2410 S Broad Street | Philadelphia

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

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PHILADELPHIA ORTHOPAEDIC ASSOCIATES

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.

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Property Overview

Address	2410 S Broad St, Philadelphia, PA 19148	
Location	The site is located across intersection from Jefferson Methodist Hospital on highly trafficked South Broad Street, straddled between the Lower Moyamensing and Melrose neighborhoods.	
Zoning	CMX-2	
Site Area	4,320 SF	
Building Area	15,351 SF	
Frontage	54' on S Broad St	
Floors	 3rd: 3,000 RSF 2nd: 3,000 RSF 1st: 3,355 RSF LL: 2,500 RSF 	
Elevator	Yes	
Year Built	1991	
ОРА	883359000	
Taxes (2024)	\$33,832	

Street	Count	Туре	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

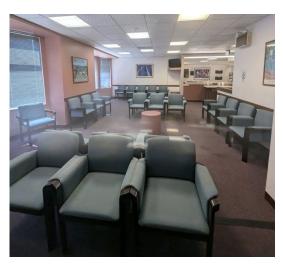
Key Highlights



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

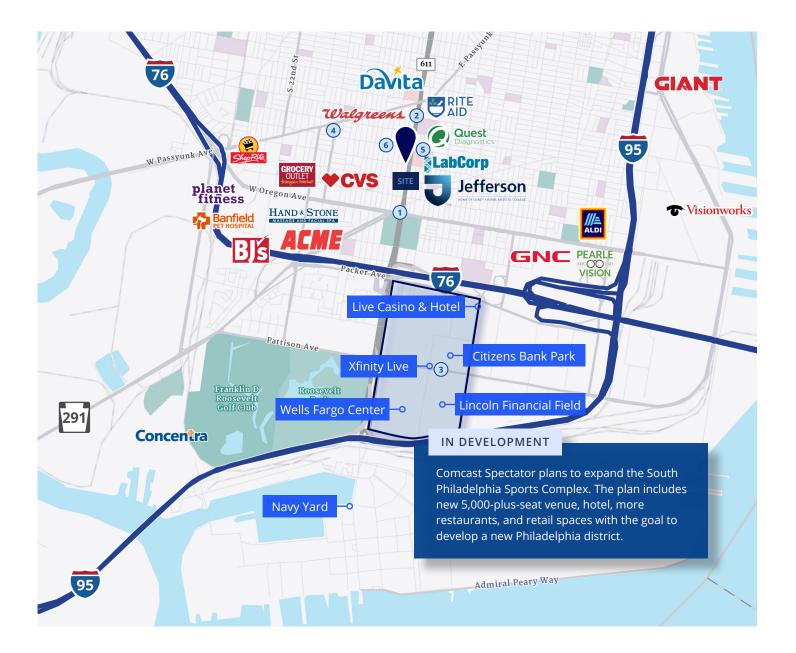








Property Location



Local SEPTA Transit

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

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	



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

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