

The Colliers logo consists of the word "Colliers" in a white serif font, centered within a dark blue rounded rectangle. Below the text are three horizontal stripes in yellow, red, and blue from top to bottom.

2410 S Broad Street | Philadelphia

# Full building in South Broad Street medical district **for sale/lease**

Introducing 2410 S Broad, an income producing asset with existing tenant NovaCare, healthcare facility at the heart of a medical mecca in South Philadelphia. The site is anchored by Jefferson Methodist Hospital, Constitution Health Plaza and others. This is an exciting opportunity for convenient access to vibrant neighborhoods and proximity to medical institutions, located two blocks from the Oregon stop of the Broad Street Line.

## **Michael Barmash**

Senior Managing Director  
+1 215 928 7519  
michael.barmash@colliers.com

## **Andrew Weinstein**

Associate  
+1 215 928 7557  
andrew.weinstein@colliers.com

# Property Overview

<b>Address</b>	2410 S Broad St, Philadelphia, PA 19148
<b>Location</b>	The site is located across intersection from Jefferson Methodist Hospital on highly trafficked South Broad Street, straddled between the Lower Moyamensing and Melrose neighborhoods.
<b>Zoning</b>	CMX-2
<b>Site Area</b>	4,320 SF
<b>Building Area</b>	15,351 SF
<b>Frontage</b>	54' on S Broad St
<b>Floors</b>	<ul style="list-style-type: none"> <li>• 3rd: 3,000 RSF</li> <li>• 2nd: 3,000 RSF</li> <li>• 1st: 3,355 RSF</li> <li>• LL: 2,500 RSF</li> </ul>
<b>Elevator</b>	Yes
<b>Year Built</b>	1991
<b>OPA</b>	883359000
<b>Taxes (2024)</b>	\$33,832

Street	Count	Type	Year	Distance
Broad St	9,015	AADT	2019	.02
S Broad St	7,636	AADT	2019	.03
Oregon Ave	13,664	AADT	2017	.29
Snyder Ave	7,265	AADT	2017	.29

## Key Highlights



Well-served by public transit, including the Broad Street Line



Potential redevelopment opportunity



Dense population with average HHI \$97,703 within one mile



1.5 mi to South Philadelphia Sports Complex



# Property Location



Demographic	1 Mile	2 Miles	3 Miles
Population	86,995	196,665	314,751
Households	36,099	89,895	146,965
Avg. HHI	\$97,703	\$128,444	\$125,878
Employees	27,230	90,632	438,165

Local SEPTA Transit

- 1 Broad Street Line Oregon Station
- 2 Broad Street Line Snyder Station
- 3 Broad Street Line NRG Station
- 4 Southbound Route 17 19th & Passyunk Ave
- 5 Northbound Route 4 Broad St & Wolf St
- 6 Southbound Route 4 Broad St & Wolf St



CONSTITUTION HEALTH PLAZA



For inquiries contact:

**Michael Barmash**  
Senior Managing Director  
+1 215 928 7519  
michael.barmash@colliers.com

**Andrew Weinstein**  
Associate  
+1 215 928 7557  
andrew.weinstein@colliers.com

**Colliers**  
2005 Market Street, Suite 4010  
Philadelphia, PA 19103  
colliers.com/philadelphia

This document has been prepared by Colliers for advertising and general information only. Colliers makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of Colliers and/or its licensor(s). Copyright © 2024. All rights reserved. This communication is not intended to cause or induce breach of an existing listing agreement. Colliers Philadelphia Tri-State Region.

### Philadelphia's Healthcare Hub

1	Jefferson Methodist Hospital
2	AFC Urgent Care
3	Children's Hospital of Philadelphia Primary Care
4	Department of Public Health
5	Jefferson Navy Yard
1	Hospital of the University of Pennsylvania
2	Children's Hospital of Philadelphia
1	Fresenius Kidney Care
2	Wills Eye Hospital
3	Pennsylvania Hospital
4	Jefferson University Hospital