



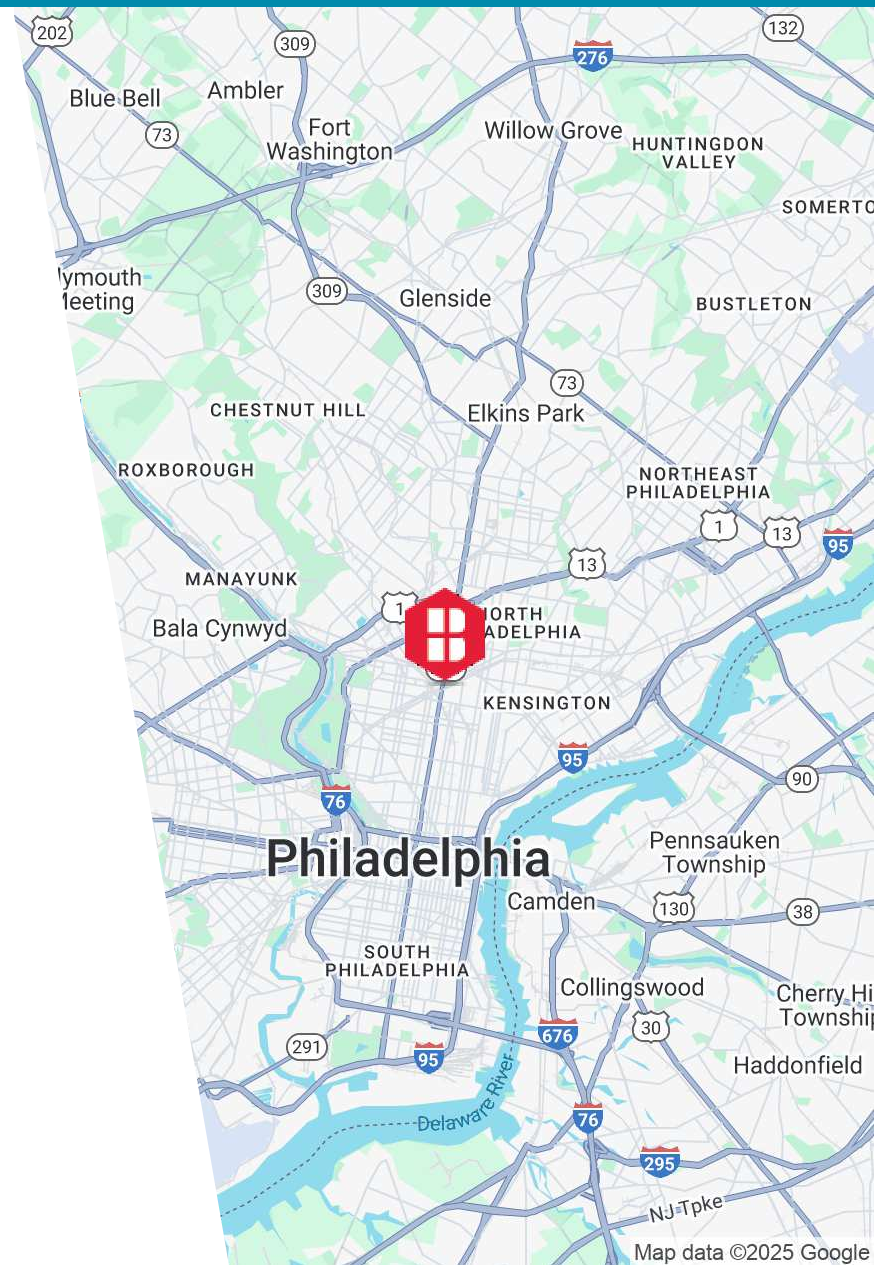
2917-19 NORTH BROAD STREET
PHILADELPHIA, PA

AVAILABLE FOR SALE
INDUSTRIAL MIXED-USE

25,500 SF
0.30 Acres

PROPERTY HIGHLIGHTS

- Approximately 25,500 SF on .30 Acres
- **Floor 1:**
3,000 SF (Showroom) + 8,000 SF (Mezzanine/walk-up area)
12' - 15' clear
- **Floor 2:**
3,000 SF (Office Space) + 8,000 SF (Warehouse)
10' - 11' clear
- **Floor 3:**
3,500 SF Joe Frazier's Room
7' 5" clear
- I-2 Medium Industrial (City of Philadelphia) Zoning
- \$9,540 (Estimated 2025 Taxes)
- Frontage to North Broad Street and West Glenwood Avenue
- Conveniently located on the corner of N. Broad St and Glenwood Ave, providing fast access to Interstate 95, Center City Philadelphia, and the Betsy Ross and Ben Franklin Bridges into New Jersey.



DEMOGRAPHICS MAP & REPORT

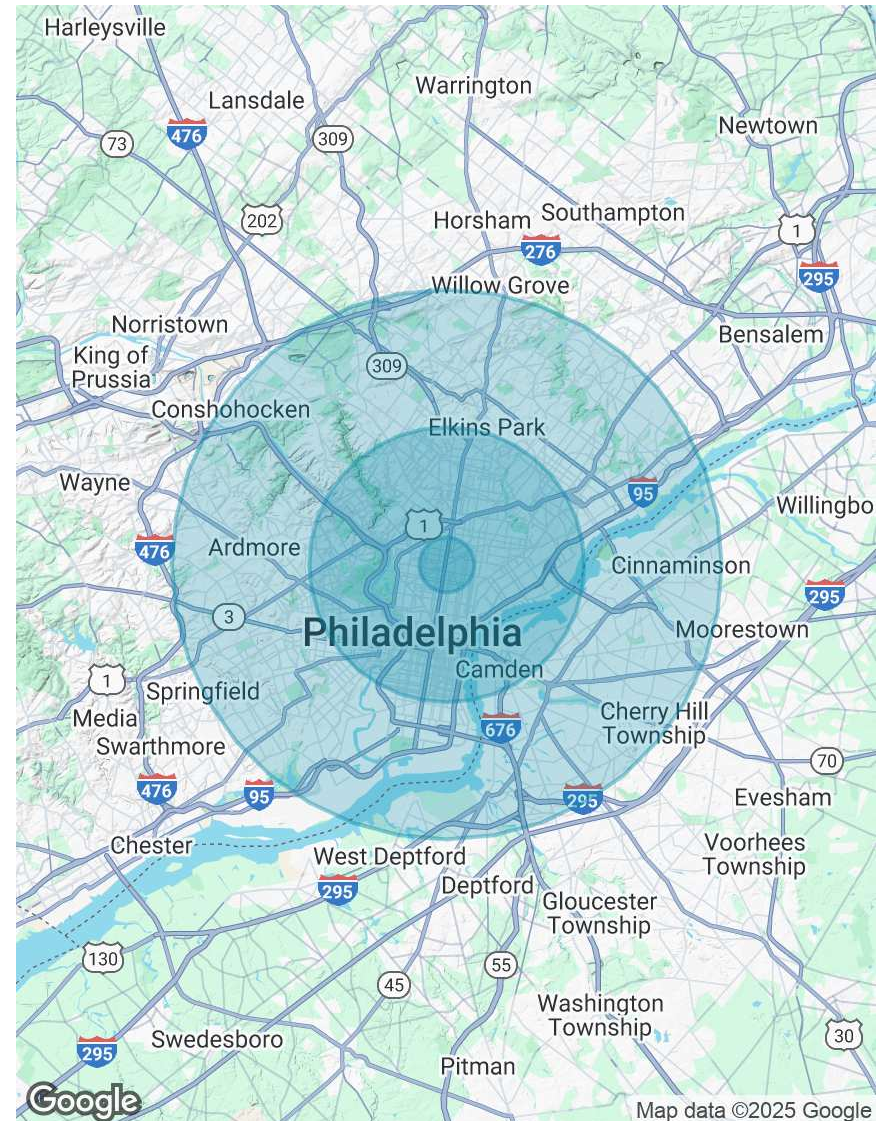
POPULATION

	1 MILE	5 MILES	10 MILES
Total Population	55,237	1,110,996	2,256,510
Average Age	37	38	39
Average Age (Male)	36	37	38
Average Age (Female)	38	39	40

HOUSEHOLDS & INCOME

	1 MILE	5 MILES	10 MILES
Total Households	21,540	463,191	901,736
# of Persons per HH	2.6	2.4	2.5
Average HH Income	\$45,964	\$83,353	\$97,526
Average House Value	\$160,424	\$318,719	\$333,788

Demographics data derived from AlphaMap



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