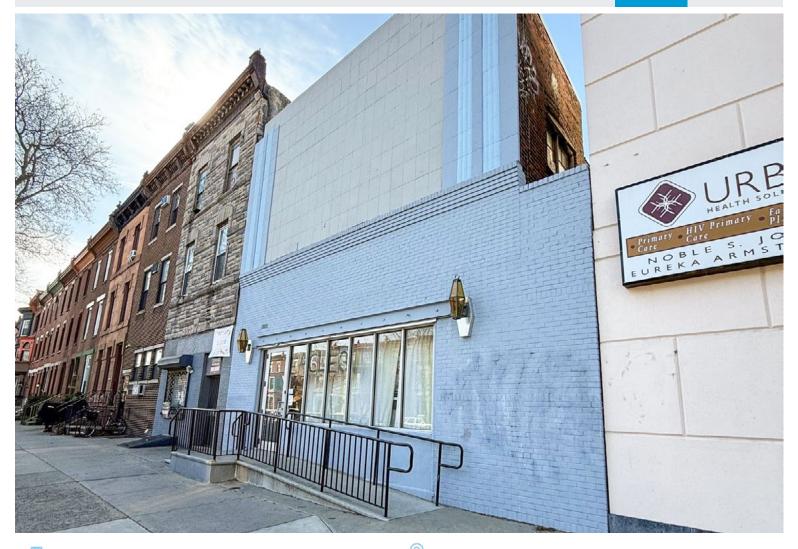
PRESENTED BY EQUITY RETAIL BROKERS

FOR SALE: 7,916 SF FLEX/OFFICE BUILDING 1412 S Broad St Philadelphia, PA 19146

EQUITY **RETAIL** BROKERS



PROPERTY FEATURES

• 7,916 SF building | 5,696 SF lot

nrhodes@equityretailbrokers.com

- 2 story flex/office building
- Currently operated by a textile manufacturer
- 2 rear parking spaces
- Building goes block to block between S Broad St and S Carlisle St
- CMX-2 zoning
- Excellent opportunity for an owner-operator or developer

LOCATION DETAILS

- Located on S Broad St near the corner of Reed Street
- 2 blocks from the Ellsworth Federal Station (Broad Street Line)
- Nearby tenants include Target, Giant, Sprouts Farmers Market, Insomnia Cookies, Starbucks, PetSmart, Hive Coffee, and more
- Dense South Philadelphia location with visibility to over 21,000 vehicles/day

CONTACT

NATHAN RHODES

CELL 215.518.4831

STEVE JEFFRIES

Equity Retail Brokers | 531 W. Germantown Pike, Ste 103 | Plymouth Meeting, PA 19462 | T: 610.645.7700 | www.equityretailbrokers.com

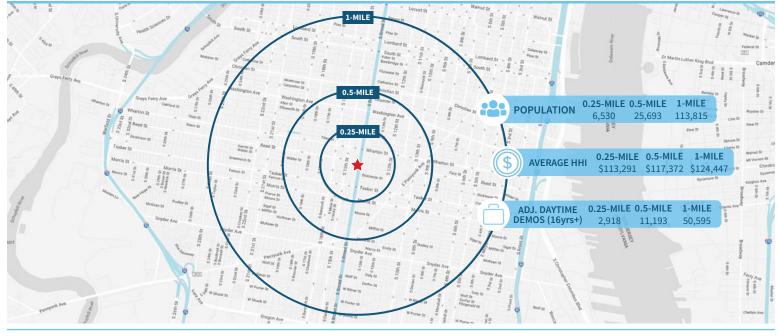
PRESENTED BY EQUITY RETAIL BROKERS

FOR SALE: 7,916 SF FLEX/OFFICE BUILDING 1412 S Broad St Philadelphia, PA 19146

EQUITY RETAIL BROKERS



Demographic Overview (0.25, 0.5, 1-mile radius)



The right space. The right move.



Gcsc

CAPITAL MARKETS REAL ESTATE NETWORK

Information concerning this offering is from sources deemed reliable but no warranty is made to the accuracy thereof and it is submitted subject to errors, omissions, changes of price or other conditions, prior to sale or lease or withdrawal without notice. Equity Retail Brokers is licensed in PA, NJ, & DE. Nathan Rhodes is a licensed 03/25 salesperson in PA.

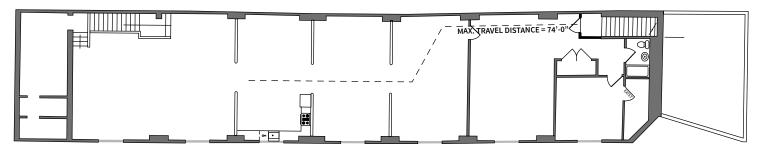
PRESENTED BY EQUITY RETAIL BROKERS

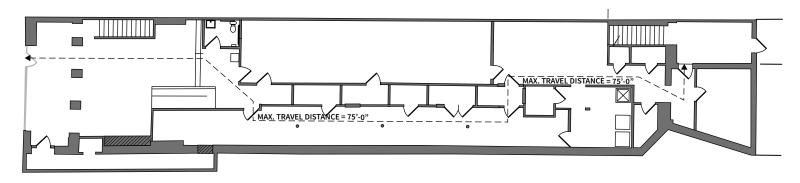
FOR SALE: 7,916 SF FLEX/OFFICE BUILDING

1412 S Broad St Philadelphia, PA 19146

EQUITY RETAIL BROKERS

FLOOR PLAN







Equity Retail Brokers | 531 W. Germantown Pike, Ste 103 | Plymouth Meeting, PA 19462 | T: 610.645.7700 | www.equityretailbrokers.com



Compliments of:

EQUITY RETAIL BROKERS