



North Broad
Corridor

COMMERCIAL/ RETAIL SPACE FOR LEASE

911-913 N. Broad St.
Philadelphia, PA



TriStateCR.com

STEVE JEFFRIES

Steve.J@TriStateCR.com

TriStateCR.com | 215.300.9688



LISTING DETAILS

911-913 N. BROAD STREET | PHILADELPHIA, PA

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PROPERTY HIGHLIGHTS

- Retail & commercial space available on the exploding North Broad Corridor
- 1 floor available (can combine)
 - 2nd Floor: 6,000 SF
- Excellent signage and frontage along N. Broad St.
- Steps from the SEPTA Broad Street Line Girard Avenue stop
- Adjacent to The Met (Metropolitan Opera House) & close proximity to Fairmount & Temple University
- Surrounded by an abundance of new residential & commercial projects



WALK
SCORE | 88



TRANSIT
SCORE | 80

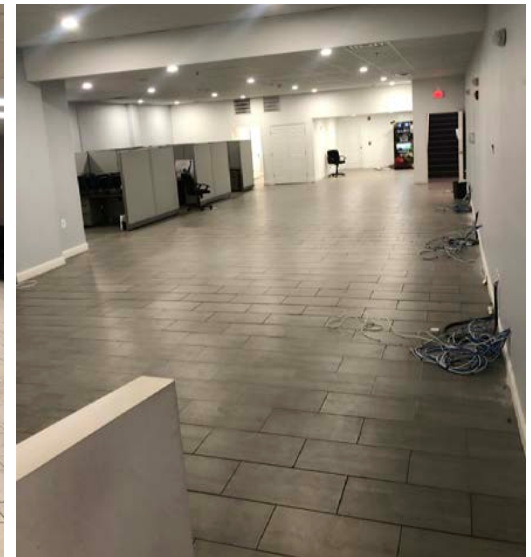
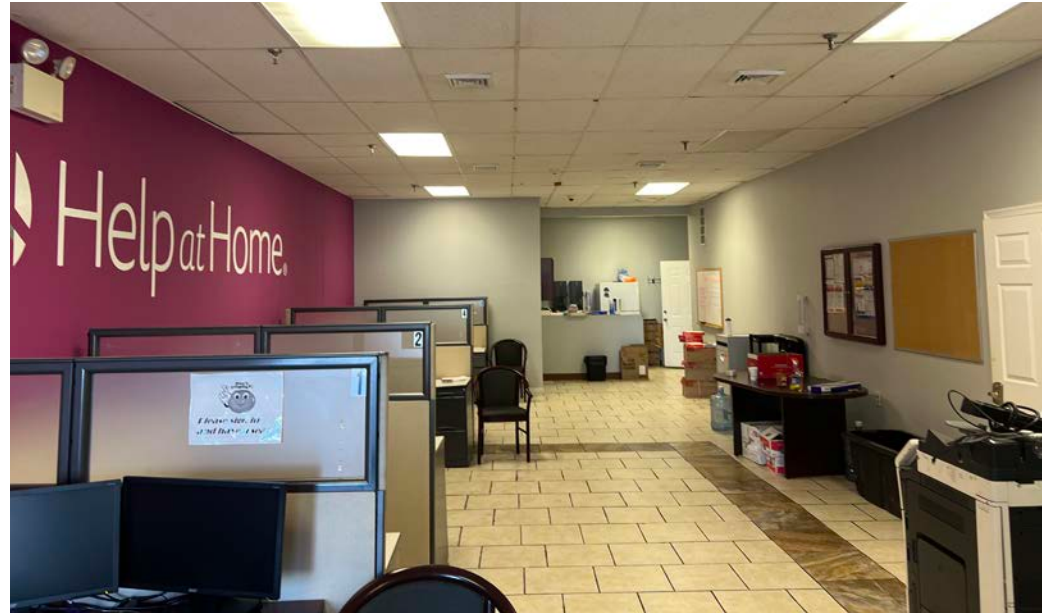


BIKE
SCORE | 82

Demographics

	.25 Miles	.5 Miles	1 Mile
 EST. POPULATION	4,543	17,800	79,754
 AVERAGE AGE	32.7	31.8	31.6
 EST. AVG HH INCOME	\$48,120	\$57,904	\$74,332
 EST. TOTAL EMPLOYEES	1,322	5,403	38,199

(zillow.com)



FLOOR PLANS

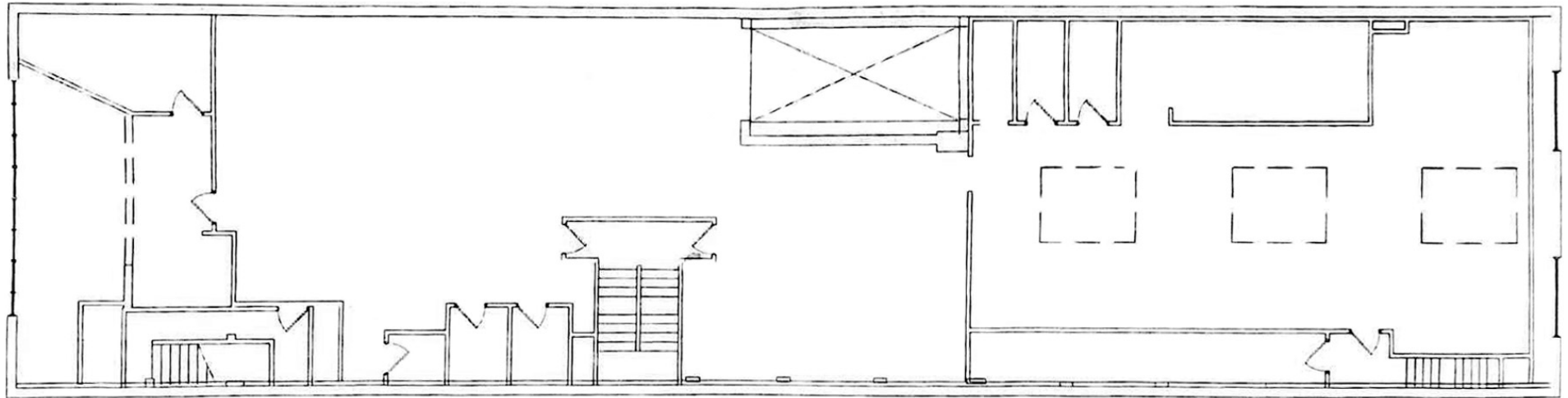
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Broad Street

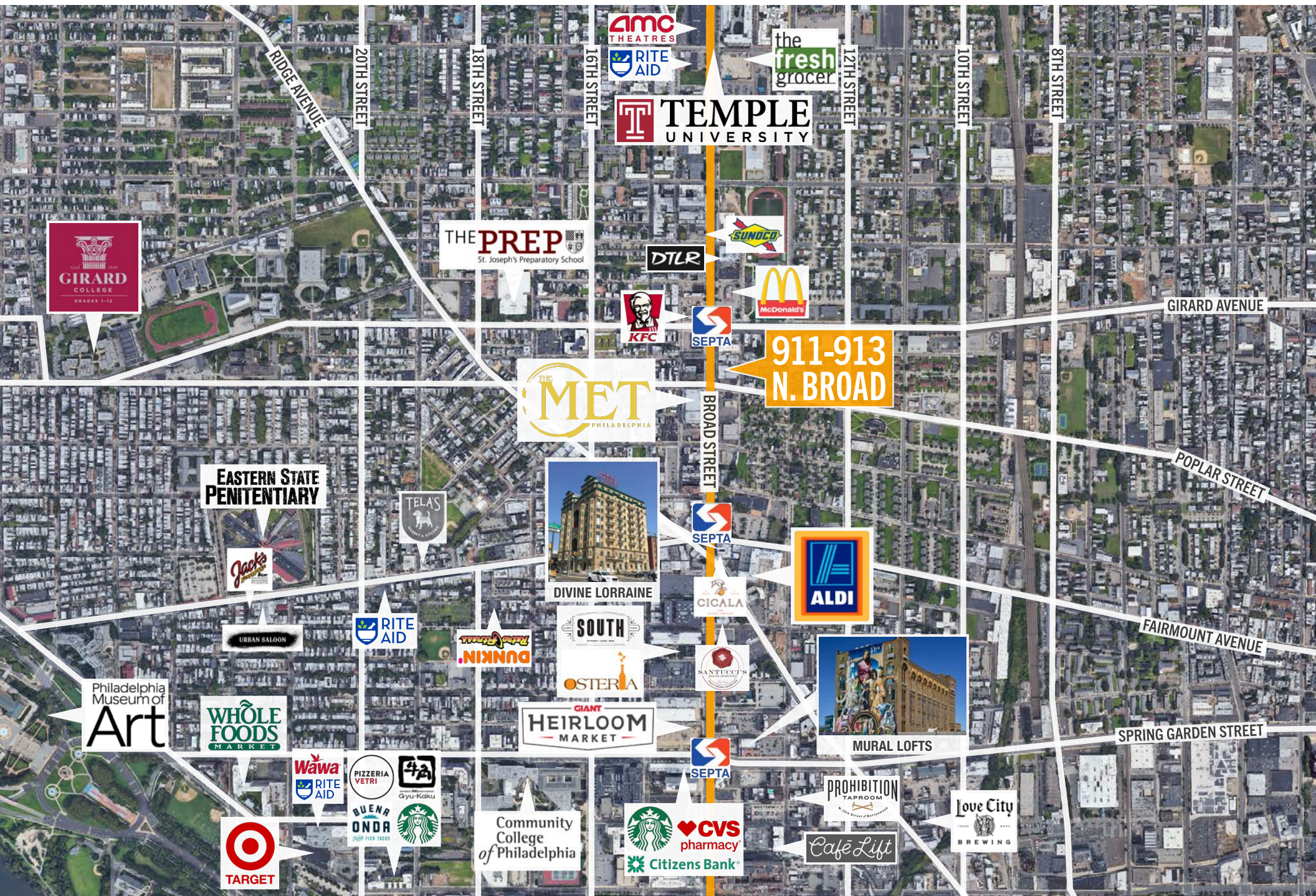


RETAIL AERIAL

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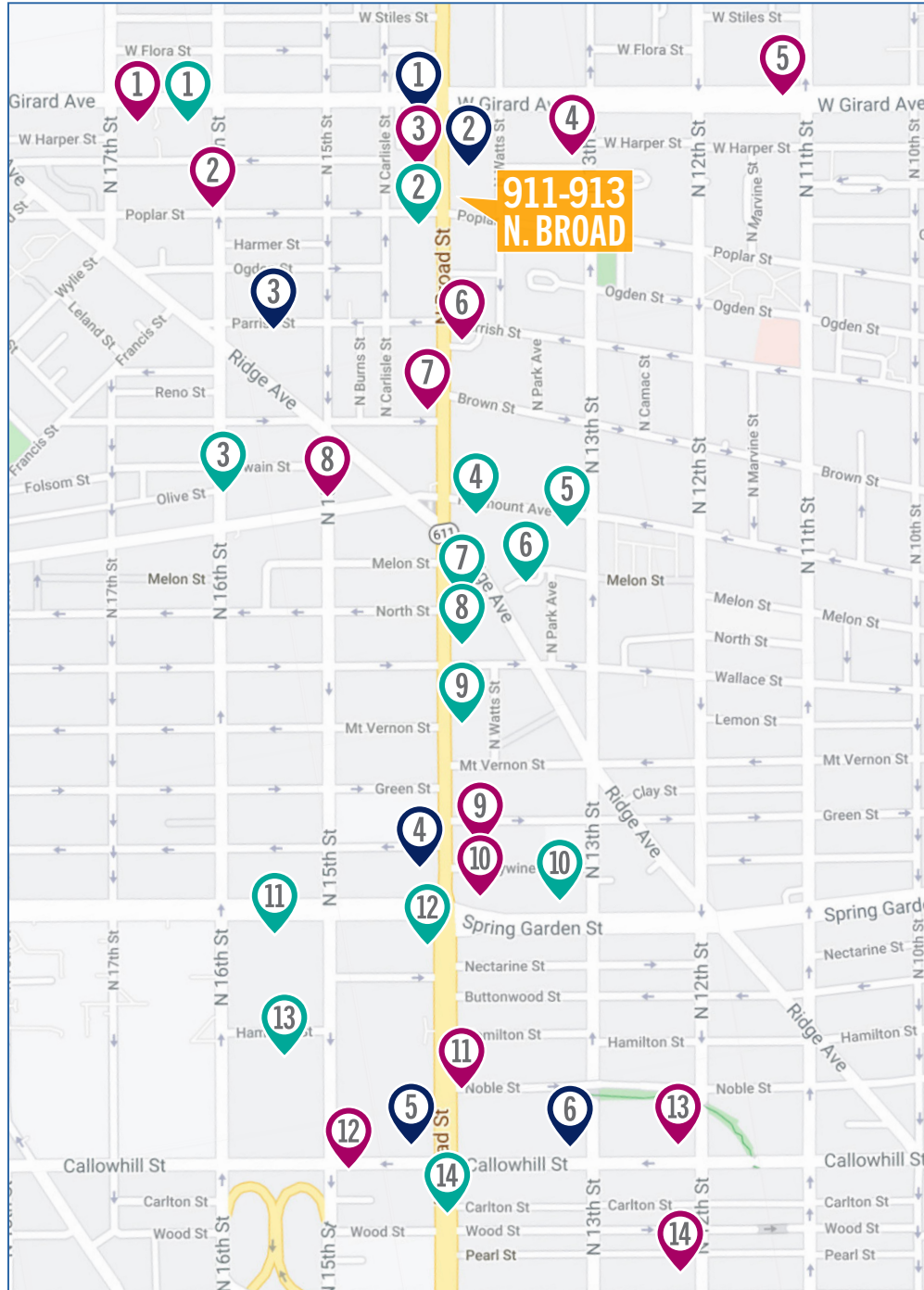


N. BROAD DEVELOPMENTS

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COMPLETED

1	The Civic 1600-1650 W. Girard Avenue	33,000 SF Retail 88 Units
2	The Met 858 N. Broad Street	Entertainment Venue
3	The HQ 710 N. 16th Street	35,000 SF 30 Units
4	Divine Lorrain 699 N. Broad Street	7,000 SF Retail 101 Units
5	1300 Fairmount Ave.	25,000 SF Retail 478 Units
6	Venture Commons 1357 Ridge Avenue	±3,000 SF Retail 50 Units
7	Studebaker 667 N. Broad Street	±43,000 SF Retail 20 Units
8	655 N. Broad Street	18 Units
9	Stable Lofts 631 N. Broad Street	4,500 SF Retail 41 Units
10	Mural Lofts 523 N. Broad Street	56 Units
11	1500 Spring Garden Street	1 Million SF Office Building
12	Tower Place 490 N. Broad Street	Retail Plaza
13	1520 Hamilton Street	576 Units
14	Hanover 322 & 339 N. Broad Street	14,000 SF Retail 449 Units

PROPOSED

1	The Civic II 1600-1650 W. Girard Avenue	10,000 SF Retail 202 Units
2	1609 Poplar Street	21 Units
3	906 N. Broad Street	94 Units
5	1309-25 Cambridge Street	46 Units
6	1201 W. Girard Avenue	166 Units
7	813-823 N. Broad Street	63 Units
8	800 N. Broad Street	New Development
9	1501 Fairmount Avenue	20,000 SF 20 Units
10	545 N. Broad Street	10,000 SF Retail 108 Units
11	Mural West 500 N. Broad Street	290 Units
12	North & Noble Streets	10,000 SF Retail 344 Units
13	1428 Callowhill Street	162 Units
14	1201 Callowhill Street	2,000 SF Retail 140 Units
15	1201-15 Vine Street	120 Units

UNDER CONSTRUCTION

1	922 N. Broad Street	21,718 SF 201 Units
2	915-923 N. Broad Street	6,000 SF Retail 15,000 SF Office 70 Units
3	The Maven 1533 Ridge Avenue	23,000 SF 28 Units Ground Floor Retail
4	LVL North 510 N. Broad Street	±110,000 SF Retail 410 Units
5	Inquire Building 400 N. Broad Street	Philadelphia Police Department Headquarters
6	The Hannah 1306 Callowhill Street	±3,000 SF Retail 181 Units

TOTAL # OF UNITS

4,573