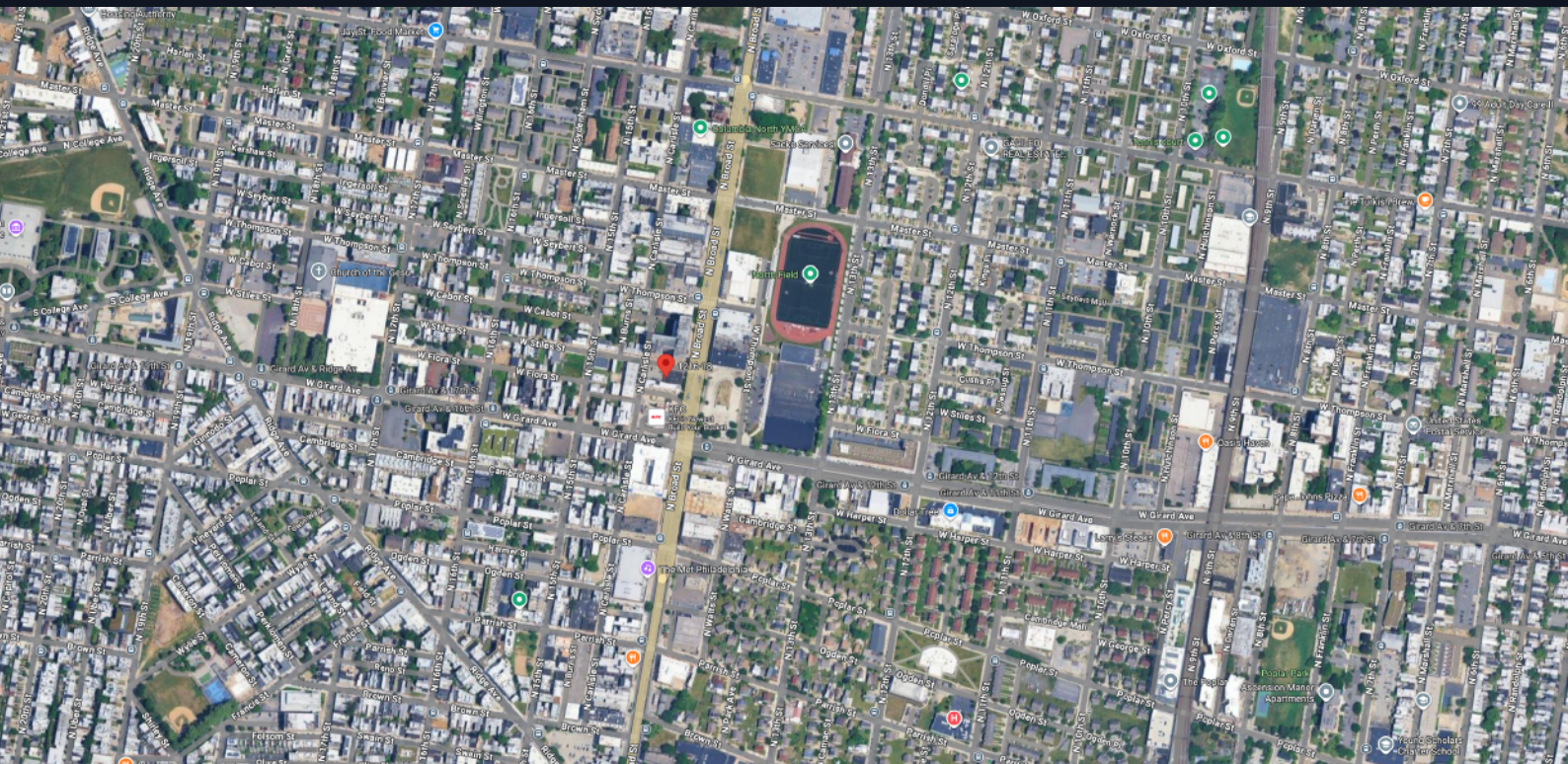
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## PROPERTY FEATURES

- One (1) vacancy (former medical office)
- Medical space ( $\pm 2,560$  SF) includes:
  - Eight (8) patient rooms
  - One (1) doctor's office
  - One (1) lab room
  - Reception desk / waiting area
- Break room
- Two (2) restrooms
- Lot Size:  $\pm 10,560$  SF
- Ample on-site parking
- Year Built: 1966
- Located in a high-demand, high-growth Philadelphia submarket

## LOCATION OVERVIEW

Immediate proximity to Temple University campus  
Surrounded by dense residential, student housing, and retail  
Strong foot traffic and consistent demand drivers  
Easy access to Broad Street, Center City, and public transit



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