

PROMINENT RETAIL/OFFICE LEASE OPPORTUNITY



**1717 SOUTH BROAD STREET
PHILADELPHIA, PA**



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Wolf Commercial Real Estate
www.WolfCRE.com



PROPERTY DESCRIPTION

Location: 1717 South Broad Street
Philadelphia, PA 19148

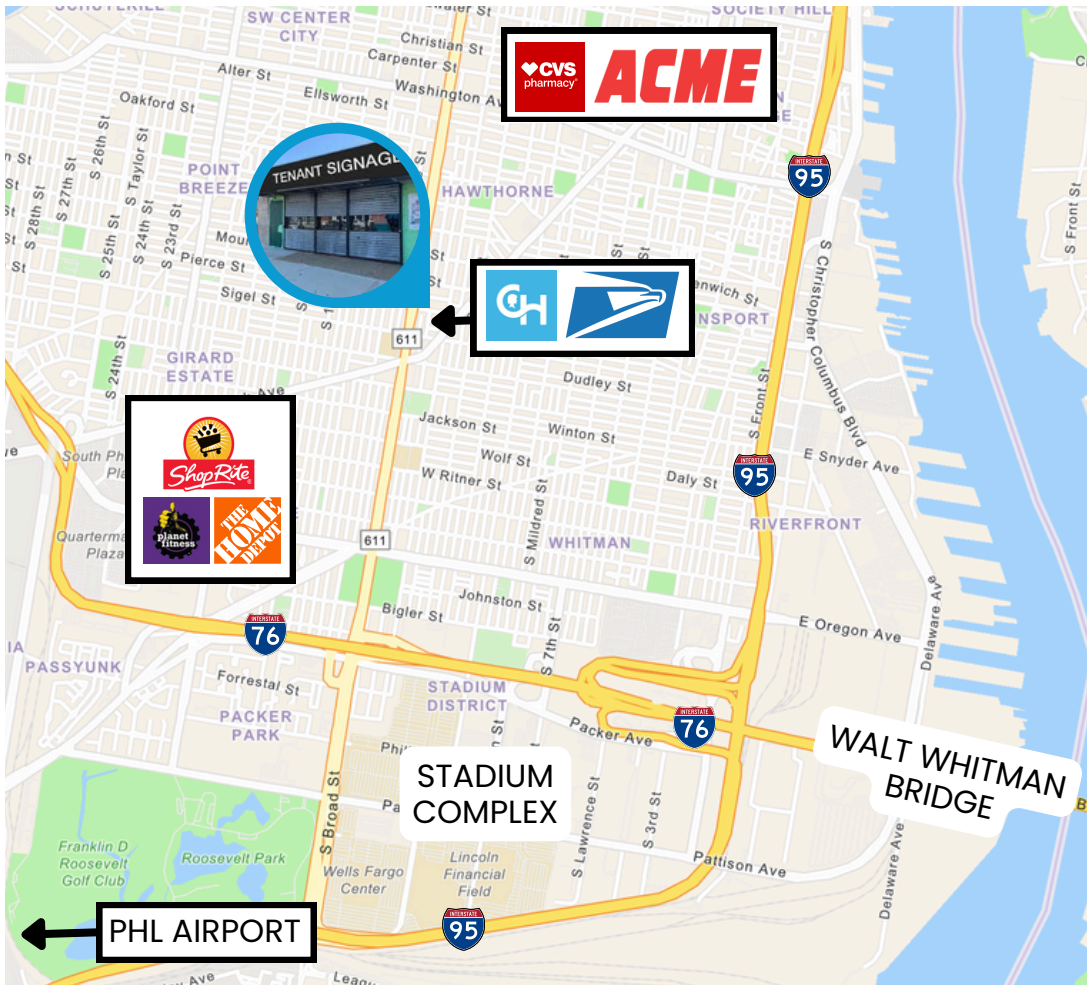
Size/SF Available: +/- 1,580 SF

Lease Price: Call for information

PROPERTY AREA/HIGHLIGHTS

- Ideal for cafe, deli, professional services, boutique & medical
- Immediate availability
- Rare off street parking in rear of premises
- Prominent Broad Street visibility & signage
- Close proximity to CHOP Primary Care Facility, Broad Street Subway, Passyunk Avenue, & adjacent USPS

RETAIL MAP & DEMOGRAPHICS



POPULATION

1 MILE	105,683
3 MILES	366,208
5 MILES	837,048

HOUSEHOLDS

1 MILE	44,681
3 MILES	169,003
5 MILES	352,336

AV. HOUSEHOLD INCOME

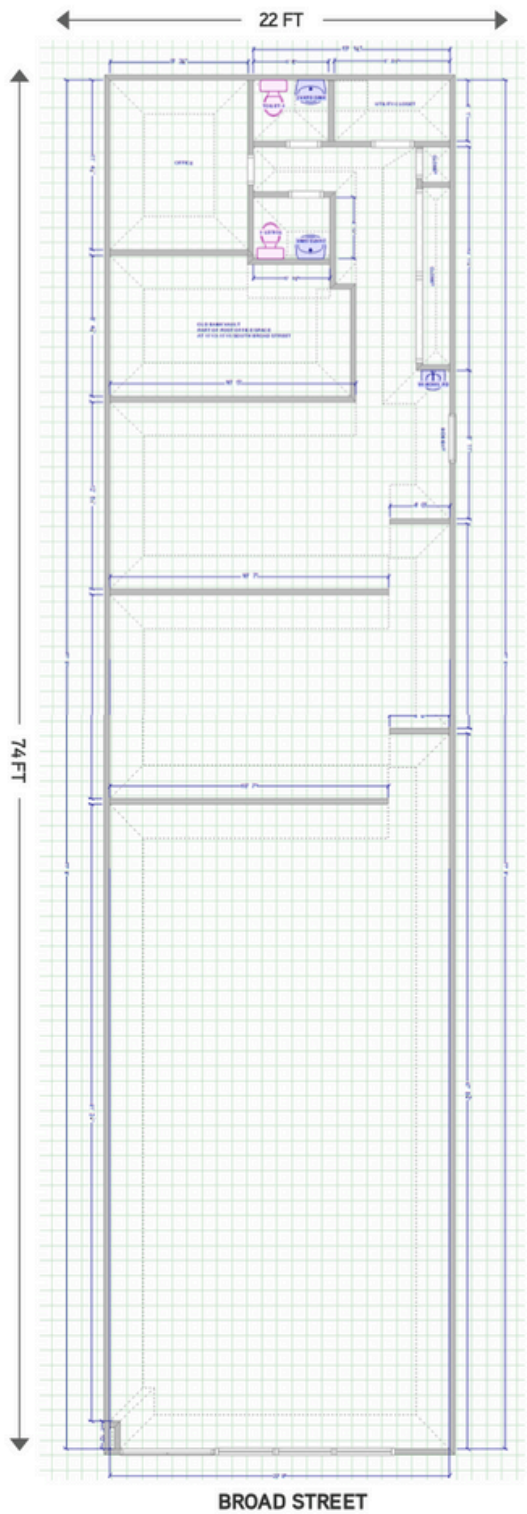
1 MILE	\$94,388
3 MILES	\$103,433
5 MILES	\$81,446

TRANSIT & LANDMARKS

PHL AIRPORT	7.0 MI
WALT WHIT.	4.0 MI
STADIUMS	2.0 MI

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SITE PLAN



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