

“From Concept to Closing, with Integrity”

FEATURES

- 16,736 SF traffic signalized corner lot
- Southwest corner of S. Broad & Wolf Streets
- 119' frontage along S. Broad Street
- Street frontage also on Wolf St. & S. Rosewood St.
- Currently improved with a 2-story commercial building and parking lot
- Zoned RSA5
- High barrier to entry market
- Ideal for a variety of uses

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Population	6,789	28,506	93,910
Average HH Income	\$101,219	\$80,554	\$73,115
Total Businesses	306	1,005	2,495
Total Employees	1,696	5,038	14,903

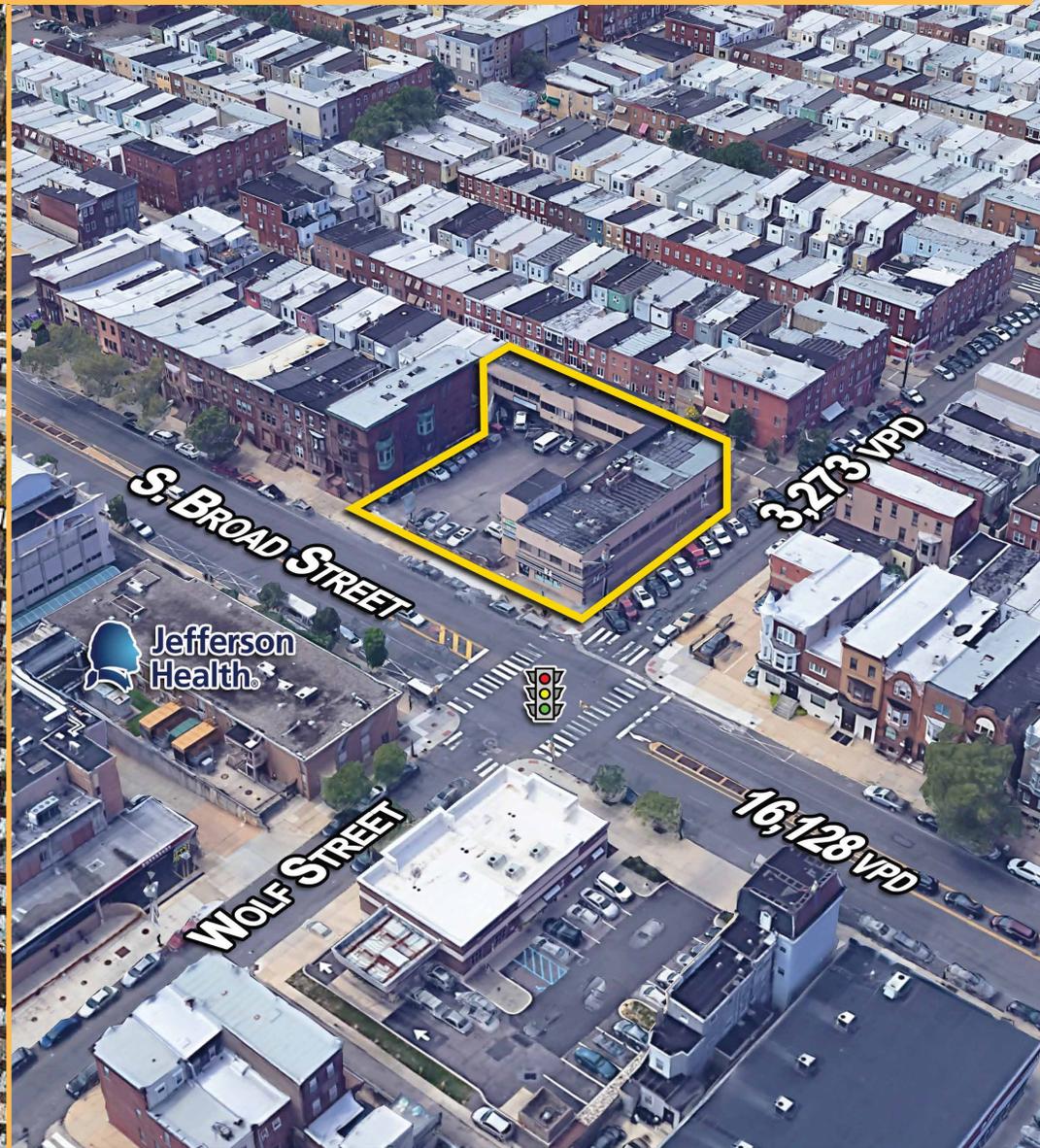
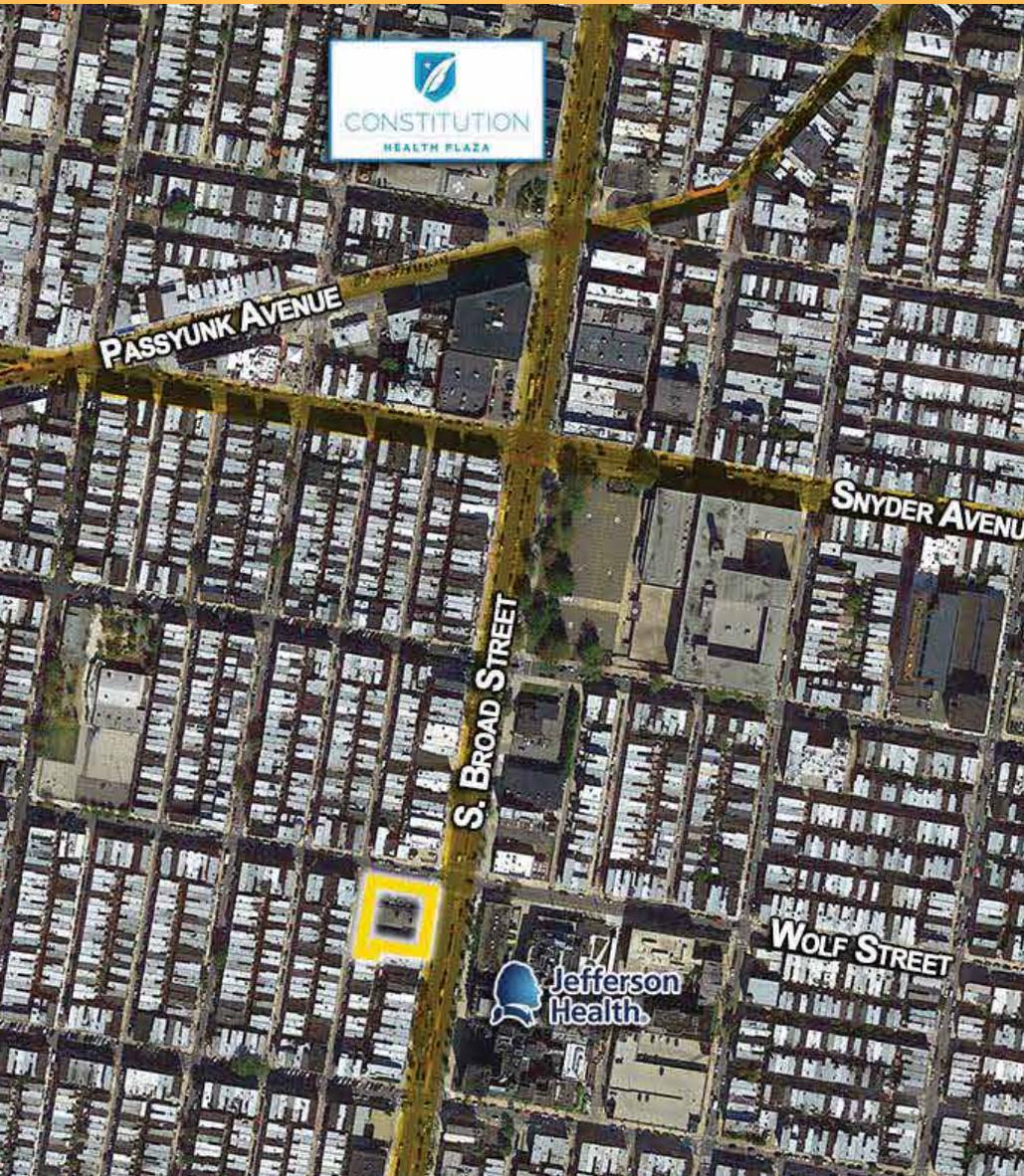
2300-2310 S. Broad Street, Philadelphia, PA 19145

**Located across from
Jefferson Health**



REDEVELOPMENT OPPORTUNITY

2300-2310 S. Broad Street, Philadelphia, PA 19145



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