

Colliers

Development opportunity on South Broad St

Land for sale in a superior location near the intersection of Broad & Lombard on the Avenue of the Arts in Center City.

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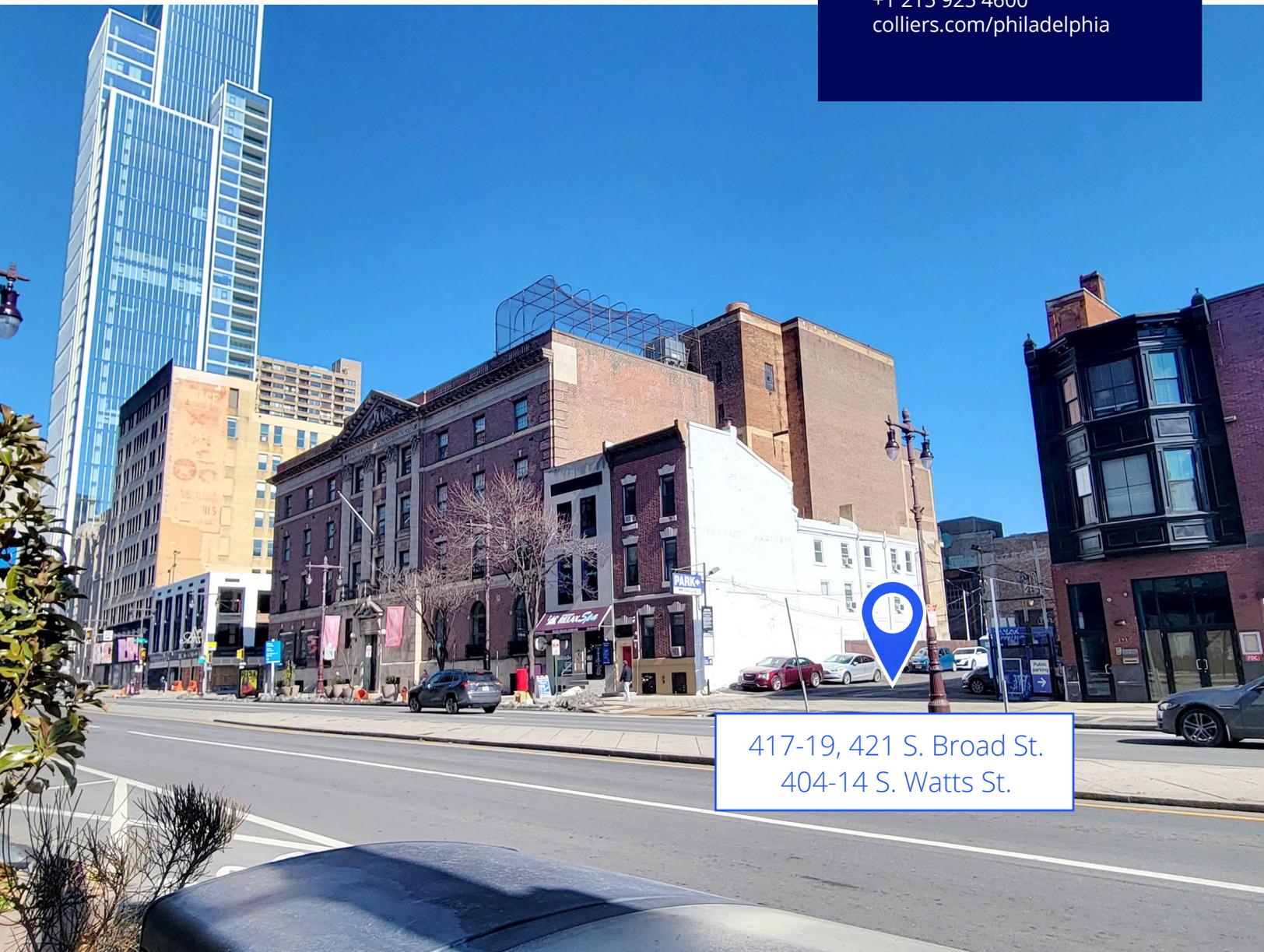
Colliers

2005 Market Street, Suite 4010

Philadelphia, PA 19103

+1 215 925 4600

colliers.com/philadelphia



417-19, 421 S. Broad St.
404-14 S. Watts St.

Site Overview



HIGHLIGHTS

- Superior location and opportunity to enter outstanding market
- Enjoy excellent access to transit and abundant amenities in Center City Philadelphia
- Significant site on Avenue of the Arts surrounded by renowned performance venues and flourishing business, residential, and retail sectors
- A chance to invest in ascending Philadelphia CBD market
- Income producing via short term parking lease
- Frontage on two streets (Broad and Watts)
- Unlimited development potential

PROPERTY SPECS

AC Lot	0.21
SF Lot	9,148 SF
Zoning	<u>CMX-4</u>
Land Use	Commercial Parking Lot
Taxes	417-19 \$12,901
	421 \$5,518
	404-414 \$15,954



Find yourself in the city's premier corridor of culture and community

The Avenue of the Arts pulses at the center of Philadelphia, where acclaimed theaters stand alongside sleek residential towers and inventive dining thrives.

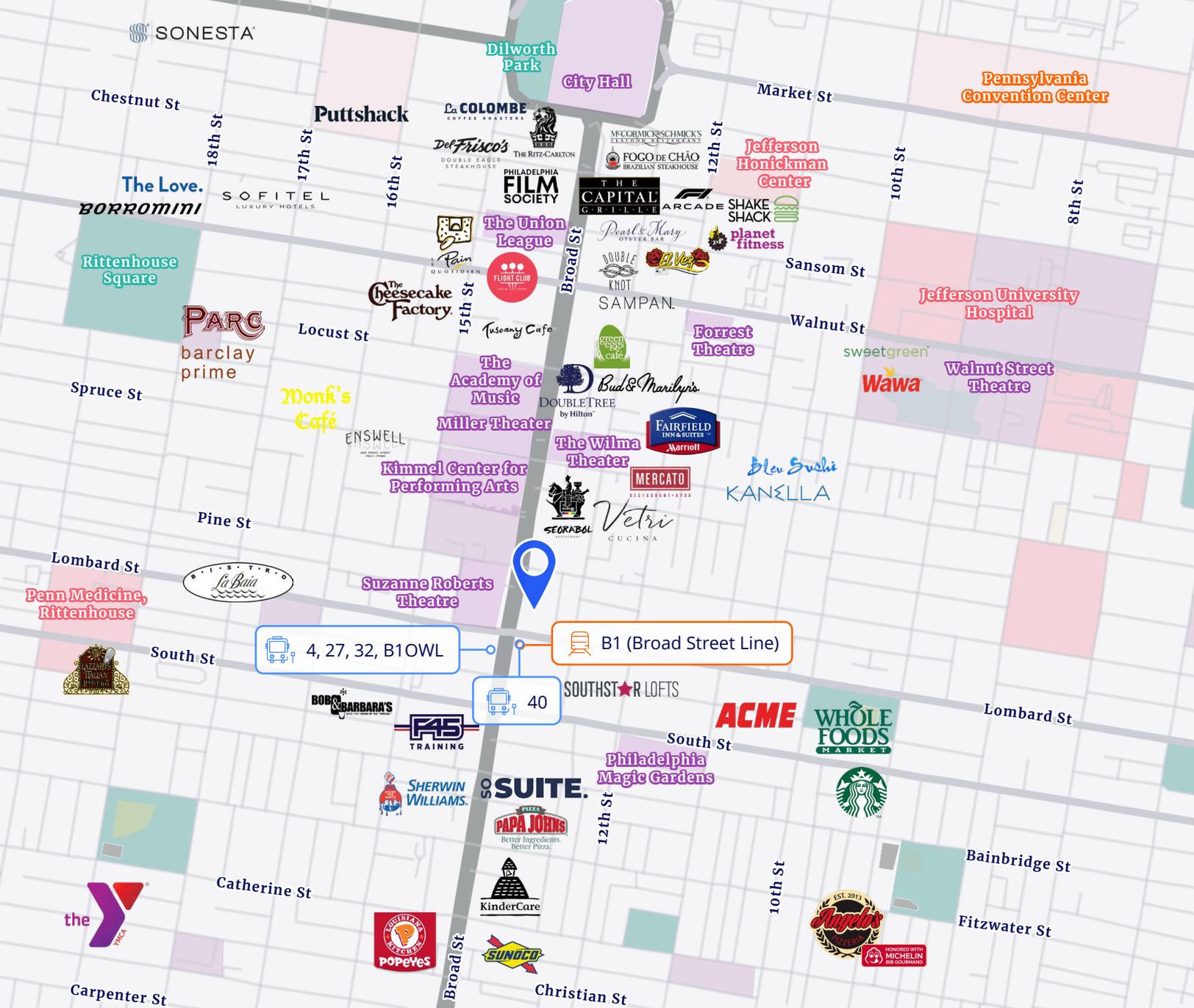
10,000
THEATRE SEATS
Second only to Broadway¹

\$4.4B
VALUATION
Highly valuable mixed-use hub¹

2,000+
NEW RESIDENCES
Center City's fastest growing neighborhood¹

Source: Avenue of the Arts, Inc via avenueofthearts.org





Notable Neighbors



**Kimmel Cultural
Campus**

PHILADELPHIA
THEATRE COMPANY
at the
Suzanne Roberts Theatre



AT THE
ROYAL



Giorgio
on pine
AUTHENTIC ITALIAN CUISINE | EST. 2008

LASCALA'S
Pronto
ITALIAN AMERICAN FAST!

Walnut St

The Bellevue Hotel

THE BELLEVUE

The Sporting Club at The Bellevue

Chase Bank

Salon Royale Court

Cambria Hotel Philadelphia Downtown

Kitchen + Kocktails

The Lucy by Cescaphe



Locust St

Academy of Music

EnsembleArts
Philly

Miller Theater

The Atlantic

Steak
48

Steak 48

DoubleTree by Hilton

Good Karma Cafe



DOUBLETREE
BY HILTON™

WILMA

The Wilma Theatre

Spruce St



Kimmel Cultural Campus

Broad Street

Loch Bar

Arthaus

Broad Street Love



ARTHAUS



Pine St

Symphony House Condominiums

Suzanne Roberts Theatre

PHILADELPHIA
THEATRE COMPANY
at the
Suzanne Roberts Theatre

21,314 AADT

Relax Spa

SITE LOCATION

Crispy Burger

Tacodelphia

Lombard St



South St



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DEMOGRAPHIC SUMMARY

	1/4 MILE	1/2 MILE	1 MILE
POPULATION	11,047	35,661	110,468
HOUSEHOLDS	6,567	21,301	61,876
EMPLOYEES	6,274	49,232	232,879
AVERAGE HHI	\$129,871	\$148,402	\$148,445