2410 S Broad Street | Philadelphia

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

Colliers

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 |

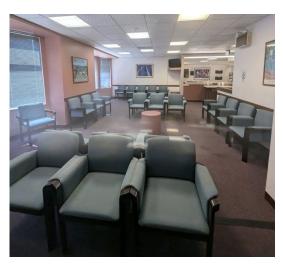
Key Highlights



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

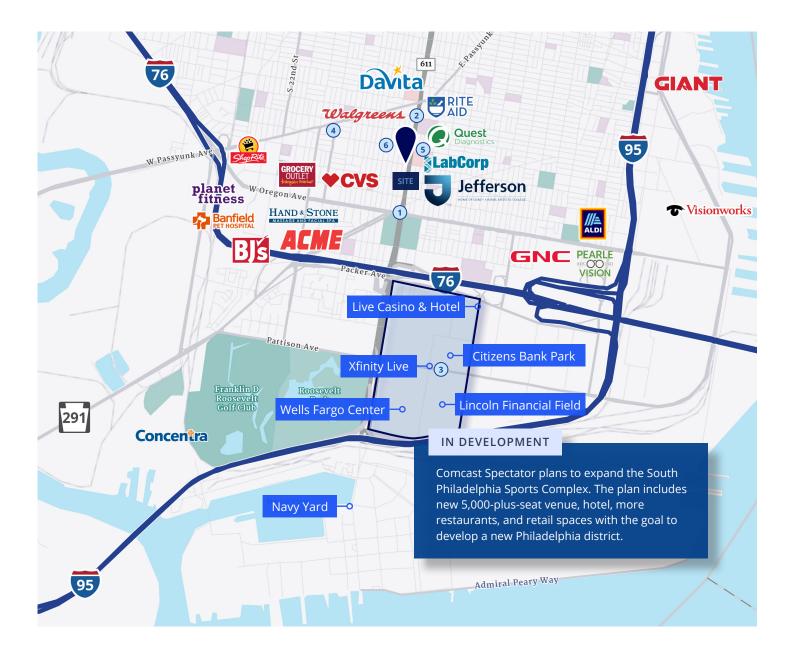








Property Location



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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