

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
- 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

nrhodes@equityretailbrokers.com

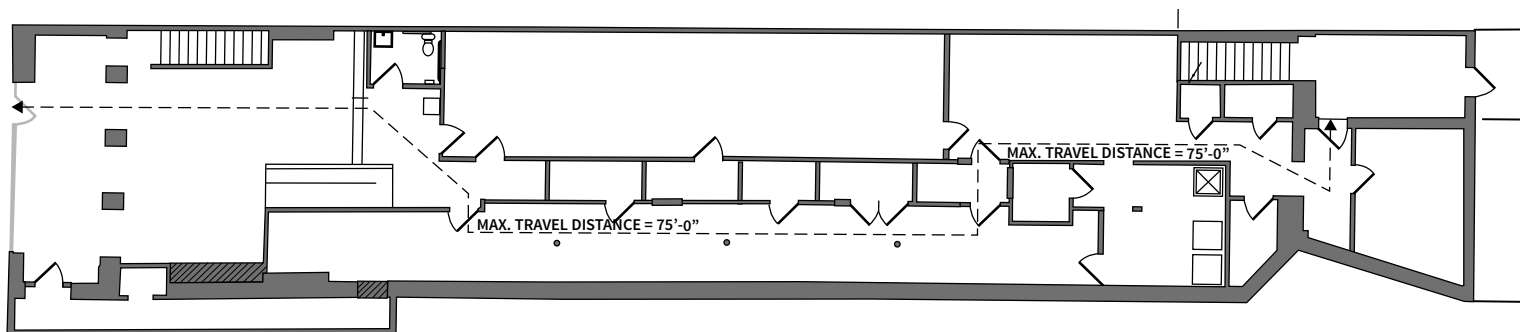
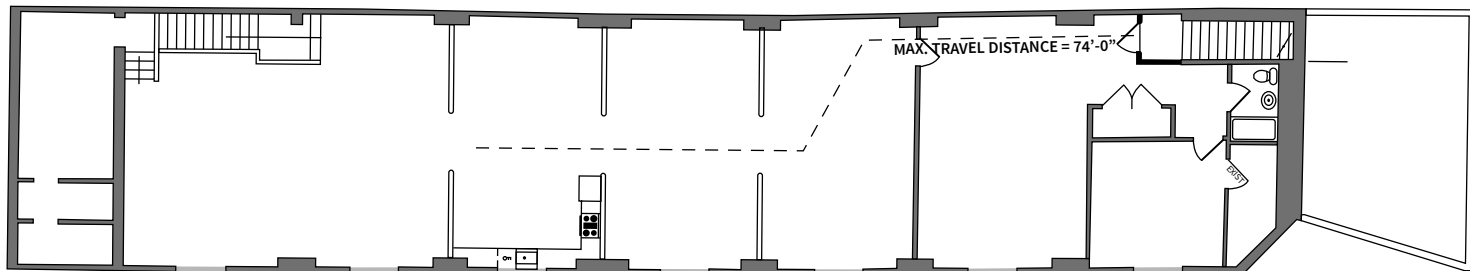
CELL 215.518.4831

STEVE JEFFRIES

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FLOOR PLAN



INTERIOR

MARKET AERIAL

1412 S Broad Street | Philadelphia, PA



Aerial Source: Google Earth Pro & Traffic Count Source: PA DOT ('23)

Compliments of:

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531 W. Germantown Pike, Ste 103 ■ Plymouth Meeting, PA 19462
610.645.7700 ■ www.equityretailbrokers.com