

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 

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 <i>(cars daily)</i>	48,842
Est. daytime population <i>(workers within 1 mile)</i>	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

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Property Photos: Upper Level



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Property Photos: Lower Level



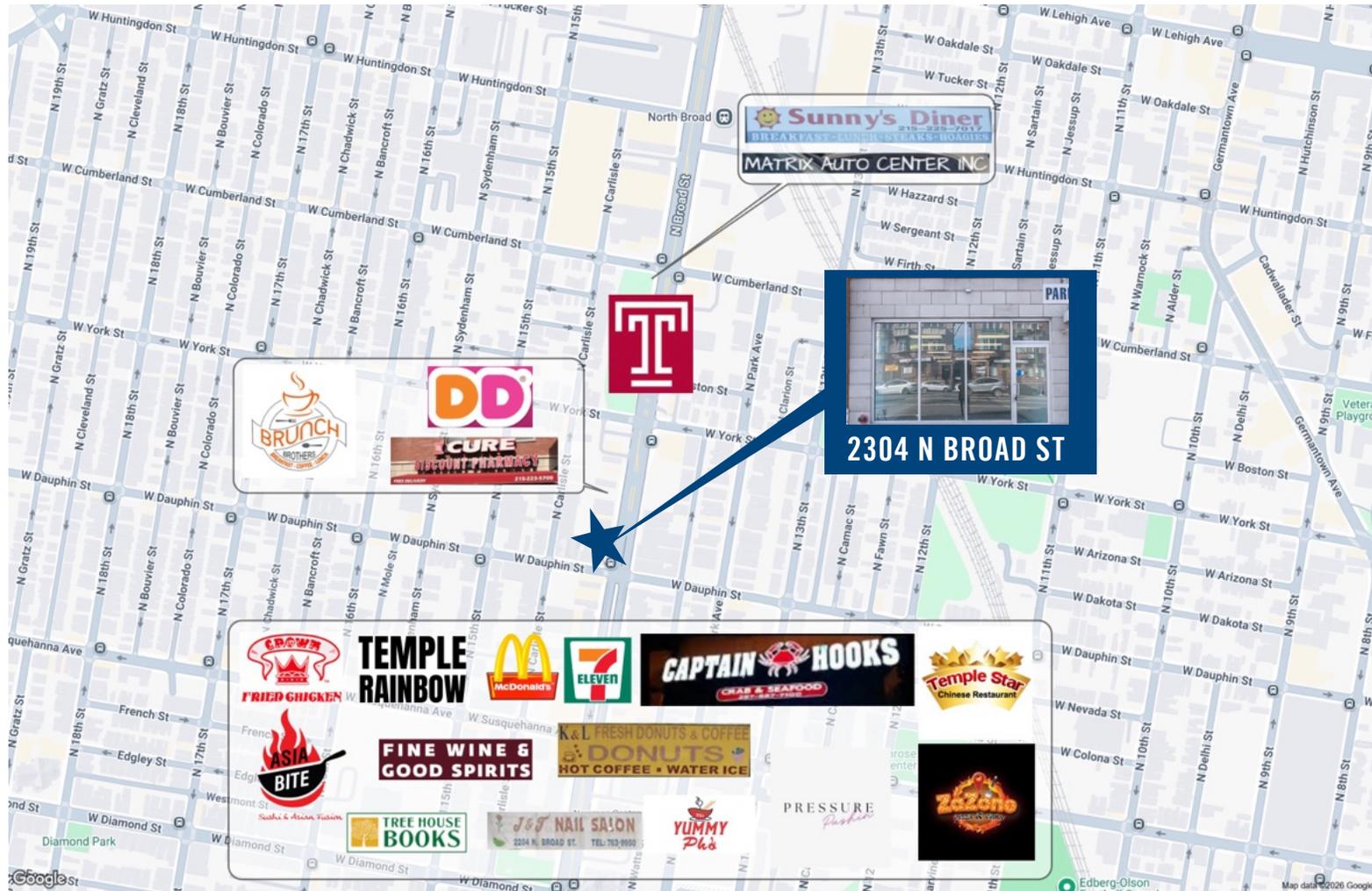
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Retail Map



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