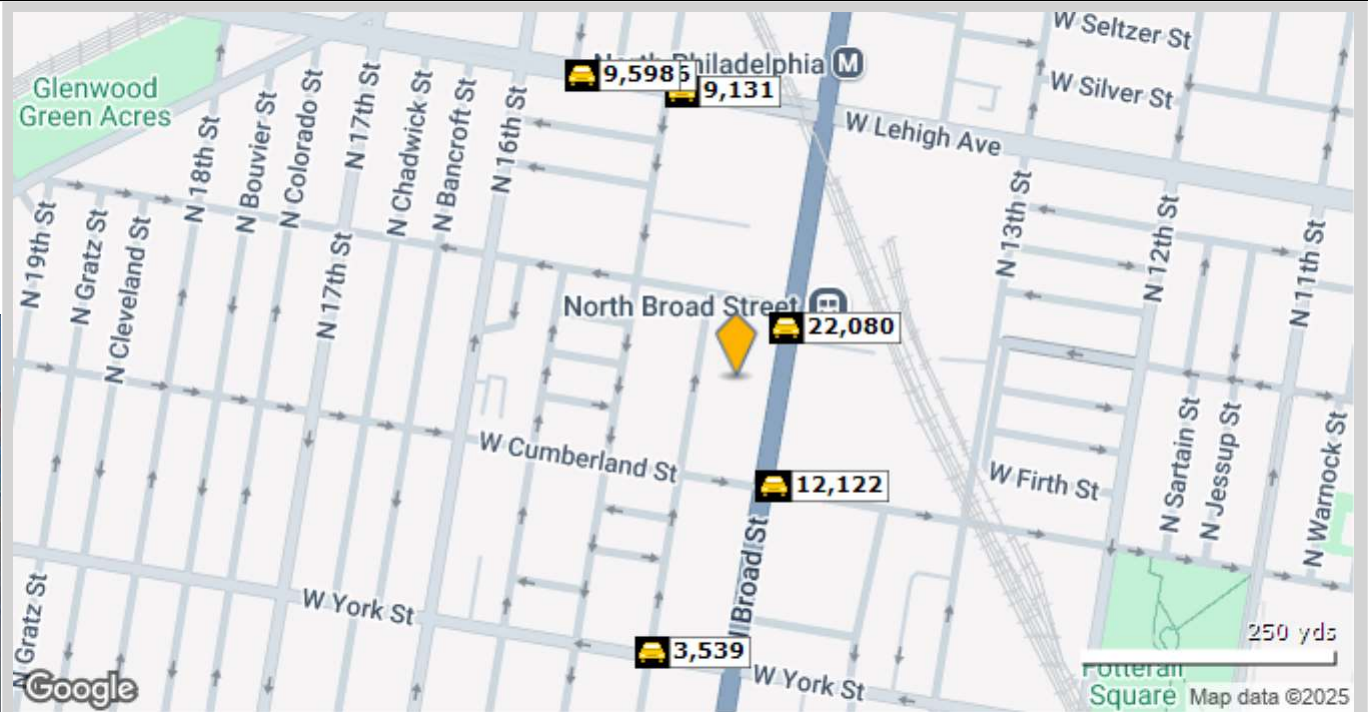


## Traffic Count Report

2520-2522 N Broad St, Philadelphia, PA 19132

Building Type: **Flex**  
 RBA: **11,362 SF**  
 Typical Floor: **9,000 SF**  
 Total Available: **6,500 SF**  
 Warehouse Avail: **2,000 SF**  
 Office Avail: **4,500 SF**  
 % Leased: **42.79%**  
 Rent/SF/Yr: **\$12.00**



	Street	Cross Street	Cross Str Dist	Count Year	Avg Daily Volume	Volume Type	Miles from Subject Prop
1	N Broad St	W Huntingdon St	0.01 N	2022	22,941	MPSI	.04
2	North Broad Street	W Huntingdon St	0.01 N	2020	22,080	MPSI	.04
3	W Cumberland St	N Broad St	0.01 SW	2016	28,142	AADT	.06
4	West Cumberland Street	N Broad St	0.01 SW	2022	16,858	MPSI	.06
5	West Cumberland Street	N Broad St	0.01 SW	2020	12,122	MPSI	.06
6	N Carlisle St	W York St	0.00 S	2022	3,539	MPSI	.16
7	West Lehigh Avenue	N 15th St	0.01 W	2020	9,227	MPSI	.17
8	West Lehigh Avenue	N 15th St	0.01 W	2022	9,131	MPSI	.17
9	W Lehigh Ave	N Sydenham St	0.00 W	2018	10,396	MPSI	.19
10	W Lehigh Ave	N Sydenham St	0.00 W	2022	9,598	MPSI	.19



10+ units  
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1/25/2025

## Demographic Summary Report

2520-2522 N Broad St, Philadelphia, PA 19132

Building Type: **Flex**  
 RBA: **11,362 SF**  
 Typical Floor: **9,000 SF**  
 Total Available: **6,500 SF**

Warehse Avail: **2,000 SF**  
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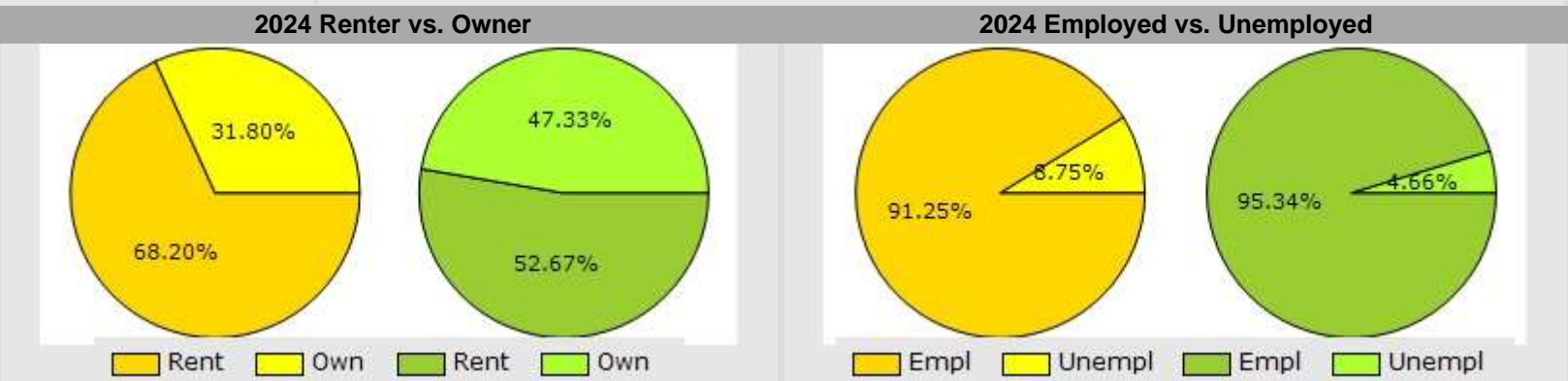
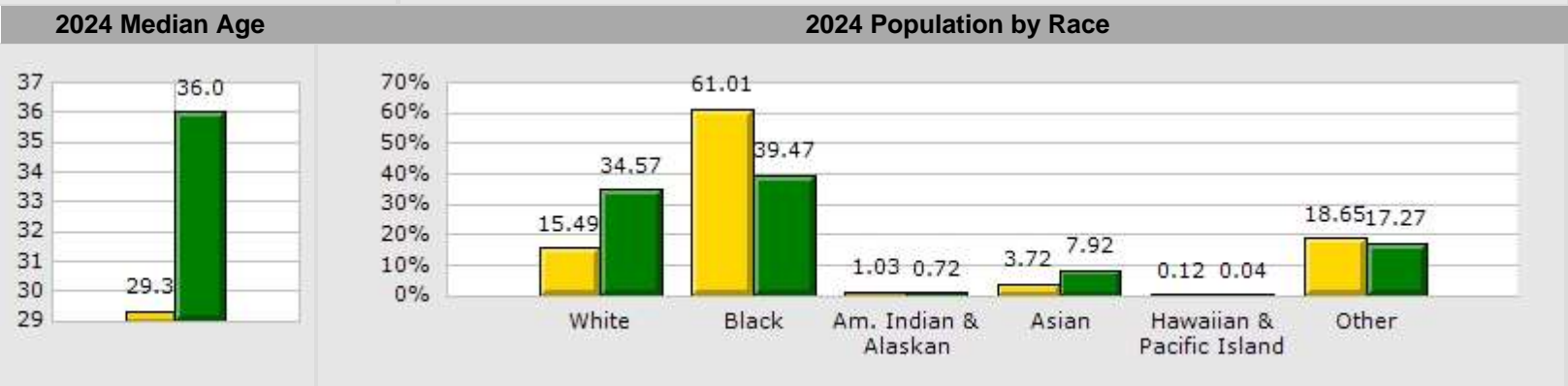
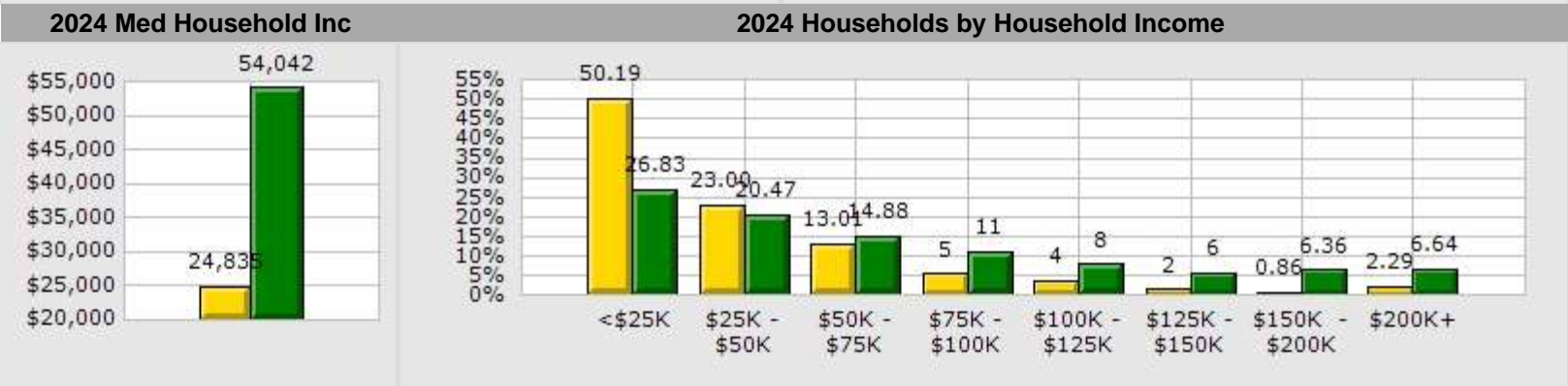
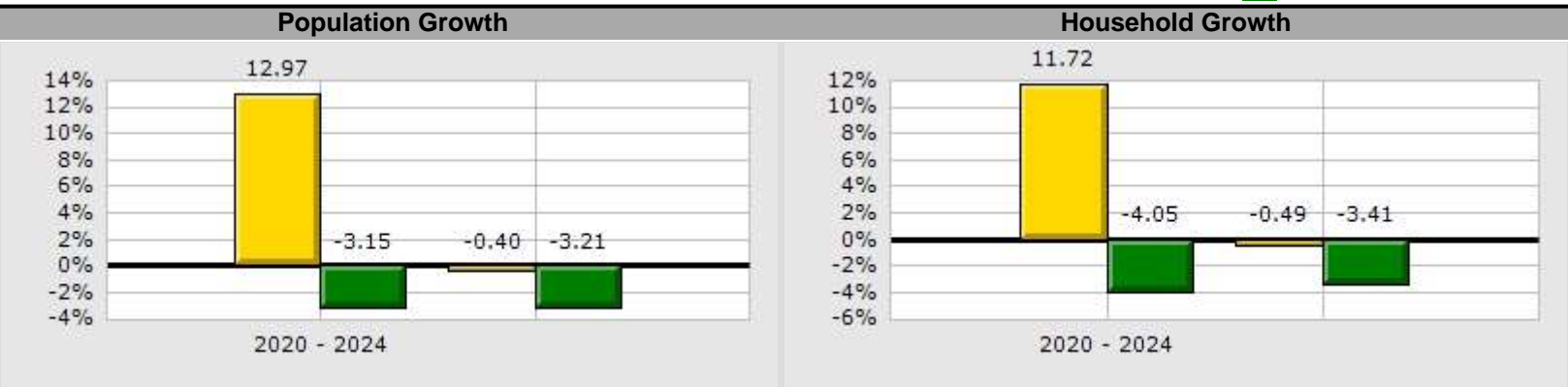
Radius	1 Mile		3 Mile		5 Mile	
Population						
2029 Projection	72,546		447,224		1,065,333	
2024 Estimate	72,836		454,730		1,090,962	
2020 Census	64,472		433,160		1,088,013	
Growth 2024 - 2029	-0.40%		-1.65%		-2.35%	
Growth 2020 - 2024	12.97%		4.98%		0.27%	
2024 Population by Hispanic Origin	14,243		105,864		207,381	
2024 Population	72,836		454,730		1,090,962	
White	11,280	15.49%	139,813	30.75%	339,157	31.09%
Black	44,437	61.01%	181,596	39.93%	454,868	41.69%
Am. Indian & Alaskan	748	1.03%	4,304	0.95%	8,629	0.79%
Asian	2,706	3.72%	25,944	5.71%	75,440	6.91%
Hawaiian & Pacific Island	85	0.12%	294	0.06%	614	0.06%
Other	13,581	18.65%	102,779	22.60%	212,255	19.46%
U.S. Armed Forces	0		128		388	
Households						
2029 Projection	25,843		188,057		442,323	
2024 Estimate	25,971		191,600		454,045	
2020 Census	23,246		184,405		457,450	
Growth 2024 - 2029	-0.49%		-1.85%		-2.58%	
Growth 2020 - 2024	11.72%		3.90%		-0.74%	
Owner Occupied	8,259	31.80%	71,667	37.40%	191,575	42.19%
Renter Occupied	17,713	68.20%	119,933	62.60%	262,470	57.81%
2024 Households by HH Income	25,973		191,600		454,043	
Income: <\$25,000	13,035	50.19%	62,887	32.82%	134,738	29.68%
Income: \$25,000 - \$50,000	5,975	23.00%	36,584	19.09%	87,700	19.32%
Income: \$50,000 - \$75,000	3,379	13.01%	25,426	13.27%	64,120	14.12%
Income: \$75,000 - \$100,000	1,400	5.39%	19,215	10.03%	46,962	10.34%
Income: \$100,000 - \$125,000	973	3.75%	13,478	7.03%	32,457	7.15%
Income: \$125,000 - \$150,000	392	1.51%	8,876	4.63%	24,296	5.35%
Income: \$150,000 - \$200,000	224	0.86%	12,167	6.35%	29,216	6.43%
Income: \$200,000+	595	2.29%	12,967	6.77%	34,554	7.61%
2024 Avg Household Income	\$41,640		\$74,214		\$78,664	
2024 Med Household Income	\$24,835		\$47,164		\$51,635	



2520-2522 N Broad St, Philadelphia, PA 19132

Type: Flex/Showroom  
County: Philadelphia

1 Mile  
County



Demographic Market Comparison Report

1 mile radius

2520-2522 N Broad St, Philadelphia, PA 19132				
Type:	Flex/Showroom			
County:	Philadelphia			
	1 Mile		County	
Population Growth				
Growth 2020 - 2024	12.97%		-3.15%	
Growth 2024 - 2029	-0.40%		-3.21%	
Empl	26,859	91.25%	743,330	95.34%
Unempl	2,575	8.75%	36,358	4.66%
2024 Population by Race				
	72,836		1,553,288	
White	11,280	15.49%	537,025	34.57%
Black	44,437	61.01%	613,107	39.47%
Am. Indian & Alaskan	748	1.03%	11,180	0.72%
Asian	2,706	3.72%	123,063	7.92%
Hawaiian & Pacific Island	84	0.12%	649	0.04%
Other	13,581	18.65%	268,264	17.27%
Household Growth				
Growth 2020 - 2024	11.72%		-4.05%	
Growth 2024 - 2029	-0.49%		-3.41%	
Renter Occupied	17,713	68.20%	332,578	52.67%
Owner Occupied	8,259	31.80%	298,850	47.33%
2024 Households by Household Income				
	25,973		631,428	
Income <\$25K	13,035	50.19%	169,426	26.83%
Income \$25K - \$50K	5,975	23.00%	129,278	20.47%
Income \$50K - \$75K	3,379	13.01%	93,964	14.88%
Income \$75K - \$100K	1,400	5.39%	70,900	11.23%
Income \$100K - \$125K	973	3.75%	49,962	7.91%
Income \$125K - \$150K	392	1.51%	35,799	5.67%
Income \$150K - \$200K	224	0.86%	40,162	6.36%
Income \$200K+	595	2.29%	41,937	6.64%
2024 Med Household Inc	\$24,835		\$54,042	
2024 Median Age	29.30		36.00	





# Demographic Detail Report

2520-2522 N Broad St, Philadelphia, PA 19132

Building Type: **Flex**  
 RBA: **11,362 SF**  
 Typical Floor: **9,000 SF**  
 Total **6,500 SF**

Warehse Avail: **2,000 SF**  
 Office Avail: **4,500 SF**  
 % Leased: **42.79%**  
 Rent/SF/Yr: **\$12.00**



Radius	1 Mile		3 Mile		5 Mile	
Population						
2029 Projection	72,546		447,224		1,065,333	
2024 Estimate	72,836		454,730		1,090,962	
2020 Census	64,472		433,160		1,088,013	
Growth 2024 - 2029	-0.40%		-1.65%		-2.35%	
Growth 2020 - 2024	12.97%		4.98%		0.27%	
2024 Population by Age	72,836		454,730		1,090,962	
Age 0 - 4	5,029	6.90%	31,323	6.89%	73,720	6.76%
Age 5 - 9	4,476	6.15%	25,802	5.67%	62,687	5.75%
Age 10 - 14	4,741	6.51%	24,907	5.48%	61,305	5.62%
Age 15 - 19	6,620	9.09%	28,474	6.26%	67,793	6.21%
Age 20 - 24	9,101	12.50%	35,841	7.88%	79,756	7.31%
Age 25 - 29	7,575	10.40%	44,117	9.70%	97,296	8.92%
Age 30 - 34	5,530	7.59%	47,349	10.41%	107,625	9.87%
Age 35 - 39	4,137	5.68%	38,607	8.49%	91,306	8.37%
Age 40 - 44	3,481	4.78%	29,369	6.46%	71,839	6.58%
Age 45 - 49	3,089	4.24%	22,928	5.04%	57,144	5.24%
Age 50 - 54	3,251	4.46%	21,715	4.78%	54,277	4.98%
Age 55 - 59	3,544	4.87%	22,227	4.89%	55,260	5.07%
Age 60 - 64	3,591	4.93%	22,081	4.86%	55,631	5.10%
Age 65 - 69	3,055	4.19%	19,547	4.30%	49,943	4.58%
Age 70 - 74	2,253	3.09%	15,930	3.50%	41,021	3.76%
Age 75 - 79	1,533	2.10%	11,323	2.49%	29,329	2.69%
Age 80 - 84	979	1.34%	7,213	1.59%	18,833	1.73%
Age 85+	850	1.17%	5,977	1.31%	16,197	1.48%
Age 65+	8,670	11.90%	59,990	13.19%	155,323	14.24%
Median Age	29.30		33.90		34.80	
Average Age	34.00		36.30		37.00	



## Demographic Detail Report

2520-2522 N Broad St, Philadelphia, PA 19132

Radius	1 Mile	3 Mile	5 Mile
<b>2024 Population By Race</b>	<b>72,836</b>	<b>454,730</b>	<b>1,090,962</b>
White	11,280 15.49%	139,813 30.75%	339,157 31.09%
Black	44,437 61.01%	181,596 39.93%	454,868 41.69%
Am. Indian & Alaskan	748 1.03%	4,304 0.95%	8,629 0.79%
Asian	2,706 3.72%	25,944 5.71%	75,440 6.91%
Hawaiian & Pacific Island	85 0.12%	294 0.06%	614 0.06%
Other	13,581 18.65%	102,779 22.60%	212,255 19.46%
<b>Population by Hispanic Origin</b>	<b>72,836</b>	<b>454,730</b>	<b>1,090,962</b>
Non-Hispanic Origin	58,593 80.45%	348,865 76.72%	883,581 80.99%
Hispanic Origin	14,242 19.55%	105,865 23.28%	207,381 19.01%
<b>2024 Median Age, Male</b>	<b>28.20</b>	<b>33.20</b>	<b>33.90</b>
<b>2024 Average Age, Male</b>	<b>32.70</b>	<b>35.10</b>	<b>35.80</b>
<b>2024 Median Age, Female</b>	<b>30.20</b>	<b>34.50</b>	<b>35.70</b>
<b>2024 Average Age, Female</b>	<b>35.10</b>	<b>37.30</b>	<b>38.20</b>
<b>2024 Population by Occupation Classification</b>	<b>57,268</b>	<b>366,998</b>	<b>879,689</b>
Civilian Employed	26,859 46.90%	209,746 57.15%	519,397 59.04%
Civilian Unemployed	2,575 4.50%	10,768 2.93%	26,096 2.97%
Civilian Non-Labor Force	27,834 48.60%	146,343 39.88%	333,784 37.94%
Armed Forces	0 0.00%	141 0.04%	412 0.05%
<b>Households by Marital Status</b>			
Married	3,029	36,688	101,541
Married No Children	1,956	24,688	65,756
Married w/Children	1,073	12,000	35,785
<b>2024 Population by Education</b>	<b>47,014</b>	<b>327,690</b>	<b>792,838</b>
Some High School, No Diploma	9,633 20.49%	49,806 15.20%	105,950 13.36%
High School Grad (Incl Equivalency)	17,317 36.83%	89,216 27.23%	207,335 26.15%
Some College, No Degree	10,206 21.71%	59,469 18.15%	155,684 19.64%
Associate Degree	4,147 8.82%	19,307 5.89%	47,136 5.95%
Bachelor Degree	3,742 7.96%	59,548 18.17%	147,131 18.56%
Advanced Degree	1,969 4.19%	50,344 15.36%	129,602 16.35%



## Demographic Detail Report

2520-2522 N Broad St, Philadelphia, PA 19132

Radius	1 Mile		3 Mile		5 Mile	
2024 Population by Occupation	58,339		445,493		1,099,845	
Real Estate & Finance	630	1.08%	13,775	3.09%	33,367	3.03%
Professional & Management	7,577	12.99%	122,891	27.59%	306,707	27.89%
Public Administration	1,402	2.40%	9,952	2.23%	24,772	2.25%
Education & Health	8,437	14.46%	67,492	15.15%	171,782	15.62%
Services	10,381	17.79%	47,532	10.67%	111,420	10.13%
Information	429	0.74%	4,767	1.07%	11,481	1.04%
Sales	6,069	10.40%	37,734	8.47%	93,825	8.53%
Transportation	9,469	16.23%	52,584	11.80%	125,116	11.38%
Retail	3,357	5.75%	18,634	4.18%	47,069	4.28%
Wholesale	278	0.48%	4,018	0.90%	9,140	0.83%
Manufacturing	1,549	2.66%	12,941	2.90%	31,866	2.90%
Production	4,307	7.38%	23,171	5.20%	57,441	5.22%
Construction	1,120	1.92%	8,634	1.94%	21,465	1.95%
Utilities	2,010	3.45%	12,348	2.77%	30,130	2.74%
Agriculture & Mining	124	0.21%	544	0.12%	913	0.08%
Farming, Fishing, Forestry	80	0.14%	441	0.10%	595	0.05%
Other Services	1,120	1.92%	8,035	1.80%	22,756	2.07%
2024 Worker Travel Time to Job	24,530		182,252		455,174	
<30 Minutes	11,605	47.31%	88,467	48.54%	219,420	48.21%
30-60 Minutes	9,669	39.42%	70,475	38.67%	178,975	39.32%
60+ Minutes	3,256	13.27%	23,310	12.79%	56,779	12.47%
2020 Households by HH Size	23,247		184,406		457,450	
1-Person Households	8,146	35.04%	72,199	39.15%	173,173	37.86%
2-Person Households	5,916	25.45%	55,016	29.83%	134,924	29.49%
3-Person Households	3,851	16.57%	25,358	13.75%	65,984	14.42%
4-Person Households	2,713	11.67%	16,446	8.92%	44,144	9.65%
5-Person Households	1,427	6.14%	8,387	4.55%	21,729	4.75%
6-Person Households	684	2.94%	4,068	2.21%	10,326	2.26%
7 or more Person Households	510	2.19%	2,932	1.59%	7,170	1.57%
2024 Average Household Size	2.40		2.20		2.20	
Households						
2029 Projection	25,843		188,057		442,323	
2024 Estimate	25,971		191,600		454,045	
2020 Census	23,246		184,405		457,450	
Growth 2024 - 2029	-0.49%		-1.85%		-2.58%	
Growth 2020 - 2024	11.72%		3.90%		-0.74%	



## Demographic Detail Report

2520-2522 N Broad St, Philadelphia, PA 19132					
Radius	1 Mile		3 Mile		5 Mile
<b>2024 Households by HH Income</b>	<b>25,973</b>		<b>191,600</b>		<b>454,043</b>
<\$25,000	13,035	50.19%	62,887	32.82%	134,738 29.68%
\$25,000 - \$50,000	5,975	23.00%	36,584	19.09%	87,700 19.32%
\$50,000 - \$75,000	3,379	13.01%	25,426	13.27%	64,120 14.12%
\$75,000 - \$100,000	1,400	5.39%	19,215	10.03%	46,962 10.34%
\$100,000 - \$125,000	973	3.75%	13,478	7.03%	32,457 7.15%
\$125,000 - \$150,000	392	1.51%	8,876	4.63%	24,296 5.35%
\$150,000 - \$200,000	224	0.86%	12,167	6.35%	29,216 6.43%
\$200,000+	595	2.29%	12,967	6.77%	34,554 7.61%
<b>2024 Avg Household Income</b>	<b>\$41,640</b>		<b>\$74,214</b>		<b>\$78,664</b>
<b>2024 Med Household Income</b>	<b>\$24,835</b>		<b>\$47,164</b>		<b>\$51,635</b>
<b>2024 Occupied Housing</b>	<b>25,972</b>		<b>191,600</b>		<b>454,045</b>
Owner Occupied	8,259	31.80%	71,667	37.40%	191,575 42.19%
Renter Occupied	17,713	68.20%	119,933	62.60%	262,470 57.81%
<b>2020 Housing Units</b>	<b>32,400</b>		<b>234,692</b>		<b>549,694</b>
1 Unit	22,759	70.24%	136,055	57.97%	334,605 60.87%
2 - 4 Units	5,520	17.04%	32,344	13.78%	77,212 14.05%
5 - 19 Units	841	2.60%	13,469	5.74%	35,453 6.45%
20+ Units	3,280	10.12%	52,824	22.51%	102,424 18.63%
<b>2024 Housing Value</b>	<b>8,259</b>		<b>71,667</b>		<b>191,575</b>
<\$100,000	4,669	56.53%	21,164	29.53%	40,889 21.34%
\$100,000 - \$200,000	1,456	17.63%	12,900	18.00%	45,740 23.88%
\$200,000 - \$300,000	1,207	14.61%	13,046	18.20%	37,051 19.34%
\$300,000 - \$400,000	469	5.68%	9,303	12.98%	25,066 13.08%
\$400,000 - \$500,000	176	2.13%	6,178	8.62%	14,789 7.72%
\$500,000 - \$1,000,000	96	1.16%	7,743	10.80%	22,859 11.93%
\$1,000,000+	186	2.25%	1,333	1.86%	5,181 2.70%
<b>2024 Median Home Value</b>	<b>\$88,444</b>		<b>\$213,563</b>		<b>\$224,718</b>
<b>2024 Housing Units by Yr Built</b>	<b>32,454</b>		<b>235,577</b>		<b>551,307</b>
Built 2010+	5,585	17.21%	43,790	18.59%	71,657 13.00%
Built 2000 - 2010	997	3.07%	9,481	4.02%	18,517 3.36%
Built 1990 - 1999	1,394	4.30%	8,017	3.40%	16,099 2.92%
Built 1980 - 1989	906	2.79%	7,877	3.34%	18,653 3.38%
Built 1970 - 1979	1,022	3.15%	11,530	4.89%	29,997 5.44%
Built 1960 - 1969	1,558	4.80%	13,643	5.79%	36,828 6.68%
Built 1950 - 1959	2,019	6.22%	16,844	7.15%	55,177 10.01%
Built <1949	18,973	58.46%	124,395	52.80%	304,379 55.21%
<b>2024 Median Year Built</b>	<b>1948</b>		<b>1948</b>		<b>1948</b>





# Daytime Employment Report

1 Mile Radius

2520-2522 N Broad St, Philadelphia, PA 19132

Building Type: **Flex**  
 RBA: **11,362 SF**  
 Typical Floor: **9,000 SF**  
 Total Available: **6,500 SF**

Warehse Avail: **2,000 SF**  
 Office Avail: **4,500 SF**  
 % Leased: **42.79%**  
 Rent/SF/Yr: **\$12.00**



Business Employment by Type	# of Businesses	# Employees	#Emp/Bus
<b>Total Businesses</b>	<b>3,277</b>	<b>28,078</b>	<b>9</b>
Retail & Wholesale Trade	264	1,380	5
Hospitality & Food Service	164	1,821	11
Real Estate, Renting, Leasing	62	315	5
Finance & Insurance	114	432	4
Information	36	348	10
Scientific & Technology Services	91	654	7
Management of Companies	4	12	3
Health Care & Social Assistance	1,981	10,059	5
Educational Services	83	10,234	123
Public Administration & Sales	16	570	36
Arts, Entertainment, Recreation	23	302	13
Utilities & Waste Management	38	149	4
Construction	45	221	5
Manufacturing	25	223	9
Agriculture, Mining, Fishing	0	0	0
Other Services	331	1,358	4



## Consumer Spending Report

2520-2522 N Broad St, Philadelphia, PA 19132

Building Type: **Flex**  
 RBA: **11,362 SF**  
 Typical Floor: **9,000 SF**  
 Total Available: **6,500 SF**  
 Warehouse Avail: **2,000 SF**  
 Office Avail: **4,500 SF**  
 % Leased: **42.79%**  
 Rent/SF/Yr: **\$12.00**



2024 Annual Spending (\$000s)	1 Mile	3 Mile	5 Mile
<b>Total Specified Consumer Spending</b>	<b>\$455,679</b>	<b>\$4,534,232</b>	<b>\$11,237,628</b>
<b>Total Apparel</b>	<b>\$35,498</b>	<b>\$280,180</b>	<b>\$682,961</b>
Women's Apparel	12,863	107,587	263,662
Men's Apparel	6,274	55,210	134,764
Girl's Apparel	2,906	19,900	48,499
Boy's Apparel	2,264	14,882	36,138
Infant Apparel	2,193	15,473	36,739
Footwear	9,000	67,127	163,161
<b>Total Entertainment &amp; Hobbies</b>	<b>\$66,392</b>	<b>\$640,054</b>	<b>\$1,576,452</b>
Entertainment	6,510	59,708	146,979
Audio & Visual Equipment/Service	21,902	186,848	454,864
Reading Materials	692	9,983	25,171
Pets, Toys, & Hobbies	9,241	109,006	270,548
Personal Items	28,047	274,508	678,891
<b>Total Food and Alcohol</b>	<b>\$147,043</b>	<b>\$1,377,477</b>	<b>\$3,365,053</b>
Food At Home	92,184	746,557	1,821,975
Food Away From Home	48,073	540,118	1,323,810
Alcoholic Beverages	6,787	90,801	219,267
<b>Total Household</b>	<b>\$68,236</b>	<b>\$749,018</b>	<b>\$1,889,449</b>
House Maintenance & Repair	14,004	133,987	358,577
Household Equip & Furnishings	28,868	298,727	737,648
Household Operations	20,389	229,960	573,773
Housing Costs	4,975	86,345	219,451



## Consumer Spending Report

2520-2522 N Broad St, Philadelphia, PA 19132

2024 Annual Spending (000s)	1 Mile	3 Mile	5 Mile
<b>Total Transportation/Maint.</b>	<b>\$99,226</b>	<b>\$1,001,085</b>	<b>\$2,504,064</b>
Vehicle Purchases	33,146	365,100	932,408
Gasoline	31,495	276,716	684,688
Vehicle Expenses	6,091	52,058	125,346
Transportation	16,256	176,664	434,131
Automotive Repair & Maintenance	12,238	130,547	327,490
<b>Total Health Care</b>	<b>\$18,122</b>	<b>\$195,874</b>	<b>\$492,997</b>
Medical Services	9,935	116,279	291,619
Prescription Drugs	5,714	54,770	139,050
Medical Supplies	2,473	24,825	62,328
<b>Total Education/Day Care</b>	<b>\$21,162</b>	<b>\$290,544</b>	<b>\$726,652</b>
Education	14,603	185,680	463,023
Fees & Admissions	6,559	104,864	263,629

