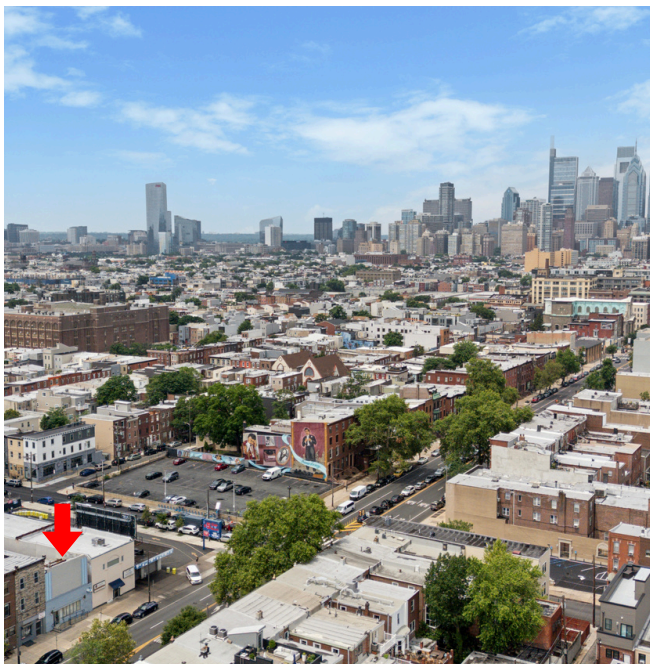
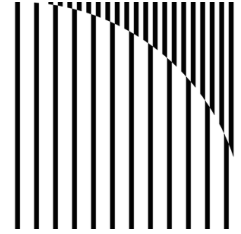


1412 S Broad Street Philadelphia, PA 19146

7,916 SF Commercial Flex Space | CMX-2 Zoning | For Sale



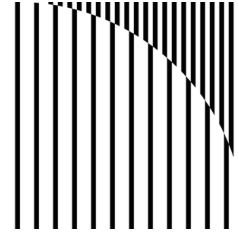
Michael Phillips
Freedom Portfolio Advisors
M: 609.412.4826
O: 267.435.8015
michael.phillips@compass.com

Kelly Widman
Freedom Portfolio Advisors
M: 910.547.3438
O: 267.435.8015
kelly.widman@compass.com

COMPASS
COMMERCIAL

Commercial Flex Space | South Philadelphia

1412 S Broad Street



Executive Summary

This **7,916 SF, two-story commercial flex space building** at **1412 S Broad Street** offers an exceptional opportunity for owner-users, investors, or developers to secure a **CMX-2 zoned** asset in the heart of **South Philadelphia**. Strategically located on Broad Street and just two blocks from the Ellsworth-Federal Broad Street Line station, the property boasts tremendous visibility and access to one of the city's main arterial streets.

Currently home to a textile manufacturing operation (set to vacate upon sale), the building is fully available and features dual street frontage from Broad Street to Carlisle Street, off-street parking, and flexible interior layout options suitable for creative office, showroom, medical, or light industrial users. The second floor of the property features a beautiful cathedral style ceiling with wood joists as well as artisan wood flooring.

Property Highlights

- **Zoning:** CMX-2 (Commercial Mixed Use)
- **Structure:** 2-story flex / office with open layouts
- **Lot Configuration:** Block-to-block access (Broad to Carlisle Street)
- **Parking:** 2 off-street spaces in rear with gated access
- **Visibility:** Over 21,000 vehicles/day on Broad Street
- **Frontage:** Prominent storefront presence with signage potential
- **Use Case:** Ideal for owner-operator, value-add investor, or adaptive reuse developer
- **Status:** Occupied by a business that will vacate upon sale



Michael Phillips
Freedom Portfolio Advisors
M: 609.412.4826
O: 267.435.8015
michael.phillips@compass.com

Kelly Widman
Freedom Portfolio Advisors
M: 910.547.3438
O: 267.435.8015
kelly.widman@compass.com

COMPASS
COMMERCIAL

Commercial Flex Space | South Philadelphia

1412 S Broad Street

Property Details

- **Lot Size:** 0.13 Acres (5,696 SF)
- **Building Size:** 7,916 SF
- **Year Built:** 1925
- **Zoning:** CMX-2
- **Ceiling Height:** approximately 14 ft on second floor, 9 ft on first floor
- **Frontage:** 32 ft on Broad St and Carlisle St
- **Depth:** 178 ft
- **Parking:** two spaces accessed off of Carlisle St
- **Annual Taxes:** \$15,126 (2025 actual)
- **Utilities:** Three-phase power available if needed

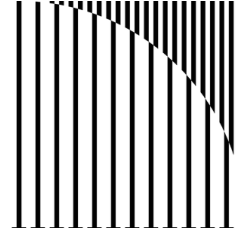


Michael Phillips
Freedom Portfolio Advisors
M: 609.412.4826
O: 267.435.8015
michael.phillips@compass.com

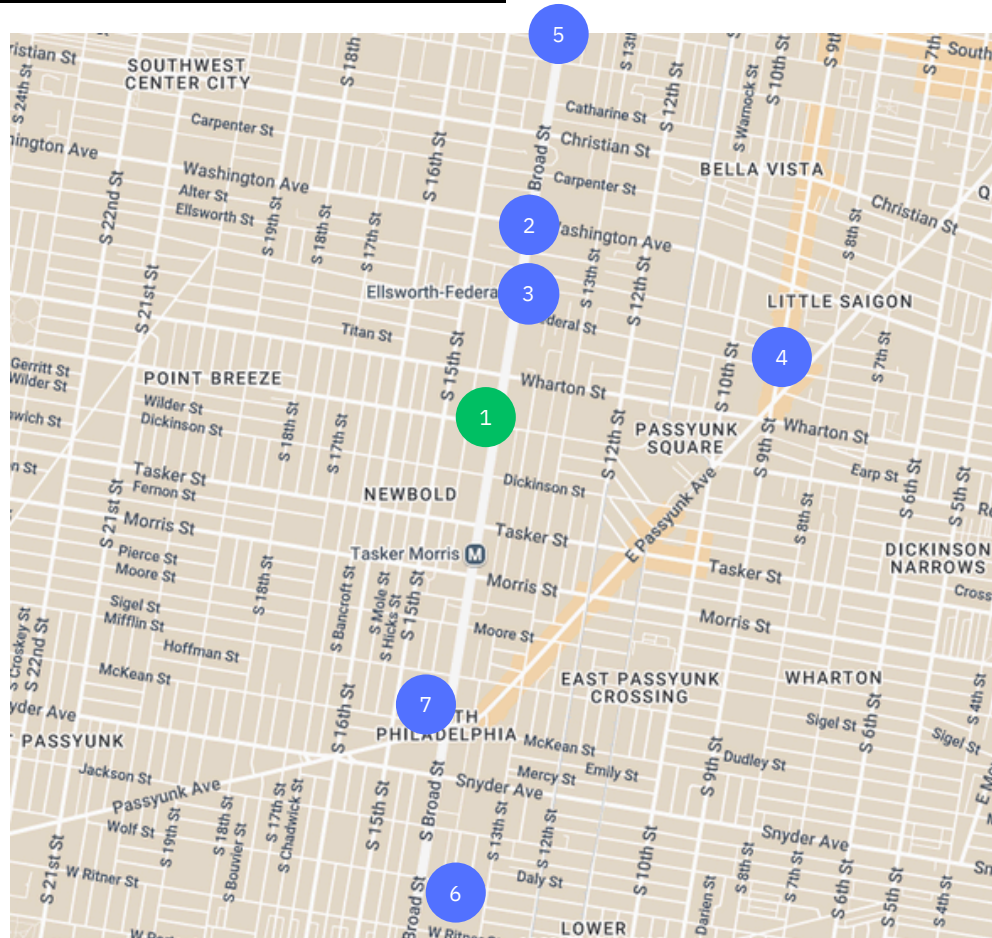
Kelly Widman
Freedom Portfolio Advisors
M: 910.547.3438
O: 267.435.8015
kelly.widman@compass.com

COMPASS
COMMERCIAL

1412 S Broad Street



Location Highlights



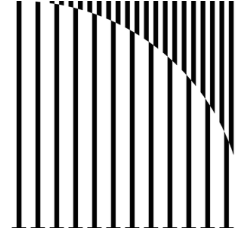
1. Subject Property
2. Major developments at Broad and Washington (over 1,700 apartments plus Sprouts, Giant, Target, Wine and Spirits)
3. Ellsworth Federal Broad Street Line stop
4. Italian Market
5. Towards Center City
6. Methodist Hospital
7. Constitution Health Plaza

Michael Phillips
Freedom Portfolio Advisors
M: 609.412.4826
O: 267.435.8015
michael.phillips@compass.com

Kelly Widman
Freedom Portfolio Advisors
M: 910.547.3438
O: 267.435.8015
kelly.widman@compass.com

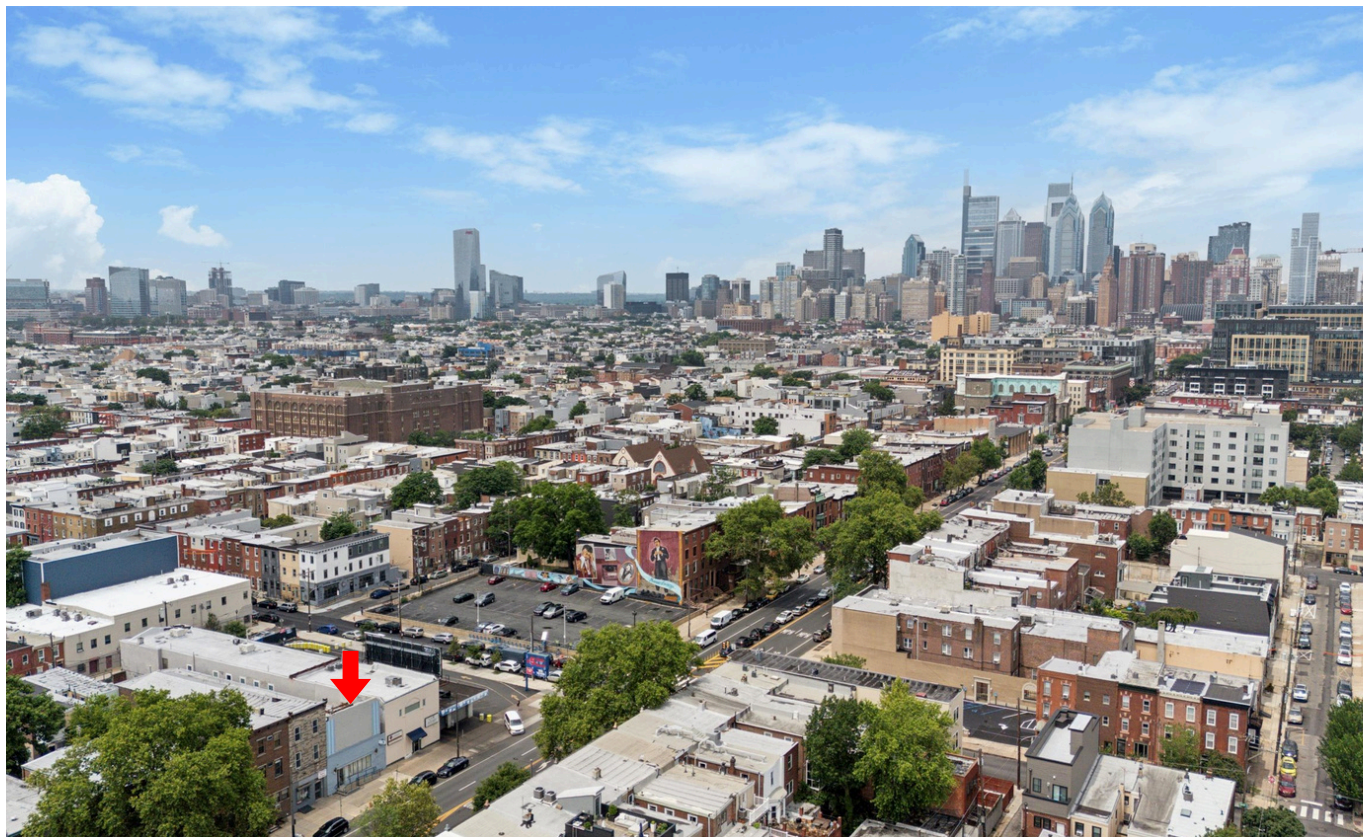
Commercial Flex Space | South Philadelphia

1412 S Broad Street



Nearby Developments & Demand Drivers

- Lincoln Square and 1001 S Broad St at Broad and Washington: massive developments just north of the property boasting large apartment unit counts, higher income renters and national commercial tenants
- High pedestrian traffic corridor enhanced by SEPTA Broad Street Line and new urban dwellers
- Easy public transportation commuting and active pedestrian thoroughfare
- Ongoing in-fill residential and mixed-use construction in Point Breeze, Newbold, and East Passyunk neighborhoods
- Direct access to Center City (north) and Methodist Hospital and the Navy Yard (south)



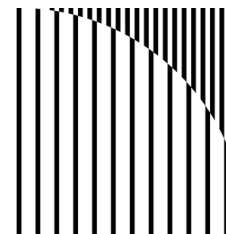
Michael Phillips
Freedom Portfolio Advisors
M: 609.412.4826
O: 267.435.8015
michael.phillips@compass.com

Kelly Widman
Freedom Portfolio Advisors
M: 910.547.3438
O: 267.435.8015
kelly.widman@compass.com

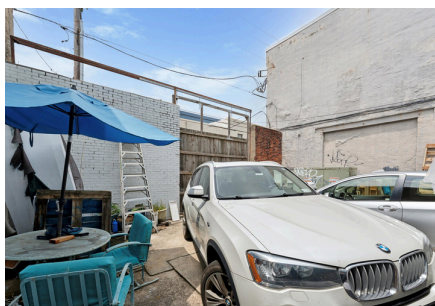
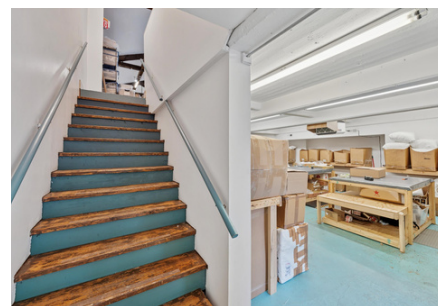
COMPASS
COMMERCIAL

Commercial Flex Space | South Philadelphia

1412 S Broad Street



Property Photos



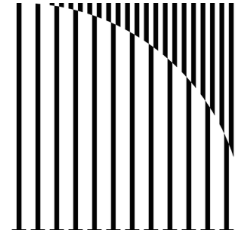
Michael Phillips
Freedom Portfolio Advisors
M: 609.412.4826
O: 267.435.8015
michael.phillips@compass.com

Kelly Widman
Freedom Portfolio Advisors
M: 910.547.3438
O: 267.435.8015
kelly.widman@compass.com

COMPASS
COMMERCIAL

Commercial Flex Space | South Philadelphia

1412 S Broad Street

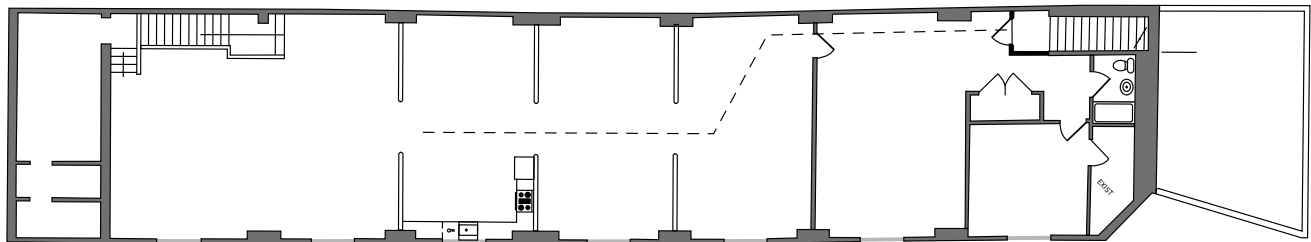


Floor Plan Overview and Site Map

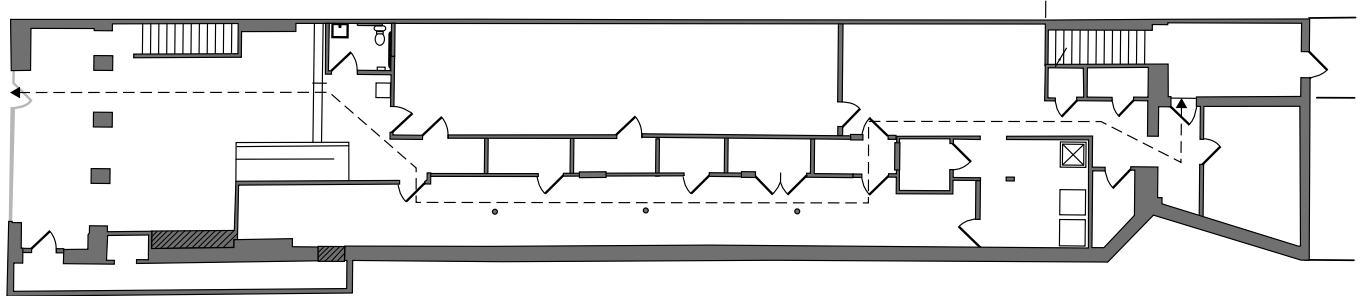
The property offers two full floors of open-plan workspace, connected via two internal stairwells with two half-baths and one full bath and a expansive kitchen. Existing configuration supports flexible demising for multiple tenants or a singular headquarters.

On the north side of the property, there's a small alley between 1412 S Broad St and the abutting building that allows for light and air from that direction.

2nd Floor



1st Floor



Aerial View



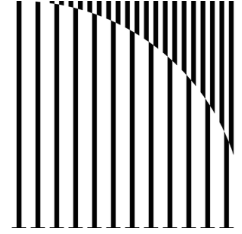
Michael Phillips
Freedom Portfolio Advisors
M: 609.412.4826
O: 267.435.8015
michael.phillips@compass.com

Kelly Widman
Freedom Portfolio Advisors
M: 910.547.3438
O: 267.435.8015
kelly.widman@compass.com

COMPASS
COMMERCIAL

Commercial Flex Space | South Philadelphia

1412 S Broad Street



Leasing Strategy

- Peer comparison: \$25–35 / SF at similar zoning nearby
- Market context: South Philly average \$17.5/SF; Class B \$28.2/SF
- Upside strategy: renovate, re-tenant to target \$20–\$25/SF based on location and finishing
- MLS closed commercial lease rent / SF: \$22.4 - \$23.3
- At \$22+ PSF in rent, property projects to 8.5%+ Cap Rate

Investor Opportunities

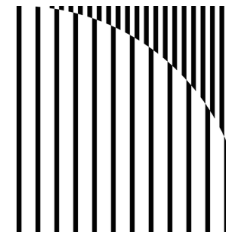
- Developer Potential: Explore residential conversion (subject to zoning)
- Retail Frontage: CMX-2 zoning allows commercial storefront use
- Flex Industrial: Ideal for light manufacturing or logistics hub
- Second Floor Utilization: Potential to lease upper floor separately or combine
- Broad-to-Carlisle Access: Facilitates loading, deliveries, and parking flexibility

Michael Phillips
Freedom Portfolio Advisors
M: 609.412.4826
O: 267.435.8015
michael.phillips@compass.com

Kelly Widman
Freedom Portfolio Advisors
M: 910.547.3438
O: 267.435.8015
kelly.widman@compass.com

COMPASS
COMMERCIAL

1412 S Broad Street

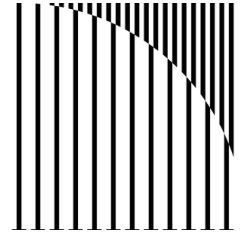


Ideal for Owner-Occupant

- 1412 S Broad St is a compelling opportunity for an owner-occupant due to the factors previously noted including:
 - Prominent Broad Street presence with dual frontage, 21,000 vehicles per day and excellent signage potential
 - Flexible CMX-2 Zoning offering a wide range of potential uses
 - Secure on-site parking and rear access
 - Proximity to transit and amenities
 - Positioned in a rapidly developing corridor with over 1,700 newly built or planned residential units directly approximate to the property providing a built-in base of customers / employees
- In addition, the building presents a strategic owner-operator an opportunity to establish a hub with long-term upside including:
 - Purpose-built layout for operational efficiency
 - Two spacious and deep floorplans offer a highly functional layout. The second floor features ~14-foot ceilings and abundant natural light, making it perfect for an open-plan communal space, such as a collaborative workspace, training center, design studio, or team bullpen. This level also has a full bath, kitchen and private office space. In contrast, the first floor, with ~9-foot ceilings, can be easily configured into private or semi-private offices, a reception, client-facing areas, or conference rooms.
 - Long-term strategic investment
 - The structure, lot configuration, and zoning allow for future adaptation (ie, partial residential conversion, higher-end commercial fit-out) while anchoring the owner's operations in a prime South Philly location.
 - Opportunity for partial occupancy and income
 - With its size and dual entries, the building could be sub-divided, allowing the owner to occupy one floor and lease the other, generating income and offsetting operating costs.

Commercial Flex Space | South Philadelphia

1412 S Broad Street



Demographic Snapshot

Metric	1-Mile	3-Mile	5-Mile
Population	108,493	396,236	868,543
Avg Household Income	\$103,381	\$101,920	\$80,076
Employment	27,440	412,949	520,036

Source: CoStar Realty Information Inc.



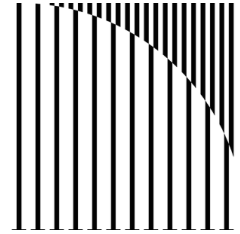
Michael Phillips
Freedom Portfolio Advisors
M: 609.412.4826
O: 267.435.8015
michael.phillips@compass.com

Kelly Widman
Freedom Portfolio Advisors
M: 910.547.3438
O: 267.435.8015
kelly.widman@compass.com

COMPASS
COMMERCIAL

Commercial Flex Space | South Philadelphia

1412 S Broad Street



Market Conditions

Metric	Property (Current)	Submarket Average
Asking Rent (Retail PSF)	\$2	\$1.91
Vacancy Rate	N/A	2.6%
Availability Rate	N/A	3.0%
Market Cap Rate	TBD	7.5%
Price/SF	NA	\$186

Source: CoStar Realty Information Inc.

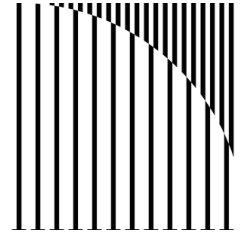
Michael Phillips
Freedom Portfolio Advisors
M: 609.412.4826
O: 267.435.8015
michael.phillips@compass.com

Kelly Widman
Freedom Portfolio Advisors
M: 910.547.3438
O: 267.435.8015
kelly.widman@compass.com

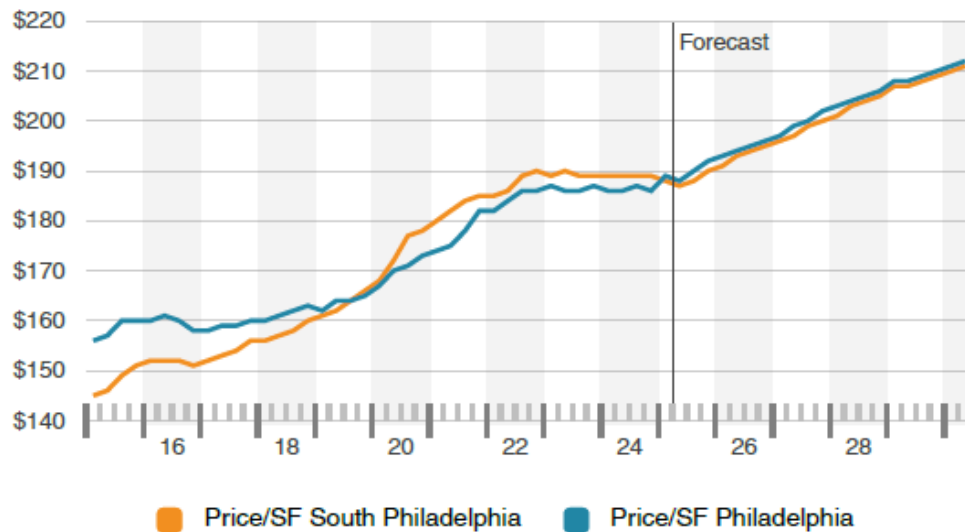
COMPASS
COMMERCIAL

1412 S Broad Street

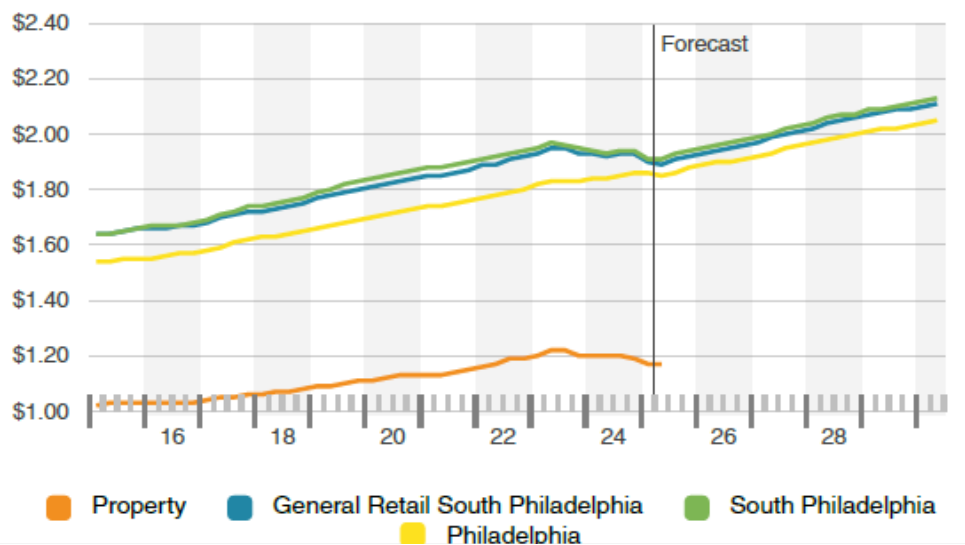
Market Analytics



Market Sale Price Per SF



Market Asking Rent Per SF



Source: CoStar Realty Information Inc.

Michael Phillips
Freedom Portfolio Advisors
M: 609.412.4826
O: 267.435.8015
michael.phillips@compass.com

Kelly Widman
Freedom Portfolio Advisors
M: 910.547.3438
O: 267.435.8015
kelly.widman@compass.com

COMPASS
COMMERCIAL

DISCLAIMER

The information contained in this offering memorandum is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from Compass Commercial and it should not be made available to any other person or entity without the written consent.

By taking possession of and reviewing the information contained herein the recipient agrees to hold and treat all such information as strictly confidential.

This offering memorandum has been prepared to provide summary, unverified financial and physical information to prospective purchasers, and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation.

Compass Commercial has not made any investigation, and makes no warranty or representation with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence of absence of contaminating substances, PCBs or asbestos, the compliance with local, state and federal regulations, the physical condition of the improvements thereon, or financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property.

The information contained in this offering memorandum has been obtained from sources we believe reliable; however, Compass Commercial has not verified, and will not verify, any of the information contained herein, nor has Compass Commercial conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein.

Prospective buyers shall be responsible for their costs and expenses of investigating the subject property. Property showings are by appointment only. Please contact the listing agents to the right for more details.

COMPASS

1430 Walnut Street - 3rd Floor
Philadelphia PA 19102
267.435.8015

COMPASS
COMMERCIAL

Michael Phillips
Freedom Portfolio Advisors
M: 609.412.4826
O: 267.435.8015
michael.phillips@compass.com

Kelly Widman
Freedom Portfolio Advisors
M: 910.547.3438
O: 267.435.8015
kelly.widman@compass.com