### **3617-3623 N Broad Street** Philadelphia, PA 19140

±11,000 SF Available For Sale



#### **Questions? Contact Us.**

Bakari White BWhite@jcbarprop.com

p. 610-206-3319 c. 215-495-9756

## 3617-3623 N Broad Street

### Philadelhia, PA 19140

#### ±11,000 SF Available For Sale

**Elkins Park** Highlights wbury ••Well-served by heavy foot traffic, public transit, including the Broad Street Line Potential redevelopment opportunity 0.2 mi to Temple University Hospital and 1.8 mi to University Main Campus Great visibility from N Broad Street with 29.033 AADT Adjacent to signalized intersection JOIN THESE MAJOR LOCAL AREA RETAILERS AutoZone 0.5 MileTreaty P1 Mile 1.5 Miles Demographic Population 14.039 49.887 111.845 43.270 Households 5.660 19.250 Avg HH Income \$50.479 \$48.517 \$50.709

8.774

15.730

32,122<sup>30</sup> Map data @2025 Good

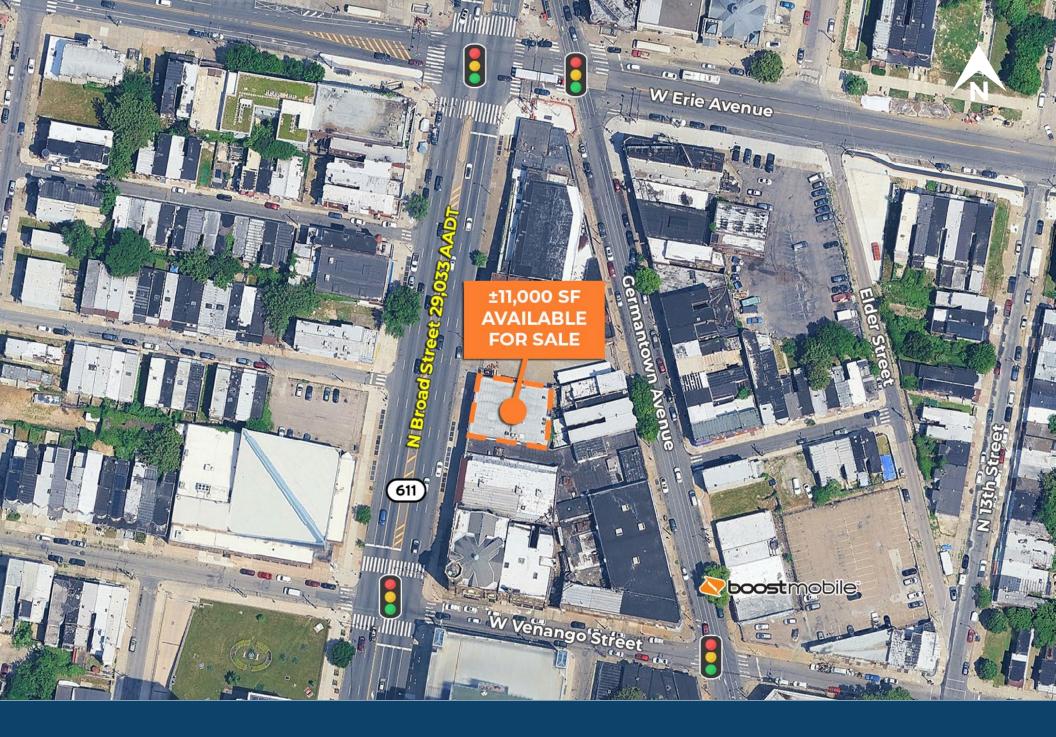
**Daytime Employees** 



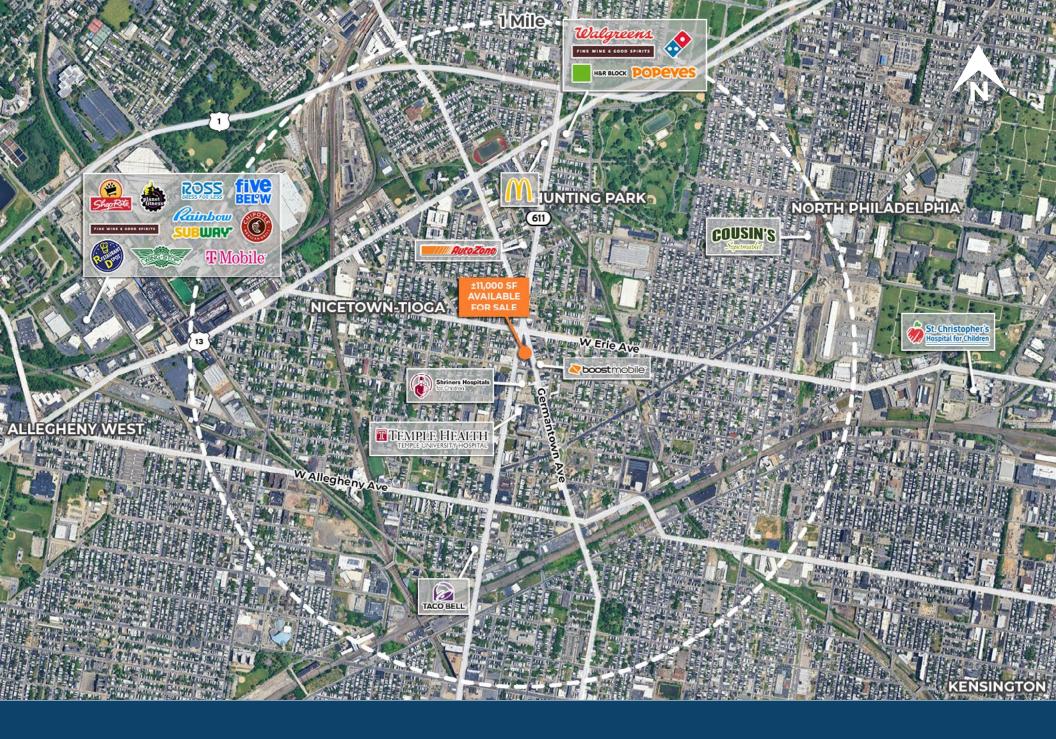
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# Local Aerial



## **Market Aerial**

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