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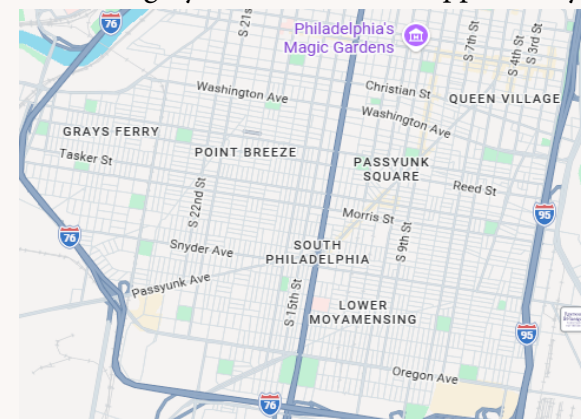
**2017 South Broad St
Philadelphia, PA, 19148**

LOCATION OVERVIEW

2017 South Broad St is located just south of Philadelphia City Hall and the "Avenue of the Arts", a premier cultural and commercial corridor in Center City. This area is highly walkable, dense with restaurants, residential units, and transit.

The location offers excellent connectivity to I-95 / I-76 and is served by extensive public transit (public buses on Broad Street and subways running underneath), placing it within short walking distances of major cultural sites like the Kimmel Center and Academy of Music.

Nearby amenities include Avenue of the Arts entertainment venues, Italian Market on 9th Street, restaurants on Passyunk Ave, and close proximity to the South Philadelphia Sports Complex. With strong walkability, transit accessibility, and proximity to major retail and employment hubs, the location offers a highly desirable market opportunity in Philadelphia.



PROPERTY HIGHLIGHTS

- Ideal for Retail, Medical, or Recreational use
- Convenient access to public transportation and nearby entertainment
- Surrounded by diverse restaurants, cafes, and eateries
- Close to the historic Italian Market and various retail shops
- Situated on the edge of vibrant residential neighborhoods
- Building Size: 12,014 SF

Inquire For Pricing

**Golden Sage
Management LLC**

JACKY CHANG
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AERIAL RETAIL MAP



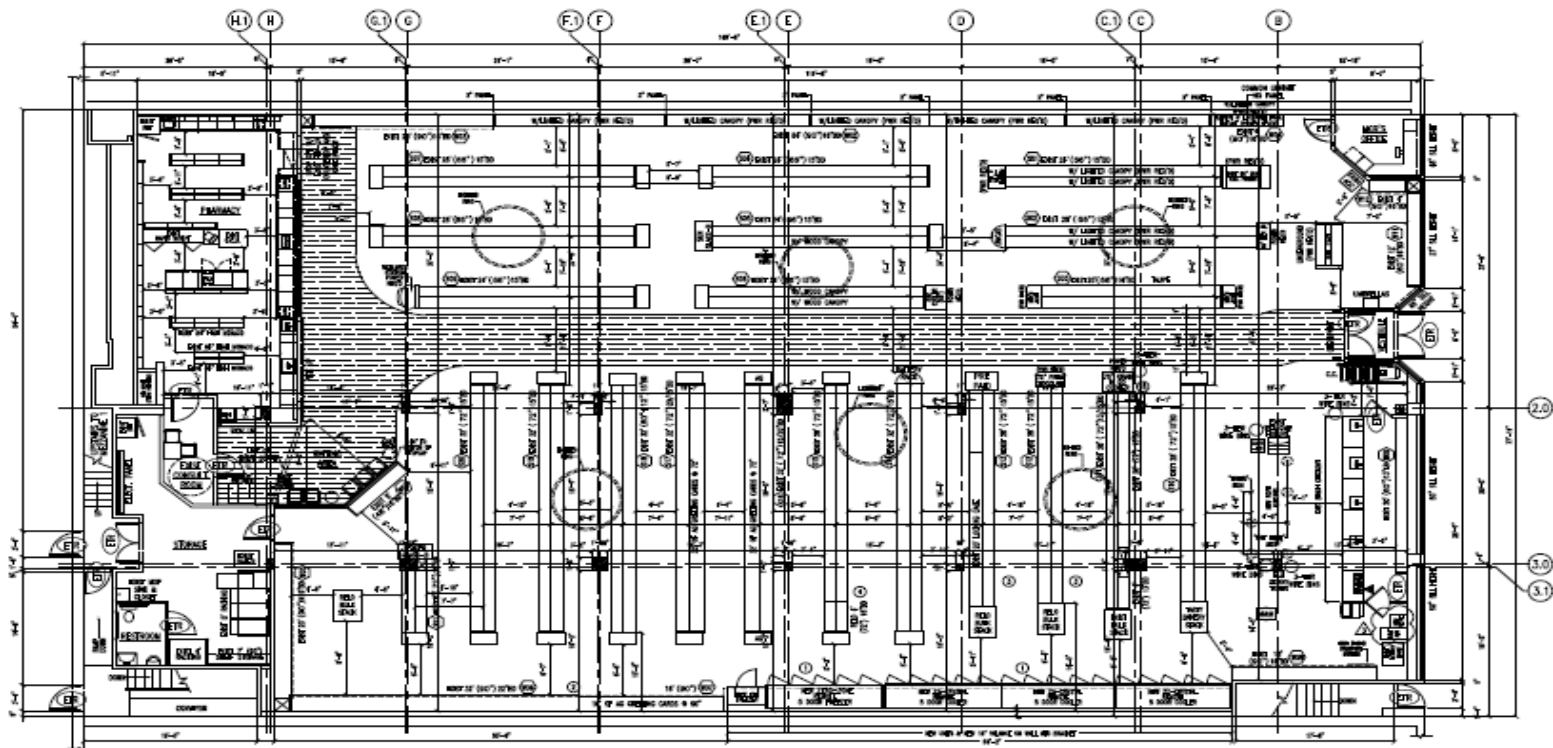
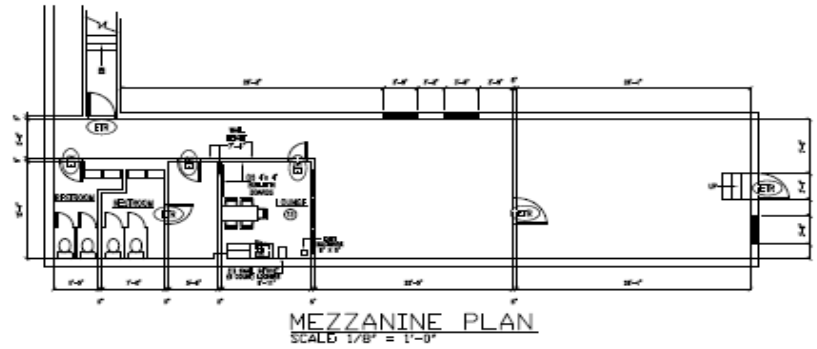
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FIXTURE PLAN



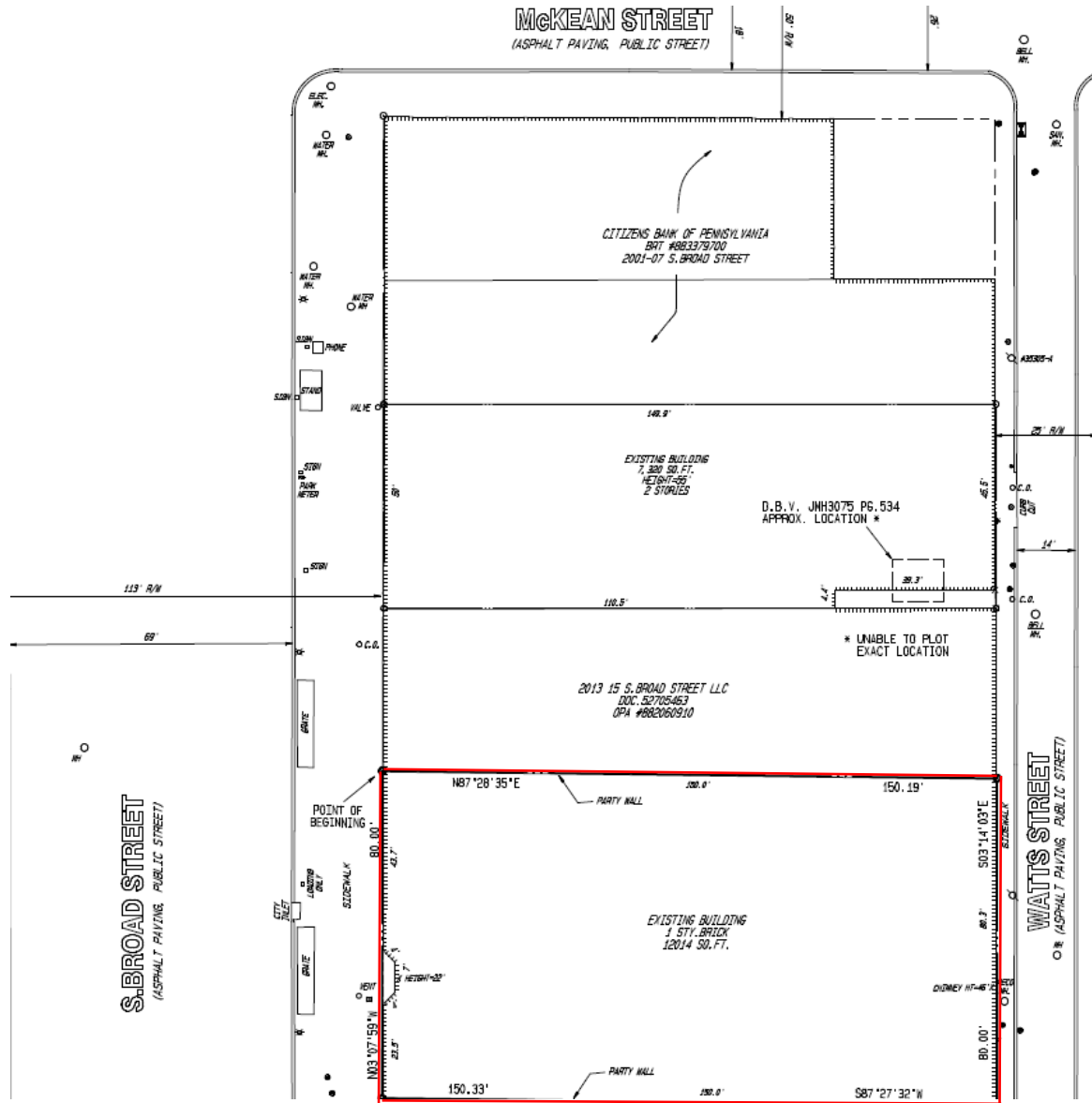
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SURVEY



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