

667-77 N. BROAD ST

NORTH BROAD, PHILADELPHIA 19123

MPN
MALLIN PANDHILL WAGEL
REAL ESTATE



LARGE COMMERCIAL SPACES AVAILABLE ON NORTH BROAD STREET

VERONICA BLUM 267.238.1728 ■ vblum@mpnrealty.com **DENNIS CARLISLE** 215.805.8620 ■ dcarlisle@mpnrealty.com

1

Information concerning this offer is from sources deemed reliable and no warranty is made as to the accuracy thereof. The offering is submitted subject to errors, omissions, change in price, or other conditions, prior sale or Lease, or withdrawal without notice. The prospective tenant should carefully verify to his/her own satisfaction all information contained herein.

667-77 N BROAD ST

North Broad, Philadelphia 19123



LARGE COMMERCIAL SPACES AVAILABLE ON NORTH BROAD STREET

The North Broad Street Commercial Corridor has had an exciting rebirth over the last 15 years, with a huge surge of new developments and adaptive reuse projects. Its excellent access to transit and walkability to several neighborhoods makes it a great place to live and work.

First Floor:

- » \$18 PSF + NNN
- » 8,888 SF
- » 12 Foot Ceilings
- » 90 Feet of Street Frontage

Second Floor:

- » \$15 PSF + NNN
- » 11,411 SF
- » 10 Foot Ceilings
- » 90 Feet of Street Frontage
- » Zoning: CMX-4

1st and 2nd Floor can be combined into one 20,299 SF space



Walk Score®

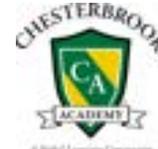
Walk Score
95

Transit Score
84

Bike Score
91

Honeysuckle.

NEIGHBORS INCLUDE:



Cerulean Arts
GALLERY · STUDIO



DEMOGRAPHICS (1 mile)	
Residents	81,748
Average household income	\$102,073
Est. Daytime population	97,952

VERONICA BLUM 267.238.1728 ■ vblum@mpnrealty.com **DENNIS CARLISLE** 215.805.8620 ■ dcarlisle@mpnrealty.com

Information concerning this offer is from sources deemed reliable and no warranty is made as to the accuracy thereof. The offering is submitted subject to errors, omissions, change in price, or other conditions, prior sale or Lease, or withdrawal without notice. The prospective tenant should carefully verify to his/her own satisfaction all information contained herein.

667-77 N BROAD ST

North Broad, Philadelphia 19123



Property Photos - Exterior



VERONICA BLUM 267.238.1728 ■ vblum@mpnrealty.com **DENNIS CARLISLE** 215.805.8620 ■ dcarlisle@mpnrealty.com

Information concerning this offer is from sources deemed reliable and no warranty is made as to the accuracy thereof. The offering is submitted subject to errors, omissions, change in price, or other conditions, prior sale or Lease, or withdrawal without notice. The prospective tenant should carefully verify to his/her own satisfaction all information contained herein.

667-77 N BROAD ST

North Broad, Philadelphia 19123



Property Photos (First Floor)



VERONICA BLUM 267.238.1728 ■ vblum@mpnrealty.com **DENNIS CARLISLE** 215.805.8620 ■ dcarlisle@mpnrealty.com

Information concerning this offer is from sources deemed reliable and no warranty is made as to the accuracy thereof. The offering is submitted subject to errors, omissions, change in price, or other conditions, prior sale or Lease, or withdrawal without notice. The prospective tenant should carefully verify to his/her own satisfaction all information contained herein.

667-77 N BROAD ST

North Broad, Philadelphia 19123



Property Photos (Second Floor)



VERONICA BLUM 267.238.1728 ■ vblum@mpnrealty.com **DENNIS CARLISLE** 215.805.8620 ■ dcarlisle@mpnrealty.com

Information concerning this offer is from sources deemed reliable and no warranty is made as to the accuracy thereof. The offering is submitted subject to errors, omissions, change in price, or other conditions, prior sale or Lease, or withdrawal without notice. The prospective tenant should carefully verify to his/her own satisfaction all information contained herein.

667-77 N BROAD ST

North Broad, Philadelphia 19123

Retail Map



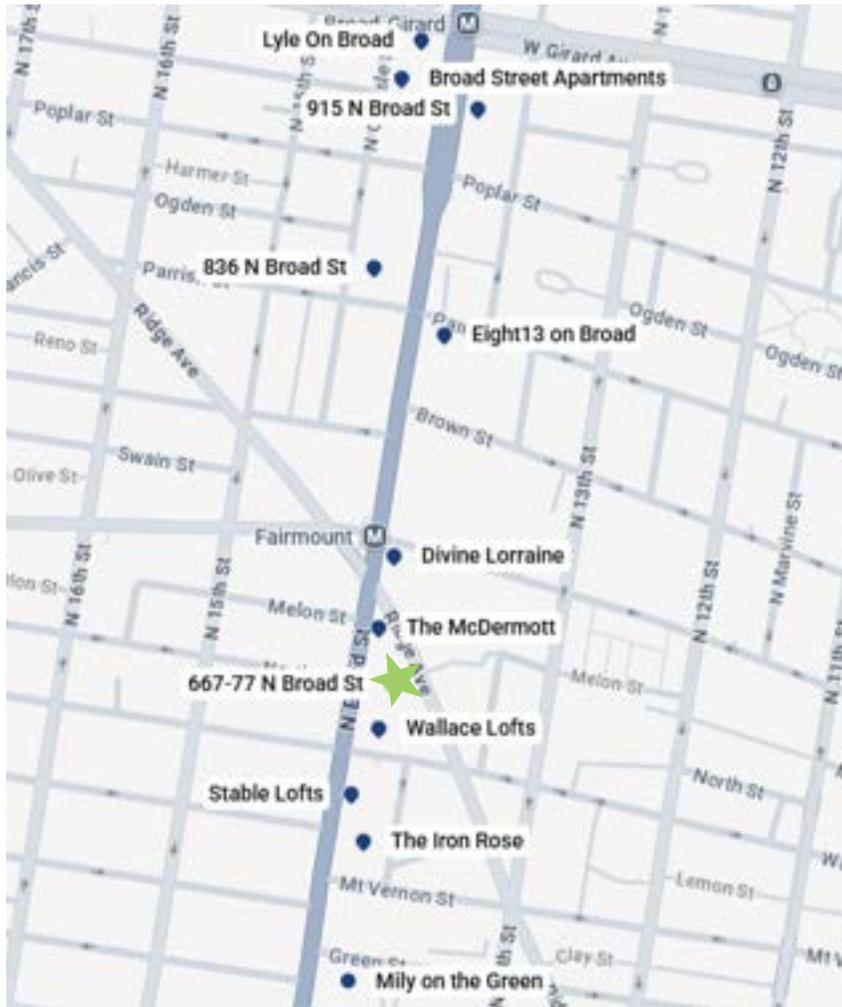
VERONICA BLUM 267.238.1728 ■ vblum@mpnrealty.com **DENNIS CARLISLE** 215.805.8620 ■ dcarlisle@mpnrealty.com

Information concerning this offer is from sources deemed reliable and no warranty is made as to the accuracy thereof. The offering is submitted subject to errors, omissions, change in price, or other conditions, prior sale or Lease, or withdrawal without notice. The prospective tenant should carefully verify to his/her own satisfaction all information contained herein.

667-77 N BROAD ST

North Broad, Philadelphia 19123

North Broad Street Development Map



PROPERTY NAME	YEAR BUILT	# OF UNITS
Broad Street Apartments	2024	49
Lyle on Broad	2025	171
Mily on the Green	2023	108
The Iron Rose	2026	119
Stable Lofts	2019	41
Wallace Lofts	2018	18
The McDermott	2023	20
Divine Lorraine	2016	101
Eight13	2024	64
836 N Broad St	2024	32
915 N Broad St	2026	70

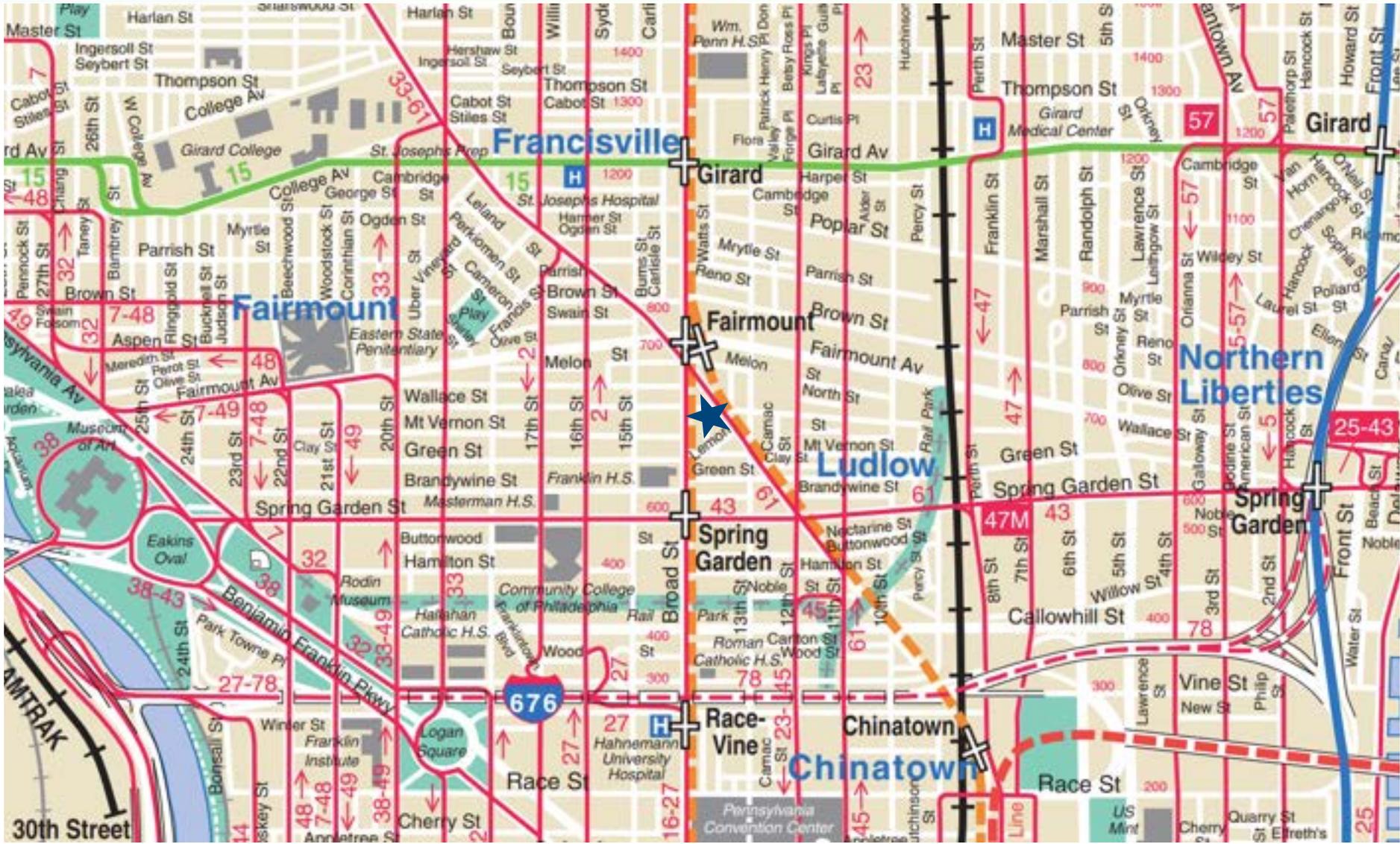
VERONICA BLUM 267.238.1728 ■ vblum@mpnrealty.com

DENNIS CARLISLE 215.805.8620 ■ dcarlisle@mpnrealty.com

667-77 N BROAD ST

North Broad, Philadelphia 19123

Transit Map



VERONICA BLUM 267.238.1728 ■ vblum@mpnrealty.com

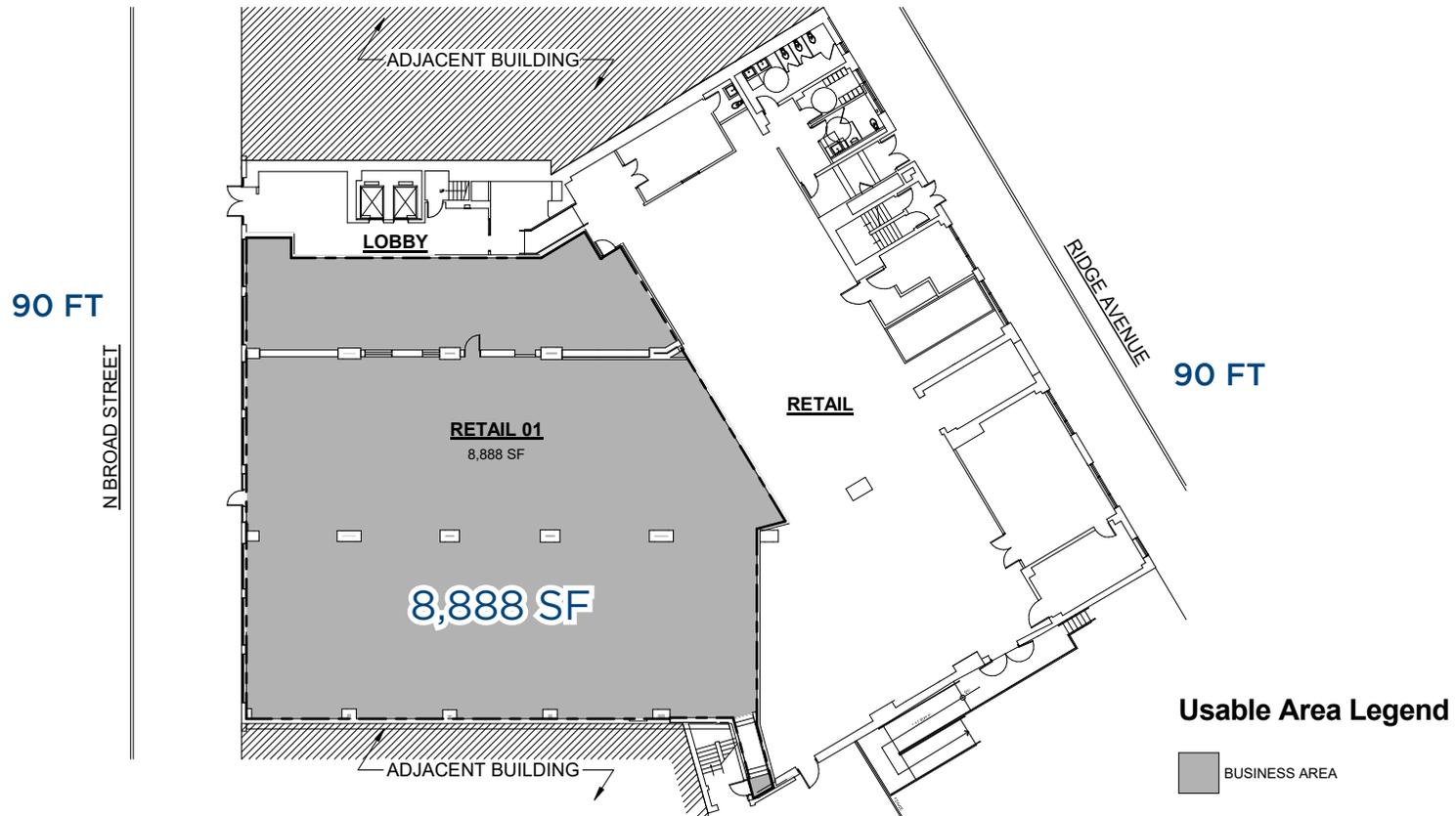
DENNIS CARLISLE 215.805.8620 ■ dcarlisle@mpnrealty.com

Information concerning this offer is from sources deemed reliable and no warranty is made as to the accuracy thereof. The offering is submitted subject to errors, omissions, change in price, or other conditions, prior sale or Lease, or withdrawal without notice. The prospective tenant should carefully verify to his/her own satisfaction all information contained herein.

667-77 N BROAD ST

North Broad, Philadelphia 19123

Floor Plans (First Floor)



VERONICA BLUM 267.238.1728 ■ vblum@mpnrealty.com **DENNIS CARLISLE** 215.805.8620 ■ dcarlisle@mpnrealty.com

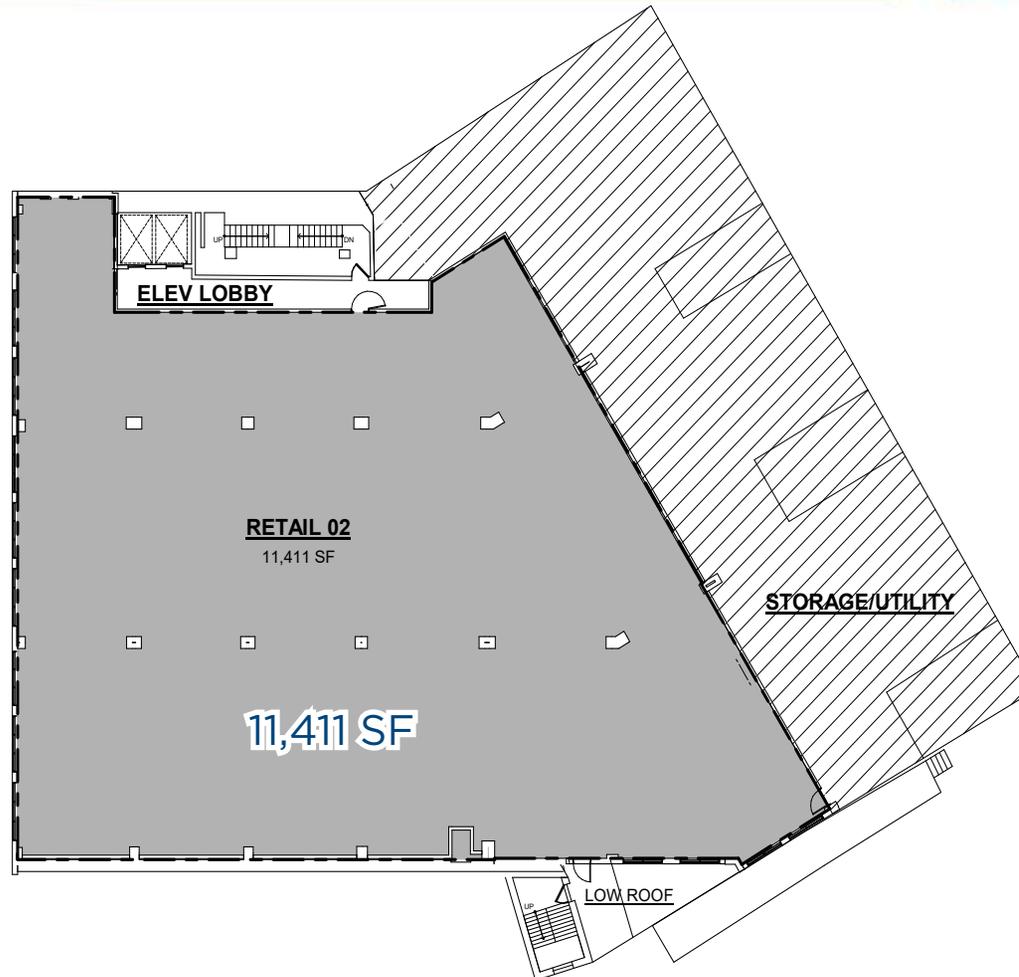
Information concerning this offer is from sources deemed reliable and no warranty is made as to the accuracy thereof. The offering is submitted subject to errors, omissions, change in price, or other conditions, prior sale or Lease, or withdrawal without notice. The prospective tenant should carefully verify to his/her own satisfaction all information contained herein.

667-77 N BROAD ST

North Broad, Philadelphia 19123



Floor Plans (Second Floor)



Usable Area Legend



VERONICA BLUM 267.238.1728 ■ vblum@mpnrealty.com **DENNIS CARLISLE** 215.805.8620 ■ dcarlisle@mpnrealty.com

Information concerning this offer is from sources deemed reliable and no warranty is made as to the accuracy thereof. The offering is submitted subject to errors, omissions, change in price, or other conditions, prior sale or Lease, or withdrawal without notice. The prospective tenant should carefully verify to his/her own satisfaction all information contained herein.

667-77 N BROAD ST

North Broad, Philadelphia 19123

Zoning

Table 14-602-2: Uses Allowed in Commercial Districts

Y = Yes permitted as of right S = Special exception approval required N = Not allowed (expressly prohibited) Uses not listed in this table are prohibited	CMX-4	USE SPECIFIC STANDARDS
RESIDENTIAL USE CATEGORY		
Household Living (as noted below)		
Single-family	N	
Two-family	N	
Multi-family	Y	
Group Living (except as noted below)	Y	
Personal Care Home	Y	14-603 (11)
Single-Room Residence	Y	
PARKS AND OPEN SPACES USE CATEGORY		
Passive Recreation	Y	
Active Recreation	Y	
PUBLIC, CIVIC, AND INSTITUTIONAL USE CATEGORY		
Adult Care	Y	
Child Care (as noted below)		
Family Child Care	Y	14-603 (5)
Group Child Care	Y	14-603 (5)
Child Care Center	Y	14-603 (5)
Community Center	Y	
Educational Facilities	Y	
Fraternal Organization	Y	
Hospital	Y	
Libraries and Cultural Exhibits	Y	
Religious Assembly	Y	
Safety Services	Y	
Transit Station	Y	
Utilities and Services, Basic	S	
Wireless Service Facility (as noted below)		
Freestanding Tower	Y	14-603 (16)
Building or Tower-Mounted Antenna	Y	14-603 (17)
OFFICE USE CATEGORY		
Business and Professional	Y	
Medical, Dental, Health Practitioner (as noted below)		
Sole Practitioner	Y	
Group Practitioner	Y	
Government	Y	
Building Supplies and Equipment	Y	14-603 (3)
RETAIL SALES USE CATEGORY		
Consumer Goods (except as noted below)	Y	
Drug Paraphernalia Sales	N	14-603 (13)
Gun Shop	N	14-603 (13)
Medical Marijuana Dispensary	Y	14-603 (20)
Food, Beverages, and Groceries	Y	14-603 (7)
Pets and Pet Supplies	Y	
Sundries, Pharmaceuticals, and Convenience Sales	Y	
Wearing Apparel and Accessories	Y	

Y = Yes permitted as of right S = Special exception approval required N = Not allowed (expressly prohibited) Uses not listed in this table are prohibited	CMX-4	USE SPECIFIC STANDARDS
COMMERCIAL SERVICES USE CATEGORY		
Animal Services (except as noted below)	Y	
Boarding and Other Services	N	14-603 (14)
Assembly and Entertainment (except as noted below)	Y	
Casino	N	
Nightclubs and Private Clubs	Y	14-603 (18)
Building Services	Y	
Business Support	Y	
Eating and Drinking Establishments (as noted below)		
Prepared Food Shop	Y	
Take-Out Restaurant	Y	14-603 (6)
Sit Down Restaurant	Y	
Smoking Lounge	Y	14-603 (19)
Financial Services (except as noted below)	Y	
Personal Credit Establishment	N	14-603 (13)
Funeral and Mortuary Services	Y	
Maintenance & Repair of Consumer Goods	Y	
Marina	Y	
Parking, Non-Accessory (as noted below)		
Surface Parking	N	14-603 (10)
Structured Parking	[6]	14-603 (10)
Personal Services (except as noted below)	Y	
Body Art Service	Y	14-603 (2) (13)
Fortune Telling Service	Y	
Radio, Television, and Recording Services	Y	
Visitor Accommodations	Y	
Commissaries and Catering Services	Y	
VEHICLE AND VEHICULAR EQUIPMENT SALES AND SERVICES		
Commercial Vehicle Sales and Rental	N	
Personal Vehicle Repair and Maintenance	Y	
Personal Vehicle Sales and Rental	Y	
Vehicle Fueling Station	N	14-603 (8)
Vehicle Equipment and Supplies Sales and Rental	Y	
WHOLESALE, DISTRIBUTION, STORAGE USE CATEGORY		
Moving and Storage Facilities	N	
Wholesale Sales and Distribution	N	14-603 (1)
INDUSTRIAL USE CATEGORY		
Artist Studios and Artisan Industrial	Y	
Research and Development	Y	
URBAN AGRICULTURE USE CATEGORY		
Community Garden	Y	14-603 (15)
Market or Community-Supported Farm	N	14-603 (15)

VERONICA BLUM 267.238.1728 ■ vblum@mpnrealty.com

DENNIS CARLISLE 215.805.8620 ■ dcarlisle@mpnrealty.com

667-77 N BROAD ST

North Broad, Philadelphia 19123

About the Neighborhood: North Broad

North Broad Street is a major commercial and cultural corridor in Philadelphia that runs north from Philadelphia City Hall through the heart of North Philadelphia. Often referred to as part of the city's historic Avenue of the Arts, the corridor is home to a mix of iconic cultural venues, educational institutions, and historic architecture that reflect Philadelphia's long-standing role as a center for arts, education, and civic life.

North Broad Street continues to evolve with new residential projects, adaptive reuse of historic buildings, and commercial investment along the corridor. With direct access to multiple SEPTA subway and bus lines, convenient connections to Center City, and proximity to surrounding neighborhoods such as Fairmount, Philadelphia



and Francisville, Philadelphia, North Broad remains one of Philadelphia's most important north-south corridors and a focal point for future urban development.



VERONICA BLUM 267.238.1728 ■ vblum@mpnrealty.com **DENNIS CARLISLE** 215.805.8620 ■ dcarlisle@mpnrealty.com

Information concerning this offer is from sources deemed reliable and no warranty is made as to the accuracy thereof. The offering is submitted subject to errors, omissions, change in price, or other conditions, prior sale or Lease, or withdrawal without notice. The prospective tenant should carefully verify to his/her own satisfaction all information contained herein.